

DNPRSR INPUT – Part A (State interests)

Statutory guideline 02/12 Making and amending local planning instruments – Step 6

City of Gold Coast
Gold Coast City Plan 2015
November 2013

Part A—State interests

Table 3—Environment and heritage

Biodiversity – Appropriately safeguarding of matters of national and state environmental significance and ensuring the sustainable conservation of biodiversity and the benefits it provides		
Ref. Number	Policy Elements	Requirement
7 (a)	Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments	<p>Planning Scheme Reference: Section 3.7.4 under Element – Nature conservation</p> <p>Action: Protected areas have not been identified and referred to in the planning scheme. The Gold Coast City Council area covers the following Protected Areas and State forests which should be identified in the planning scheme mapping and text: Nerang NP, Nerang CP, Nerang SF, Coombabah Lake CP, Pine Ridge CP, Southern Moreton Bay Is NP, Pimpama CP, South Stradbroke Is CP, Tamborine NP, Springbrook NP, Springbrook NP (Recovery), Woongoolba CP, Burleigh Knoll CP, Tallebudgera CP, Fleays Wildlife Park CP, Burleigh Heads NP, Tomewin CP, Nicoll Scrub NP, Lamington NP and Currumbin Hill CP.</p> <p>Section 3.7.3.1 (1) (c) Include “areas of high conservation value including national parks and other protected areas”.</p> <p>Section 3.7.4.1 (3) The city’s areas of high biodiversity value should include protected areas and State forests.</p> <p>Reason: The protection and management of biodiversity values is primarily discussed within element 3.7.4 ‘Nature conservation’ of the Strategic Framework but this section fails to mention the importance of Queensland’s Protected Area estate and State forests in the protection and conservation of native flora, fauna, ecosystems and ecological processes. Protected areas should be identified and referred to in the planning scheme to be consistent with requirements of the State Planning Policy to describe ‘Matters of National and State Environmental Significance’ (MSES) including areas of high conservation value such as protected areas.</p> <p>DSDIP Response Ministerial condition imposed regarding identifying and protecting MSES. Above information provided as advice to assist Council in implementing the condition.</p>
8 (a)	Draft Coastal SPRP	<p>Planning Scheme Reference: Section 3.7.5.1 under Element – Coastal, wetland and watercourse areas</p>

		<p>Action: Expand (9) to protect the broader ecological values of aquatic, riparian and intertidal ecosystems from marine industry activities such as dredging.</p> <p>Reason: (9) States that, “dredging will be managed to maintain boat access and channel integrity in areas of high boat traffic while maintaining foreshore integrity”. It is recommended that the management of dredging should not only maintain foreshore integrity, but should also maintain the broader ecological values of the area.</p> <p>DSDIP Response Agreed this is a relevant planning scheme consideration, however to be included within advice table.</p>
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DNPRSR INPUT – Part B (Legislative requirements) and Part C (Advice)

Statutory guideline 02/12 Making and amending local planning instruments – Step 6

City of Gold Coast
Gold Coast City Plan 2015
November 2013

Tourism industry – Enabling tourism growth and development and the facilitation of opportunities for tourism to complement and co-exist with existing land use and economic activities
State Interest: Temporary SPP Planning for Prosperity

Ref. Number	Planning scheme reference	Requirement
C6 (a)	Part 6 Conservation Zone Code - 6.2.8.2	<p>Action: Amend reference to 'state parks'.</p> <p>Reason: (3) (a) (ii) refers to 'state parks'. This is incorrect terminology. Current protected area tenures existing in QLD are national park, conservation park or resource reserve listed under the Nature Conservation Act 1992. State forests are tenure under the Forestry Act 1959. It is unclear what the term "state parks" refers to?</p> <p>DSDIP Assessment Agree this is to be included as advice. However, item moved to Biodiversity section of advice.</p>

Best Practice

Ref. Number	Planning Scheme Reference	Requirement
	SFM - 2 and SFM - 4	<p>The mapping provided (e.g. Strategic Framework Map 4 – Greenspace Network) is reasonable from a general overview perspective, but is unclear in relation to the exact boundaries of the marine park and FHAs. The specific boundaries of these protected area should be presented on the planning scheme mapping and referenced in the text.</p> <p>The Strategic Framework Map 2 – Settlement Pattern identifying 'natural landscape' and the Strategic Framework Map 4 – Greenspace Network do not identify protected areas. All relevant protected areas including national park, conservation park and resources reserve should be presented on the planning scheme mapping and referenced in the text.</p> <p>A map should be included in the City Plan which identifies the specific boundaries of the Moreton Bay Marine Park and the following declared Fish Habitat Areas (FHA) that are within the Gold Coast City Boundary; Pimpama FHA, Coomera FHA, Jumpinpin-Broadwater FHA, Coombabah FHA, Tallebudgera Creek FHA and Currumbin Creek FHA. This map should be referred to in Section 3.7.5 of the Strategic Framework.</p>

		<p>A map should be included in the City Plan which identifies the following protected areas: Nerang NP, Nerang CP, Nerang SF, Coombabah Lake CP, Pine Ridge CP, Southern Moreton Bay Is NP, Pimpama CP, South Stradbroke Is CP, Tamborine NP, Springbrook NP, Springbrook NP (Recovery), Woongoolba CP, Burleigh Knoll CP, Tallebudgera CP, Fleays Wildlife Park CP, Burleigh Heads NP, Tomewin CP, Nicoll Scrub NP, Lamington NP and Currumbin Hill CP. This map should be referred to in Section 3.7.4 of the Strategic Framework.</p> <p>DSDIP assessment The above items have been addressed through ministerial conditions and advice items in relation to other MSES matters being provided to Council. No action taken.</p>
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DNRM INPUT – Part A (State interests)

Statutory guideline 02/12 Making and amending local planning instruments – Step 6

City of Gold Coast
Gold Coast City Plan 2015
November 2013

Part A—State interests

Table A – General

General		
Ref. Number	Policy Element	Requirement
G1	DNRM State Interests	<p>Planning Scheme Reference: New urban areas proposed in the draft planning scheme which fall outside the Southeast Queensland Regional Plan 2009-2031 urban footprint.</p> <p>Pimpama – land north of Strawberry Farm</p> <p>Action: To ensure optimal planning outcomes further discussion and investigation is recommended.</p> <p>Reason: The area outside the urban footprint suggested for inclusion as an urban area is mapped with Agricultural Land Class (ALC) Class A&B Land and with potential strategic cropping land (SCL), there is also adjacent land mapped with ALC Class A&B and potential SCL. Note: DNRM has previously provided technical advice concerning agricultural land class mapping for this area – please see embedded attachment below. Acid sulfate soils and salinity land resource constraints should also be considered.</p> <p>DSDIP Assessment Noted. Issues can be addressed through SPP Agriculture mapping and through the standard DA Assessment process.</p> <p> NS0707BDB0002_GO L2559_070801_Revie</p> <p>Gainsborough Greens – land west of golf course</p> <p>Action: To ensure optimal planning outcomes further discussion and investigation is recommended.</p>

		<p>Reason: This area outside the urban footprint suggested for inclusion as an urban area is mapped with ALC Class A&B Land and with potential SCL, there is also adjacent land mapped with ALC Class A&B and potential SCL. There are also Matters of State Environmental Significance (MSES) mapped within the proposed area. Acid sulfate soils and salinity land resource constraints should also be considered.</p> <p>DSDIP Assessment Noted. Issues can be addressed through SPP Agriculture and MSES mapping and the standard DA Assessment process.</p> <p>Staplyton Industrial Land</p> <p>Action: To ensure optimal planning outcomes further discussion and investigation is recommended.</p> <p>Reason: This area outside the urban footprint suggested for inclusion as an urban area is mapped with ALC Class A&B Land and with potential SCL, there is also adjacent land mapped with ALC Class A&B and potential SCL. There are also Matters of State Environmental Significance (MSES) mapped within the proposed area. Acid sulfate soils and salinity land resource constraints should also be considered. The northern most lot is partly within the separation area of the northern portion of the Staplyton Key Resource Area (KRA) 69.</p> <p>DSDIP Assessment Noted. Issues can be addressed through SPP Agriculture and MSES mapping. Industry uses in the separation area of the KRA are unlikely to cause significant issues and can be considered through standard DA Assessment process.</p> <p>Upper Coomera Residential Land</p> <p>Action: No further input from DNRM required.</p> <p>Reason: This proposal does not affect DNRM State interests or require consideration of acid sulfate soils or salinity land resource constraints.</p> <p>DSDIP Assessment Noted. No Action Required.</p>
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Table 2—Economic growth

Agriculture – Protecting agricultural resources and supporting and facilitating industry development		
Ref. Number	Policy Element	Requirement
2(a)	Development and Conservation of Agricultural Land / Protection of Queensland's Strategic Cropping Land	<p>Planning Scheme Reference: Sensitive Use Separation Overlay Map, Strategic Framework Map 2 – settlement Pattern & Strategic Framework Map 5 – Focus Areas for Economic Activity</p> <p>Action: Add areas of land mapped as ALC Class A & B in the DSDIP SPP interactive mapping layer which are not already represented in the Good Quality Agricultural Land layer on to the overlay map and additional buffers where necessary. This mapping can also be used to inform the Natural Resource Areas on Strategic Framework Map 2 and the Rural Production and Rural Enterprise areas on Strategic Framework Map 5.</p> <p>Reason: To ensure ALC Class A & B land on the Gold Coast identified in the DSDIP SPP Interactive Mapping System is protected for agricultural use.</p> <p>DSDIP Assessment Agree relevant consideration, however to be included as advice. Combined with comments provided by DAFF.</p>
2(b)	Development and Conservation of Agricultural Land / Protection of Queensland's Strategic Cropping Land	<p>Planning Scheme Reference: Schedule 1 Table SC1.2.2: Administrative definitions, Sensitive Use Separation Overlay Maps</p> <p>Action: Council should add an administrative definition for good quality agricultural land which includes areas shown on the Sensitive Use Separation Overlay Map as good quality agricultural land or agricultural land classification class A and class B land as shown on the SPP Interactive Mapping System.</p> <p>Reason: The agricultural state interest is centred around agricultural land classification class A and class B land. Currently there is no definition of what represents good quality agricultural land other than those areas shown on Sensitive Use Separation Overlay Maps.</p> <p>DSDIP Assessment No action required. DAFF SIR input recommended Council amend the label to address the matter.</p>
Mining and extractive resources – Mineral, coal, petroleum, gas, and extractive resources are appropriately considered in order to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoidance of land use conflicts wherever possible.		

Ref. Number	Policy Elements	Requirement
2(c)	Identifying and Protecting Extractive Resources	<p>Planning Scheme Reference: Part 3 Strategic Framework</p> <p>3.5.1 (3)</p> <p>Action: Insert extractive industry as a priority industry.</p> <p>DSDIP Assessment SPP does not require extractive industry to be listed in this manner. No action required.</p> <p>3.5.1.(9)</p> <p>Action: Remove the reference to nature based tourism from this strategic outcome.</p> <p>DSDIP Assessment Above action conflicts with SPP interests for tourism. No action required.</p> <p>3.5.2.1 (11)</p> <p>Action: To be fully inclusive of the extractive industry uses located in this area it is recommended the second sentence of this outcome is reworded to: <i>This area is protected from incompatible activities (including encroachment of sensitive uses) to ensure that high-impact and extractive industry uses continue to be accommodated.</i></p> <p>DSDIP Assessment This outcome relates to land zoned high impact industry and does not relates to extractive industry areas. No action required.</p> <p>3.5.5.1 (1)</p> <p>Action: This outcome should be reworded to more reasonably reflect how the impacts of extractive industry are considered through the planning and development framework. It is recommended this outcome is reworded to: <i>The prudent use of renewable and non-renewable natural resources supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be managed to an acceptable level.</i></p>

		<p>DSDIP Assessment Comments relates to minor changes in wording, as such to be included as an advice item.</p> <p>3.5.5.1 (9)</p> <p>Action: To ensure a satisfactory balance is maintained between the overlapping agricultural and extractive interests in this area of the Gold Coast, this specific outcome should be reworded to reflect the outcomes of the <i>North East Gold Coast Land Use Economic and Infrastructure Strategy 2009</i> in particular the <i>Priority Sand Extraction Areas</i> identified on <i>Map 5.3 Land use strategy</i>. It is recommended this outcome is reworded to: <i>Within the Jacobs Well area, extraction is limited to the Priority Sand Extraction Areas identified in the North East Gold Coast Land Use Economic and Infrastructure Strategy 2009. Beyond these areas, the good quality agricultural land resource takes precedence and is preserved for agricultural use.</i></p> <p>DSDIP Assessment Noted. This item was raised with Council previously, to be included as advice</p> <p>3.5.5.1 (10)</p> <p>Action: This outcome should be amended to allow for the sustainable use of these State significant resources. It is recommended this outcome is reworded to: In the non-committed areas at Reedy Creek and the Northern Darlington Ranges, operations in the non-committed areas are designed to protect areas of ecological significance and ecological corridors on the site, the amenity of nearby residential land is maintained and the scenic amenity of surrounding areas is not permanently reduced.</p> <p>DSDIP Assessment Agree, however this is to be included as advice.</p> <p>3.5.6.1 (1)</p> <p>Action: Extractive industry is a valid use within rural production areas. This should be articulated within this specific outcome. It is recommended this outcome includes the following additional item: <i>extractive resources (when an economic need is demonstrated).</i></p> <p>DSDIP Assessment</p>
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		<p>Council has addressed this issue through use codes included within the Draft Gold Coast City Plan 2015.</p> <p>Reason: A strong resource industry and economical supply of construction materials is essential for the Gold Coast economy. The Strategic framework, by using general terms that do not provide for potential extractive industry may set extremely difficult standards for extractive industry to expand or establish thereby placing at risk a sustainable supply of construction materials to the Gold Coast in the foreseeable future. These comments are intended to ensure that extractive industry is assessed against the impacts of extractive industry on localised areas rather than the broad intent for the entire scheme area.</p>
2(d)	Identifying and Protecting Extractive Resources	<p>Planning Scheme Reference: Strategic Framework Map 5 – Focus Areas for Economic Activity & Extractive Resources Overlay Maps 1-4</p> <p>Action: Amend mapping in the draft scheme to reflect the Key Resource Areas and associated haul routes depicted in the <i>State Planning Policy December 2013</i>.</p> <p>Reason: The new SPP was released on Monday 2nd December 2013 and replaces SPP 2/07.</p> <p>DSDIP Assessment Agree, recommended ministerial condition be imposed to correct mapping. Condition wording negotiated with DNRM and Council through SIR process.</p>
2(e)	Identifying and Protecting Extractive Resources	<p>Planning Scheme Reference: Zone maps</p> <p>Action: It is recommended that the proposed land use zones for KRAs 66, 67, 68 & 96 are revised to those which are compatible with current and future extractive industry (extractive industry or rural).</p> <p>Reason: Some of the intended GCCC zonings could present a significant constraint to future access to the extractive resources located in the KRAs. Land uses should be allocated in Key Resource Areas that are compatible with existing or future extraction, processing and transportation of extractive resources, subject to the development assessment process.</p> <p>DSDIP Assessment The SPP does not require a local government planning scheme to zone the land within an extractive industry zoning. No action taken.</p> <p>Noted, a ministerial condition has been recommended requiring removal of the indicative buffer shown on the zoning maps for KRAs given the perceived conflict with the SPP separation area.</p>

2(f)	Identifying and Protecting Extractive Resources	<p>Planning Scheme Reference: Table 5.6.1 Reconfiguring a lot page 149 Minimum lot size overlay map</p> <p>Action: For uses other than extractive industry there should be no increase in number of lots.</p> <p>Reason: Reconfiguration of lots in a KRA or extractive industry zone should not allow an increase in the number of people living in the KRA or zone.</p> <p>DSDIP Assessment Agree this is already captured in the planning scheme. The extractive industry overlay increases the level of assessment to impact assessable for any reconfiguration of a lot. No action required.</p>
2(g)	Identifying and Protecting Extractive Resources	<p>Planning Scheme Reference: 6.2.16 Extractive industry zone code</p> <p>6.2.16 (2) (a)</p> <p>Action: Amend item to read 'identify and protect committed extractive resource areas with economically viable extractive resources to cater for current and future resource needs'</p> <p>Reason: Identification without appropriate means of avoiding future incompatible land uses nearby does not cater for future needs. In concert with 3 (a) (i) the current wording places the onus of managing future conflicts solely on the extractive industry.</p> <p>DSDIP Assessment Protection of KRA areas within planning scheme is captured through Overlay code outcomes. No action required.</p> <p>6.2.16 (3) (a) (i)</p> <p>Action: Replace the word 'natural' with 'extractive'.</p> <p>Reason: The specific resource type should be specified.</p> <p>DSDIP Assessment Agree, include as advice.</p>

		<p>Action: Amend item to 'effective buffers are maintained between the extractive industry and existing and future sensitive uses to prevent significant impacts on existing or future sensitive land uses and residential zoned land'.</p> <p>Reason: The current wording places the onus of accommodating buffers entirely on the extractive industry.</p> <p>DSDIP Assessment Agree, include as advice.</p>
2(h)	Identifying and Protecting Extractive Resources	<p>Planning Scheme Reference: 6.2.20 Rural zone code</p> <p>6.2.20.2 (3a) (vi)</p> <p>Action: Add the following outcome taken from the QPP V3: 'Uses that have impacts such as noise or odour, may be appropriate where landuse conflicts can be minimised'.</p> <p>Reason: The present list of outcomes does not allow latitude for extractive industry.</p> <p>DSDIP Assessment Council have included the mandatory purpose statement from the QPP. Local government purpose is intended to be specific to local government conditions. No action proposed.</p>

Table 3—Environment and heritage

Biodiversity – Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity		
Ref. Number	Policy Elements	Requirement
3(a)	<p>Matters of State environmental significance (MSES):</p> <ul style="list-style-type: none"> - identifying matters of State environmental significance, and 	<p>Part 4.27 Nature Conservation Overlay Mapping Methodology</p> <p>A review of the Nature Conservation overlays indicates that the MSES values under the <i>Vegetation Management Act 1999</i> have mostly been appropriately identified in the overlay mapping.</p> <p>Action: DNRM recommends seeking confirmation from GCCC as to whether 'Threshold' regional ecosystems have been taken into account in the overlay mapping.</p>

	<ul style="list-style-type: none"> - locating development in areas that avoids significant and adverse impacts on matters of State environmental significance, and - maintaining or enhancing ecological connectivity, and - facilitating the protection of matters of State environment significance by requiring development to, in order of priority: <ul style="list-style-type: none"> o avoid adverse impacts, and o mitigate adverse impacts, where these cannot be avoided, and o where applicable, offset any residual adverse impacts through restoration and enhancement actions that achieve, at a minimum, no net loss in biodiversity at an individual species and collective biodiversity level, and - facilitating a net gain in koala habitat in South East Queensland. 	<p>Reason: Threshold regional ecosystems are matters of state environmental significance and therefore need to be protected through local planning instruments. Demonstration of GCCC's consideration of this value could not be established by DNRM.</p> <p>DSDIP Assessment Clarification sought from Council during SIR process. Council provided detailed mapping methodology which was passed onto DNRM for review. DNRM subsequently advise mapping reflects VMA mapping. No action required.</p> <p>Conceptual Land Use Map 10 Worongary</p> <p>Action: Review Conceptual Land Use Map 10 Worongary and ensure its consistency with the Nature Conservation requirements within the draft scheme.</p> <p>Reason: This map is inconsistent with the requirements outlined in the Nature Conservation Overlay Code (e.g. The Land use Map contains a site greater than 8000m² but the ecological corridor represented is less than 200m in width and the southern branch of the corridor does not link to another ecological feature).</p> <p>DSDIP Assessment Noted. The conceptual land use map is only guide and includes a note that width of corridor is subject to detailed investigations. No action required.</p>
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	<p>Matters of State environmental significance include the following values which are protected under Queensland's laws and policies:</p> <p><i>Vegetation Management Act 1999</i></p> <ul style="list-style-type: none"> • Endangered regional ecosystems • Of concern regional ecosystems outside urban areas • 'Threshold' regional ecosystems • VMA protected wetlands (wetland/Significant wetland) • VMA watercourses • High value regrowth ('E' and 'OC' REs) on State leasehold land • High value regrowth in riverine corridors in GBR catchments <p>VMA Essential habitat for species listed as 'endangered' or 'vulnerable'.</p>	
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Water Quality – The environmental values and quality of Queensland waters are protected and enhanced.

Ref. Number	Policy Elements	Requirement
3(b)	Water Quality – protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils.	<p>Planning Scheme Reference:</p> <p>Action: Insert into the strategic framework the following policy:</p> <p>The natural and built environment (including infrastructure) and human health are protected from the potential adverse impacts of acid sulfate soils by:</p> <ul style="list-style-type: none"> • identifying areas with high probability of containing acid sulfate soils, and • providing preference to land uses that will avoid or minimise the disturbance of acid sulfate soils, and • managing the disturbance of acid sulfate soils to avoid the release of acid and metal contaminants where it is clearly demonstrated that it is not possible to avoid disturbance. <p>Reason:</p> <p>DSDIP Assessment Agree this is a relevant consideration; however inclusion within Strategic framework is not required by SPP requirement, therefore include as advice.</p>
3(c)	Water Quality - protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils (ASS).	<p>Planning Scheme Reference: 8.2.1 Acid sulfate soils overlay code & 5.5 Levels of assessment Table 5.10.16 Potential and actual acid sulfate soils overlay (page 162) & Potential and Actual Acid Sulfate Soils Overlay Maps 1-6.</p> <p>Table 5.10.16 Potential and actual acid sulfate soils overlay</p> <p>Action: Re-work the (a) to (c) triggers by either:</p> <ol style="list-style-type: none"> 1. Inserting 'or' at the end of item (a) to read as: (a) is identified on the Potential and actual acid sulfate soils overlay map; and/or ; OR 2. Removing (b) from the triggers (as (a) refers to the Map 1 which incorporates 'potential and actual acid sulfate soils AND 'land with a natural ground level at or below 20m AHD'. <p>Reason: This change will improve clarity and ensure the triggering of activities meeting the relevant excavation or filling thresholds at or below 5m AHD on land below the 20m AHD contour but not identified as Potential and actual acid sulfate soils on the overlay map.</p>

		<p>DSDIP Assessment Agree, include as advice as this is a useability item.</p> <p>Action: Add the word '<i>contour</i>' after AHD in (c) (i) & (ii) to read asland at or below the 5m AHD contour.</p> <p>Reason: Improve the clarity of the wording.</p> <p>DSDIP Assessment Agree, include as advice as this is a useability item.</p> <p>Action: Remove the word '<i>with</i>' from item (b).</p> <p>Reason: Improve the clarity of the wording.</p> <p>DSDIP Assessment Agree, include as advice as this is a useability item.</p> <p>Action: Council demonstrate that development applications (DAs) requiring excavation of 100m³-999m³ at or below 5m AHD and/or filling of 500m³-999m³ of material at or below 5m AHD will require an operational works development approval before development commences.</p> <p>Reason: Council has split the ASS trigger into MCU & RAL with a threshold of 1000m³ for excavation or filling at or below 5m AHD and a threshold of 100m³ (excavation) and 500m³ (filling) for operational work. This is acceptable provided Council can demonstrate that MCU or RAL DAs requiring excavation of 100m³-999m³ at or below 5m AHD and/or the filling of 500m³-999m³ of material at or below 5m AHD will require an operational works development approval before development begins. This is to ensure disturbance of ASS is made assessable development and appropriately managed.</p> <p>DSDIP Assessment Noted. It is assumed Council is trying to capture low risk ASS through OPW process rather than a detailed assessment at MCU stage. No action required.</p>
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		<p>Action: Name the existing figure to apply to Operational Works DAs and add a second illustration for MCU / RAL DAs that shows the relevant excavation and fill thresholds.</p> <p>Reason: Improve the clarity of the illustration.</p> <p>DSDIP Assessment Agree, include as advice as this is a useability item.</p>
3(d)	Water Quality - protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils (ASS).	<p>Action: Replace references to sulphate with sulfate.</p> <p>Reason: For consistency with the rest of the draft planning scheme and the SPP.</p> <p>DSDIP Assessment Agree, include as advice as this is a useability item.</p> <p>Action: Amend the section concerning <i>development to which the policy applies</i> to include excavating 100m³ or more of soil or sediment and filling 500m³ or more of material with an average depth of 0.5m or greater.</p> <p>Reason: This is in accordance with the <i>SPP Guideline: Guidance on acid sulfate soils</i>.</p> <p>DSDIP Assessment SPP Guideline is one example of how to meet the state interest and is not mandatory. No action required.</p> <p>Action: Reference the documents referred to on page 2 correctly.</p> <p>Reason: The documents listed on page 2 should be correctly referenced. This reference information is available on the DNRM website http://www.nrm.qld.gov.au/land/ass/products.html.</p> <p>DSDIP Assessment Agree, include as advice as this is a useability item.</p>

DNRM INPUT – Part B (Legislative requirements) and Part C (Advice)

Statutory guideline 02/12 Making and amending local planning instruments – Step 6

City of Gold Coast
Gold Coast City Plan 2015
November 2013

This document has been prepared to enable officers of local and state government to consult on the proposed planning scheme, in terms of legislative requirements and best practice advice, provided by State agencies.

Part B—Legislative requirements

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc.).

Part C—Advice

Comments are itemised as Part C-Advice, and are to be read in conjunction Part A-State interests; and Part B-Legislative requirements.

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Best Practice	6

Part B—Legislative requirements

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc.).

State Interest: <i>Mineral Resources Act 1989</i>		
Ref. Number	Planning Scheme Reference	Requirement
B1	Mapping	<p>Action: Granted Mining Leases should be depicted in maps, either strategic framework or overlay.</p> <p>Reason: S 4B (3) of the <i>Mineral Resources Act 1989</i> requires that Granted mining Leases, mineral Development Licences or Mining Claims be shown.</p> <p>DSDIP Assessment Agree, included as legislative requirement.</p>
State Interest: <i>Petroleum and Gas (Production and Safety) Act 2004</i>		

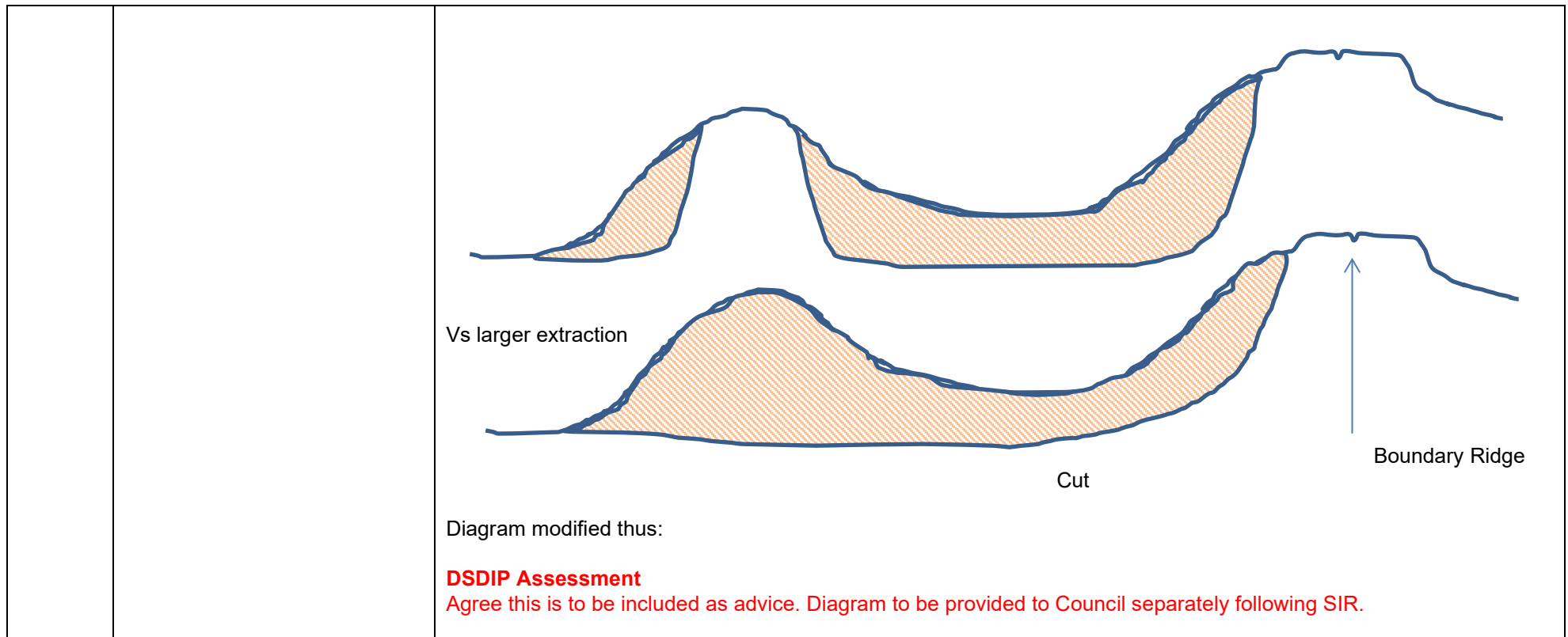
Ref. Number	Planning Scheme Reference	Requirement
B2	N/a	<p>Action: None required.</p> <p>Reason: There are currently no pipeline licences in the GCCC LGA.</p> <p>DSDIP Assessment Noted, no action required.</p>
State Interest: <i>Land Act 1994</i>		
Ref. Number	Planning Scheme Reference	Requirement
B3	Schedule 2 Mapping Zone Maps	<p>Action: To enhance the efficiency of the planning system for the Gold Coast City LGA it is advised that council review the land use zones for State land for which GCCC is trustee, to ensure that proposed zonings are consistent with the purposes of those reserves under the <i>Land Act 1994</i>.</p> <p>Reason: State land is managed for the benefit of the people of Queensland by having regard to principles of: sustainability, evaluation, development, community purpose, protection of environmental and cultural values, consultation and administration.</p> <p>DSDIP Assessment Land Act does not require local governments to take the above action. No action required.</p>

Part C—Advice

Table 1—Housing and liveable communities

Table 2—Economic growth

Agriculture – Protecting agricultural resources and supporting and facilitating industry development		
Ref. Number	Planning scheme reference	Requirement
C1	Development and Conservation of Agricultural Land	<p>Advice: DNRM will be providing GCCC with the latest departmental agricultural land class mapping through the external geodatabase, this mapping will also show areas of ALC Class C and areas of Class A&B that will be the focus of further work to fine tune the mapping.</p> <p>Reason: This will provide GCCC with DNRM's most up to date agricultural land class mapping data.</p> <p>DSDIP Assessment Noted. Not formal advice and DSDIP officers can advise Council through normal communication channels/meetings etc.</p>
Mining and extractive resources – Mineral, coal, petroleum, gas, and extractive resources are appropriately considered in order to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoidance of land use conflicts wherever possible		
Ref. Number	Planning scheme reference	Requirement
C2	Extractive Industry Development Code Table 9.3.7-1 PO4	<p>Advice: AO4 should be amended to: 'Development on ridgelines should be designed to be screened from surrounding land and set back 40 metres from boundary ridges'.</p> <p>Reason: The simple requirement for extractive industry to provide 40 metre setbacks to any ridgeline may sterilise parts of a resource in undulating country.</p>



Best Practice		
Ref. Number	Planning Scheme Reference	Requirement
BP1	9.3.7 Extractive industry development code	<p>9.3.7.2</p> <p>Advice: Add to Purpose statement 9.3.7.2 (1) 'to ensure that extractive resources can be utilised to their greatest extent'. Add to Purpose outcome 9.3.7.2 (2) after (c) 'Sites are designed to optimise the resource use for the benefit of the local community while protecting amenity'.</p> <p>Reason: The Gold Coast region is a high growth area with constraints on future expansion of extractive industry. Design of existing quarries should seek optimal resource use to forestall the need to open new quarries on adjoining regions as much as possible.</p> <p>DSDIP Assessment Noted. To be included as advice.</p> <p>Table 9.3.7-1 PO1</p> <p>Advice: Add extra item '(c) is designed so that operation and staging of the extractive industry promotes the efficient extraction of the resource'.</p> <p>Reason: The Gold Coast region is a high growth area with constraints on future expansion of extractive industry. Design of existing quarries should seek optimal resource use to forestall the need to open new quarries on adjoining regions as much as possible. This outcome is also compatible with the Extractive Industry Code developed by the Cement Concrete and Aggregate Australia (CCAA) and the purpose of the Extractive Resources overlay code 8.2.6.2.</p> <p>DSDIP Assessment Noted. To be included as advice.</p>
BP2	<p>Zone Maps</p> <p>Zone Map 3 Woongoolba</p>	<p>Zone Map 3 Woongoolba & Zone Map 8 Jacobs Well</p> <p>Advice: Amend these zone maps to reflect the full extent of current extractive operations.</p>

		<p>Reason: Extractive operations on Lot 459 WD11, Lot 276 WD130 are not shown. Also the Extractive Industry zone near Jacobs Well itself does not show the full extent of current extractive operations. The zoning would logically reflect the requirement of the planning scheme that extractive operations can only occur in the extractive industry zone. Or Council should amend the Rural zone code to allow for appropriately conditioned extractive industry to occur where a resource is located.</p> <p>DSDIP Assessment Noted. To be included as advice.</p>
BP3	Table 5.5.16 MCU – Extractive industry zone page 89 & 9.3.7 Extractive industry development code	<p>Advice: the Extractive Industry Guidelines developed by the Cement Concrete Aggregates Australia (CCAA) support the following operational hours: Blasting operations are limited to 9:00am to 5:00pm Monday to Friday; and Extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm Monday to Saturday. DNRM recommends GCCC consider using this standard in the zone code.</p> <p>Reason: Blasting has the greatest potential impact thus is limited to general daytime working hours, however the production rates for processing activities and associated haulage require longer hours to meet market and project demand.</p> <p>DSDIP Assessment Noted. To be included as advice.</p>
BP4	General	<p>Advice: Should GCCC wish to address the land resource planning issue of salinity in future amendments to the planning scheme DNRM is able to provide technical and planning advice.</p> <p>Reason: DNRM is aware that areas of the Gold Coast LGA are affected by, or are at risk of, salinity. DNRM has provided this land resource data to GCCC in the form of the external Geodatabase. Salinity can pose significant risk to infrastructure, the environment and long-term productivity of the land.</p> <p>DSDIP Assessment Noted. Not formal advice and DSDIP officers can advise Council through normal communication channels/meetings.</p>

DAFF INPUT – Part B (Legislative requirements) and Part C (Advice)

Statutory guideline 02/12 Making and amending local planning instruments – Step 6

City of Gold Coast
Gold Coast City Plan 2015
November 2013

This document has been prepared to enable officers of local and state government to consult on the proposed planning scheme, in terms of legislative requirements and best practice advice, provided by State agencies.

Part B—Legislative requirements

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc.).

Part C—Advice

Comments are itemised as Part C-Advice, and are to be read in conjunction Part A-State interests; and Part B-Legislative requirements.

Table 2—Economic growth

Agriculture – Protecting agricultural resources and supporting and facilitating industry development State Interest: SPP 1/12 Protection of Queensland's Strategic Cropping Land, SPP 1/92 Development and the Conservation of Agricultural Land 1.0: Temporary SPP Planning for Prosperity		
Ref. Number	Planning scheme reference	Requirement
C3(a)	Strategic Framework, Part 3.5.5 Element – Rural production area and rural enterprises 3.5.6.1 – Specific outcomes Part 3 (a)	Action: Editorial – should be agricultural supplies store Reason: As per QPP DSDIP Assessment This is a minor editorial suggestion, to be included as advice.
C3(b)	Tables of Assessment Table 5.5.9 (1) MCU – Low impact industry zone Page 48	Action: Remove aquaculture from 'Industrial activities' activity group. Reason: Aquaculture is a rural activity in the QPP and the draft SPP DSDIP Assessment Local governments can create their own activity groups and do not have to use the example provided in QPP. No action required.
C3(c)	Planning Scheme	Action: Recognise at least two distinct categories of 'aquaculture' use: <ul style="list-style-type: none"> ○ low-impact aquaculture that complies with Fisheries' self-assessable code for Aquaculture. ○ all other types of aquaculture that do not comply with the Fisheries self-assessable code for Aquaculture and amend planning scheme components (Tables of Assessment, Codes etc) to reflect the different types where necessary. DAFF suggests that Council reconsiders its assessment levels where development is low impact aquaculture. For example, low impact aquaculture could be self assessable in a low impact industry zone. Reason: Low impact aquaculture includes shed based, recirculating systems that do not produce odour, noise or other planning issues and could therefore be located in a range of land use zones outside of the rural zone with lower levels of assessment. For further information on aquaculture, please see the Department's website at: http://www.daff.qld.gov.au/fisheries/aquaculture DSDIP Assessment Generally, levels of assessment are a matter to be determined by the local government. It is also difficult to refer to external self assessable codes within a planning scheme. No action required.

C3(d)	Tables of Assessment Table 5.5.9 (1) MCU – Low impact industry zone Page 48	<p>Action: Make low impact aquaculture (aquaculture that complies with Fisheries Qld's Code for self assessable development - low impact aquaculture), self assessable or code assessable in the Low impact industry zone</p> <p>Reason: Low impact aquaculture includes shed based, recirculating systems that do not produce odour, noise or other planning issues and could therefore be located in a range of land use zones outside of the rural zone with lower levels of assessment. For further information on aquaculture, please see the Department's website at: http://www.daff.qld.gov.au/fisheries/aquaculture</p> <p>DSDIP Assessment Repeat of item 3(c), only needs to be listed once.</p>
C3(e)	Tables of Assessment Table 5.5.18 MCU – Limited development (constrained land) zone Rural activities Code assessment and Impact Assessment Page 102	<p>Action: Editorial – Change Animal husbandry to “less than 10 animals.” I.e. Animal husbandry is code assessable if more than 10 animals, yet impact assessable if otherwise....which is less than 10 animals</p> <p>Reason: It doesn't make sense to have a higher assessment level for a use with fewer impacts.</p> <p>DSDIP Assessment Agree, this is likely to be a drafting error, to be included as advice.</p>
C3(d)	Zone Codes Rural Zone code 6.2.20.2 Purpose Part 1 (a) Page 1	<p>Action: Editorial – The purpose of the rural zone code is to: “provide....intensive animal husbandry....”. Change to Intensive animal industries</p> <p>Reason: No such use as Intensive animal husbandry in QPP</p> <p>DSDIP Assessment Agree, however DSDIP has already covered this through the legislative requirements associated with the QPP.</p>
C3(e)	Zone Codes Rural Zone code 6.2.20.2 Purpose Part 3 (vi) Page 2	<p>Action: Remove aquaculture as an activity not related to rural production</p> <p>Reason: Aquaculture is considered a rural activity in the QPP and SPP</p> <p>DSDIP Assessment Relevant, to be included as advice.</p>
C3(d)	Zone Codes 6.2.20 Rural Zone Code, 6.2.2.20.2, Purpose, Part 4 (a) (iv), Page 2	<p>Action: Reword Part (a) to ensure rural activities are not constrained by scenic amenity and landscape issues. E.g. “Non-agricultural land uses do not impact.....”</p> <p>Reason: Rural activities should take precedence in the rural zone and some activities may unavoidably impact the landscape and scenic amenity. It should be recognised that rural activities form part of the scenic amenity of the rural</p>

		<p>zone. Additionally, scenic amenity issues are highly subjective – a ploughed field may not be to one person as it is to another.</p> <p>DSDIP Assessment Disagree. This outcomes only relates to the Rural landscape and environment precinct which is intended to identify land affect by vegetation overlay provisions. This is a competing state interest and council has used a precinct to address the conflict.</p>
C3(e)	<p>Zone Codes Table 6.2.20-2: Rural zone code for assessable development PO5 Part (a)</p>	<p>Action: Reword Part (a) to “the unnecessary clearing of vegetated areas”</p> <p>Reason: The rural landscape and environment precinct is in the rural zone where rural activities should take precedence.</p> <p>DSDIP Assessment This outcomes only relates to the Rural landscape and environment precinct which is intended to identify land affect by vegetation overlay provisions. This is a competing state interest and council has used a precinct to address the conflict.</p>
C3(f)	<p>8.2.12, Nature Conservation Overlay Code – for self assessable development Self assessable acceptable outcomes wetlands and watercourses, SO2, Part (a) Page 3</p>	<p>Action: Consider aligning buffer distances to Fisheries Qld setback distances as provided in the SDAP</p> <p>Reason: Fisheries Qld buffer policy recommends the following:</p> <p>For tidal fish habitats— (a) 100 metres above highest astronomical tide outside an urban area, or (b) 50 metres above highest astronomical tide within an urban area</p> <p>(2) non-tidal fish habitats— (a) 50 metres above bankful width outside an urban area or (b) 25 metres above bankful width within an urban area.</p> <p>Guidelines to assist with determining the appropriate buffer widths: <i>Fisheries guidelines for fish habitat buffer zones</i> (FHG 003), Department of Primary Industries, 2000. Please refer to the Departments website for more information: http://www.daff.qld.gov.au/fisheries/habitats/policies-and-guidelines/fish-habitat-guidelines</p> <p>DSDIP Assessment SDAP is not a relevant consideration for local government planning scheme. No action required.</p>

C3(g)	9.3.14 Rural activity code 9.3.14.2 Purpose Parts 1 and 2 (a) Page 1	<p>Action: Reconsider the approach that rural activities should not impact the amenity of an area.</p> <p>Reason: Rural activities provide rural amenity and should be an expected part of the rural zone. Constraining agricultural growth through amenity issues is contrary to the intentions of the SPP agriculture.</p> <p>DSDIP Assessment Agree, include as advice.</p>
C3 (h)	City Plan Policy – Land Development guidelines, SC2.1.7.3, Material for filling, (1) Unsuitable materials P46	<p>Action: Include biosecurity risk materials (i.e. weed seeds and propagules, pests (e.g. fire ants) and disease) or include a provision to ensure fill isn't contaminated by biosecurity risk materials as mentioned</p> <p>Reason: Weeds, pest animals and ants have significant economic, environmental and social impacts on Queenslanders. Weeds alone cost Queensland an estimated \$600 million annually</p> <p>DSDIP Assessment Include as advice, as PSP not subject to formal SIR.</p>
C3 (I)	City Plan Policy – Landscape work SC6.10.8.2 – Open space management plan SC6.10.8.2.3 What is required Page 10	<p>Action: DAFF suggests expanding the requirement to include “methods to manage biosecurity risks, such as the introduction and spread of weeds, pest animals and disease.”</p> <p>Reason: Weeds, pest animals and ants have significant economic, environmental and social impacts on Queenslanders. Weeds alone cost Queensland an estimated \$600 million annually</p> <p>DSDIP Assessment Include as advice, as PSP not subject to formal SIR.</p>
C3 (J)	City Plan Policy – Landscape work SC6.10.19.2 Declared plants Page 32	<p>Action: The reference to the Queensland Rural Lands Protection Board should be removed as it is outdated. Suggested alternative text:</p> <p>The following plants are prohibited from use within the City of Gold Coast.</p>

		<ul style="list-style-type: none"> All 'Declared Plants of Queensland' as legislated under the <i>Land Protection (Pest and Stock Management) Act Qld 2002</i>. For more information contact the Department of Agriculture, Fisheries and Forestry - Qld. <p>Reason: Weeds, pest animals and ants have significant economic, environmental and social impacts on Queenslanders. Weeds alone cost Queensland an estimated \$600 million annually</p> <p>DSDIP Assessment Include as advice, as PSP not subject to formal SIR.</p>
C3 (k)	Overlay codes and Development codes	<ul style="list-style-type: none"> Action: Include model codes for Poultry and Aquaculture in the Gold Coast Planning Scheme as per the Agricultural SPP Guideline Reason: Using the model codes will ensure that the development assessment process for poultry farming and aquaculture is more in line with long-term agricultural activities, and improves the consistency of poultry and aquaculture farming development assessment processes in Queensland. The assessment level and required outcomes for poultry and aquaculture farming are dependent on the scale of operation. <p>DSDIP Assessment Given this relates to guidance material under SPP, will be included as advice.</p>

DAFF INPUT – Part A (State interests)

Statutory guideline 02/12 Making and amending local planning instruments – Step 6

City of Gold Coast
Gold Coast City Plan 2015
November 2013

Table 2—Economic growth

Agriculture – Protecting agricultural resources and supporting and facilitating industry development		
Ref. Number	Policy Element	Requirement
3 (a)	Protection of Queensland's Strategic Cropping Land	<p>Planning Scheme Reference:</p> <p>Action:</p> <p>Reason:</p>
3 (b)	Development and Conservation of Agricultural Land	<p>Planning Scheme Reference:</p> <p>Action:</p> <p>Reason:</p>
3 (c)	Planning for Prosperity State Planning Policy 12/13	<p>Planning Scheme Reference: Strategic Framework and other relevant planning scheme sections</p> <p>Action: Address biosecurity issues – specifically management of pest and weed species. The Strategic Framework and development codes should provide adequate recognition of biosecurity issues (i.e. weeds, pest animals and disease) and include outcomes relating to the protection of agricultural resources. It is noted that some Codes do refer to pest and weed management, however, DAFF believes that biosecurity outcomes could be strengthened throughout the Scheme.</p> <p>Reason: It is acknowledged that many biosecurity issues are difficult to deal with in a Planning Scheme however new development, particularly that involving earthmoving, transport and use of construction machinery, may be a significant factor in the spread of weeds and other pests to new areas.</p> <p>In the Gold Coast Planning Scheme Policies and appropriate Development codes it is recommended that preventative actions be included to prevent the introduction and spread of weeds and pest animals. The inclusion of management actions to prevent the establishment of potential weeds as well as the spread of weeds and other pests through the movement of soil, weed seeds and contaminants through machinery, vehicular, building materials and other vectors is appropriate use of the planning scheme to complement other management activities. These actions contribute to the conservation of the regions biodiversity, rural activity and the protection of social amenity.</p>

		<p>It is suggested that biosecurity elements are a consideration of the Scheme in the context of protecting the natural environment, rural activity and biodiversity assets. DAFF is encouraged to see that the Landscape work code, the Vegetation management code and some of the Planning Scheme Policies do contain outcomes relating to biosecurity concerns.</p> <p>DAFF would be happy to work with Council wherever necessary to achieve these outcomes</p> <p>DSDIP Assessment Noted. DAFF provided more specific comments in relation to the above in the Part 1 of their response. The more specific items have been included as advice. No action required.</p>
3 (c) i		<p>Planning Scheme Reference: Strategic Framework, Part 3.5.5 Element – Natural resources, 3.5.5.1, Specific outcomes (5), Page 49</p> <p>Action: Change “forestry for wood production occurs in <i>rural production areas</i>....”, to “...occurs in the <i>rural zone</i>....” DAFF assumes that <i>rural production areas</i> refer to the <i>rural production and rural enterprise</i> areas mapped on Strategic Framework Map 5.</p> <p>Reason: Forestry for wood production is a recognised rural use in the QPP and SPP and should therefore be supported in the whole of the rural zone, not just certain sections.</p> <p>DSDIP Assessment Agree include as advice</p>
3 (c) ii		<p>Planning Scheme Reference: Strategic Framework, Tables of assessment, Rural zone, Page 115</p> <p>Action: Simplify treatment of the rural zone and rural activities for ease of use. Suggest making Rural production and enterprise areas a precinct in the rural zone, or make it an overlay, and provide appropriate levels of assessment for rural uses.</p> <p>DAFF suggest Council aligns the Rural production and enterprise areas (RPAEA) with ALC Class A and B land (expand area to include A and B Class land, not reduce RPAEA to fit Class A and B land) and protect these lands from fragmentation and non-rural development. Please refer to the SPP and SPP Guideline for Agriculture for further advice.</p> <p>DAFF also suggests using the Model overlay code for ALC Class A and Class B land as per SPP guideline for agriculture</p>

		<p>Reason: The planning scheme refers to, and maps, Rural production and enterprise areas (also mapped as natural resource areas), but there is no associated code, overlay or table of assessment (these areas are treated as part of the rural zone), and also includes a Rural landscape and environment precinct within the rural zone which changes the level of assessment for some rural uses – this makes things a little unclear.</p> <p>Most of the Rural production and enterprise areas are within the Rural landscape and environment precinct. This precinct constrains agricultural development in these areas. DAFF supports any initiative to create precincts where levels of assessment for rural uses are lower, however the rural zone is for rural uses therefore areas outside of any created precinct, shouldn't then apply higher levels of assessment to bona-fide rural uses which should be located in the rural zone.</p> <p>At present the treatment of the rural zone isn't user friendly and doesn't provide the support to agriculture that should be found in the rural zone. The SPP 12/13 supports the long term viability and growth of the agriculture sector and protection of ALC A and B class lands.</p> <p>DSDIP Assessment Noted, however this is likely to require significant rework by Council and is not considered necessary given it relates to suggested approach under an SPP guideline.</p>
3 (c) iii		<p>Planning Scheme Reference: Tables of Assessment, Table 5.5.20 (2): MCU – Rural Zone (Rural landscape and environment precinct), Page 123</p> <p>Action: Decrease the amount of rural activities which are impact assessable in this precinct</p> <p>Reason: The Rural landscape and environment precinct is still in the rural zone therefore it is inappropriate to constrain agricultural growth through inappropriately high assessment levels. The rural zone should be for rural activities. The SPP 12/13 supports the long term viability and growth of the agriculture sector.</p> <p>DSDIP Assessment Agree include as advice.</p>
3 (c) iv		<p>Planning Scheme Reference: 6.2.20 Rural Zone Code, 6.2.2.20.1, Application, Page 1</p> <p>Action: Remove provision for additional or alternative assessment criteria in the rural landscape and environment precinct for rural uses and the intent to make the precinct provision take precedence over the rural zone code.</p> <p>Reason: The Rural landscape and environment precinct is still in the rural zone therefore it is inappropriate to constrain</p>

		<p>agricultural growth through inappropriately high assessment levels. The rural zone should be for rural activities. The SPP 12/13 supports the long term viability and growth of the agriculture sector.</p> <p>DSDIP Assessment This matter is one that involves conflicting state interests, no action required.</p>
3 (c) v		<p>Planning Scheme Reference: 6.2.20 Rural Zone Code, 6.2.2.20.2, Purpose, Part 3 (a) (iv), Page 2</p> <p>Action: Remove part (iv).</p> <p>Reason: Permanent plantations are an appropriate rural activity in the rural zone. QPP includes the use as a rural activity and the SPP supports the long term viability and growth of the agriculture sector.</p> <p>DSDIP Assessment Agree include as advice.</p>
3 (c) vi		<p>Planning Scheme Reference:</p> <p>Action: Include declared Fish Habitat Areas in the Nature Conservation Overlay Code and Overlay map. The Gold Coast region has a number of declared Fish Habitat Areas (FHA) that should be mapped and provided for in the overlay code:</p> <ul style="list-style-type: none"> • Currumbin Creek (FHA-020) • Tallebudgera Creek (FHA-019) • Coombabah (FHA-016) • Jumpinpin-Broadwater (FHA-021) • Coomera (FHA-023) • Pimpama (FHA-022) <p>Reason: Fish Habitat Areas are declared under State Legislation to provide extra protection from inappropriate activities that may impact the unique and productive nature of these ecosystems. Impacts are generally managed through the States development assessment system, however the planning scheme can play a significant role in their management by mapping these areas in an appropriate overlay and providing appropriate buffers between development and FHAs.</p>

		<p>The SPP includes a provision “protecting fisheries resources from development that compromises long term fisheries productivity...etc”</p> <p>Please note, the <u>Department of National Parks, Recreation, Sport and Racing</u>, now administers declared Fish Habitat Areas, however DAFF is still responsible for the assessment of development applications associated with FHAs</p> <p>DSDIP Assessment DSDIP recommended ministerial condition to deal with identification and protection of MSES matters. Above specifics provided as advice to assist in implementation of condition.</p>
3 (c) vii		<p>Planning Scheme Reference: 8.2.12, Nature Conservation Overlay Code – for self assessable development, Self assessable acceptable outcomes, biodiversity areas, SO1, Page 3, and; 8.2.12-2, Nature Conservation Overlay Code – for assessable development, Biodiversity areas, PO2 and AO2.1</p> <p>Action: Exclude Rural production and rural enterprise areas from these acceptable outcomes.</p> <p>Reason: Much of the rural zone is included as Biodiversity areas in the Biodiversity areas overlay map which could constrain agricultural growth. At least, DAFF would encourage Council to remove this constraint from areas identified for rural production and rural enterprise. The intent of the agriculture SPP is to support growth of the agricultural sector.</p> <p>DSDIP Assessment This matter is one that involves conflicting state interests, no action required.</p>
3 (c) viii		<p>Planning Scheme Reference: 8.2.12, Nature Conservation Overlay Code – for self assessable development, Self assessable acceptable outcomes, wetlands and watercourses, SO2, Part (a), Page 3, and; 8.2.12 - 2, Nature Conservation Overlay Code – for assessable development, acceptable outcomes, wetlands and watercourses, AO4.1, Page 5</p> <p>Action: Include declared Fish Habitat Areas as another dot point. For example (d) 100m from the boundary of a mapped declared Fish Habitat Area, as identified on Nature conservation – wetland and watercourse overlay map. In the case of AO 4.1, alter sentence to include declared Fish Habitat Areas.</p> <p>Reason: Fish Habitat Areas are declared under State Legislation to provide extra protection from inappropriate activities that may impact the unique and productive nature of these ecosystems. Impacts are generally managed through the States development assessment system, however the planning scheme can play a significant role in their management by mapping these areas in an appropriate overlay and providing appropriate buffers between</p>

		<p>development and FHAs.</p> <p>The SPP includes a provision “protecting fisheries resources from development that compromises long term fisheries productivity...etc”</p> <p>DSDIP Assessment Agree include as advice.</p>
3 (c) ix		<p>Planning Scheme Reference: Overlay code, 8.2.16 Sensitive use separation overlay code, 8.2.16.2, Purpose, Part 1 (b), Page 1, and throughout Planning Scheme where relevant</p> <p>Action: Remove reference to GQAL and replace with Class A and B land (Agricultural Land Classification) and locally important agricultural areas (as per SPP agriculture) if Council wishes to include such areas</p> <p>Reason: SPP agriculture no longer refers to GQAL</p> <p>DSDIP Assessment Agree include as advice as this is a SPP consistency matter.</p>
3 (c) x		<p>Planning Scheme Reference: 9.3.14 Rural activity code, Table 9.3.14 – 2 Rural activity code – for assessable development, Setbacks, PO1 and AO1, Page 2</p> <p>Action: Remove arbitrary setback distances and replace with industry guidelines where available. Guidelines include:</p> <ul style="list-style-type: none"> ○ <i>Queensland Guidelines for Meat Chicken Farms 2012;</i> ○ <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland;</i> ○ <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> and ○ <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i> <p>Reason: DAFF does not support arbitrary separation distances and where setback distances are prescribed should be scientifically based. More effective management of development impacts can be achieved by compliance with established industry guidelines. The use of arbitrary setbacks can unfairly constrain agricultural development which is contrary to the SPP</p> <p>DSDIP Assessment Agree include as advice.</p>

3 (c) xi		<p>Planning Scheme Reference: Schedule 1 – Definitions, Buffer, Page 25</p> <p>Action: Remove last point about buffers not extending over a third party's property.</p> <p>Reason: There is no definition of buffer in the QPP Version 3, however this definition may seriously constrain some agricultural activities and their expansion. DAFF does not support the notion that a buffer should be solely on the site of a development.</p> <p>DSDIP Assessment This is a local government administrative definition. The wording references “as a general principle”. Can be managed through DA process. No action required.</p>
3 (c) xii		<p>Planning Scheme Reference: Schedule 1, Definitions, Conservation estate, Page 26 and Nature Conservation – Biodiversity areas overlay map</p> <p>Action: Remove “State Forest” from the definition of “Conservation estate” and all State Forest and Timber reserve areas from Nature conservation – Biodiversity Areas Overlay Map, associated overlay code, and wherever else relevant to ensure timber and quarry resources are accessible for use.</p> <p>Reason: While State Forest administered under the <i>Forestry Act 1959</i> greatly contribute to the conservation and protection of many natural ecosystems and to the provision of habitat for many native fauna and flora species and scenic amenity and landscape character, State Forests are primarily reserved for timber and quarry material production:</p> <ul style="list-style-type: none"> ▪ Continued access to State Forest timber and quarry resources are required for the State to meet obligations under long term timber sales agreements, to help meet local and regional demand and to help underpin regional infrastructure development. ▪ E.g. quarry material production - the Nerang quarry extends into State Forest on the southern side of the quarry and yet this is not shown on map ZM-22-Nerang. We have an interest in expanding this if at all possible but this plan would seem to preclude that option. ▪ <p>DSDIP Assessment Agree include as advice. No action required for last dot regarding Nerang Quarry as zoning is a local planning matter.</p>

From: [JOY Peter](#)
To: [Martin Garred](#)
Subject: RE: Offsets
Date: Friday, 7 February 2014 2:10:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Martin – can't remember if I've thanked you for the update.
It's been a busy day.

Cheers

Peter Joy
Supervising Environmental Planner
for the Chief Executive Officer

Gold Coast City Council

Ph: 5582 8152 **Fax:** 5582 8248
PO Box 5042 Gold Coast Mail Centre Qld 9729
<http://www.goldcoastcity.com.au>

From: Martin Garred [mailto:Martin.Garred@dsdip.qld.gov.au]
Sent: Friday, 7 February 2014 7:52 AM
To: JOY Peter
Subject: FW: Offsets

Hi Peter – Please see below email trail regarding your offset questions.

Thanks
Martin

Martin Garred
Senior Planner
Regional Services | SEQ South | Gold Coast
Department of State Development, Infrastructure and Planning
Queensland Government

tel 07 5583 7593

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GCSARA@dsdip.qld.gov.au | www.dsdip.qld.gov.au

Please consider the environment before printing this email

Great state. Great opportunity.

From: Jessica Phillips
Sent: Thursday, 6 February 2014 5:41 PM
To: BRITTON Sinclair (SBRITTON@goldcoast.qld.gov.au)
Cc: Martin Garred
Subject: Offsets

Hi Sinclair,

Local government when assessing development applications against the Interim development assessment requirements of the SPP, continue to apply the decision rules set out under the *Sustainable Planning Act 2009*.

The SPP commenced 2 December 2013, as such the Interim development assessment requirements apply in relation to the assessment of development applications mentioned in Part E by a local government:

- (1) To the extent the SPP has not been identified in the planning scheme as being appropriately integrated, and
- (2) In addition to other relevant requirements of the planning schemes.

In terms of development applications submitted to local government prior to 2 December 2013, when making a decision, local government (i.e. the assessment manager) takes into account the matters that were in place at the time that the application was considered properly made – which for example may have been the now repealed SPP's – however local government can also give weight/consideration to matters that have come into effect after the application was made – the SPP.

I hope that the above helps.

Kind regards,

Jessica

From: BRITTON Sinclair [<mailto:SBRITTON@goldcoast.qld.gov.au>]
Sent: Tuesday, 4 February 2014 9:47 AM
To: Jessica Phillips
Subject: RE: Offsets and the new SPP

Hi Jessica, thanks for your response.

Thanks for clarifying that for the time being, part (c) does not apply. Can you please confirm then whether City of Gold Coast should be REFUSING applications that impact on matters of State Enviro Significance, or simply do our best to make developers avoid and mitigate the MSES, and accepting that there will be some loss that is not offset?

Also, do these interim guidelines apply to all applications currently being assessed regardless of their stage in the development assessment process? Or only to new applications lodged after the introduction of the SPP?

My apologies for the barrage of questions, we are starting to get inundated with questions from the development industry.

Regards

Sinclair Britton
Senior Environmental Planner
City Planning Branch
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



From: Jessica Phillips [<mailto:Jessica.Phillips@dlgp.qld.gov.au>]
Sent: Tuesday, 4 February 2014 9:23 AM
To: BRITTON Sinclair
Subject: FW: Offsets and the new SPP

Hi Sinclair,

With regards to the Interim DA requirements for the state interest—biodiversity, certain development applications are required to be assessed against the following requirements:

Development:

- (1) Identifies any potential significant adverse environmental impacts on matters of state environmental significance, and*
- (2) Manages the significant adverse environmental impacts on matters of state environmental significance by, in order of priority:*
 - (a) Avoiding significant adverse environmental impacts, and*
 - (b) Mitigating significant adverse environmental impacts where these cannot be avoided, and*
 - (c) Where applicable, offsetting any residual adverse impacts.*

As Gold Coast do not currently have an offsets policy, provision (2)(c) is not applicable.

If you have any further questions please do not hesitate to contact the SPP Implementation Team, which of course includes myself.

Kind regards,

Jess

From: BRITTON Sinclair [<mailto:SBRITTON@goldcoast.qld.gov.au>]
Sent: Tuesday, 21 January 2014 2:23 PM
To: Jessica Phillips
Subject: Offsets and the new SPP
Importance: High

Hi Jessica,

It was very nice to meet you today! Thanks for offering to help with my query regarding the offsetting aspects of the new SPP. The main question I have is with regard to assessing new development against the interim provisions within the new SPP. How should the City of Gold Coast address the “Avoid, mitigate, offset” aspect of MSES given our legal advice (previously submitted to DSDIP) suggests that SPA does not provide an

adequate head of power for Council's to condition offsets (unless the developer agrees and signs an offset agreement). I'm aware that the State have acknowledged the issue, and will be addressing this within the upcoming new Planning Legislation being developed, however a solution is required for applications that are being assessed now.

I believe that the other questions I have will soon be addressed as part of the State Governments response to Gold Coasts Planning Scheme First State Interest Check, however the main issue I have in this regard is whether the State Offset Policy and it's guidelines are considered "non statutory" when Council develops it's planning scheme policy? Or will there be something that dictates to Council's what the ratios and costs must be when they develop their own Planning Scheme offset policies? As I said, this question will likely be addressed through our Scheme submission to the State, so feel free to ignore this for now! Haha...

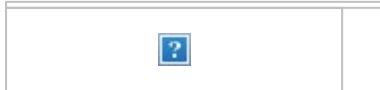
Thanks again for offering to help, it's very much appreciated!

Cheers

Sinclair Britton

Senior Environmental Planner
City Planning Branch
City of Gold Coast

T: (07) 5582 8918
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



Celebrate Australia Day

Join us for a jam-packed day of fun, food and entertainment as we celebrate Australia's birthday on Sunday 26 January from 10am to 4pm at Evandale Parklands.

This year marks the 33rd annual event and will feature the world's largest inflatable waterslide and BBQ masterclasses. Visit cityofgoldcoast.com.au/australiaday for details.

Council of the City of Gold Coast / Gold Coast City Council - confidential communication

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of having them resupplied.

From: [Martin Garred](#)
To: ["HANCOCK Luke"](#)
Subject: RE: Process for possible changes to SPP mapping
Date: Wednesday, 12 February 2014 9:49:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Luke,

Our proposed condition which relates to the KRAs is quite specific regarding the changes we have required.

Once its formally signed off, I will be able to run through everything in more detail.

Cheers

Martin

Martin Garred
Senior Planner
Regional Services | SEQ South | Gold Coast
Department of State Development, Infrastructure and Planning
Queensland Government

tel 07 5583 7593

mobile Access refused unde

post PO Box 3290 Australia Fair, Southport QLD 4215

visit Level 1, 7 Short Street, Southport

GCSARA@dsdip.qld.gov.au | www.dsdip.qld.gov.au

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Great state. Great opportunity.

From: HANCOCK Luke [mailto:LHANCOCK@goldcoast.qld.gov.au]
Sent: Tuesday, 11 February 2014 9:22 AM
To: Martin Garred
Subject: Process for possible changes to SPP mapping

Hi Martin,

Just wondering if you've had time to clarify how best to tackle the likely need (from our point of view at least) to change some of the SPP mapping in relation to KRAs? As discussed previously we're happy to use most of the new SPP mapping however some of our modifications we think are suitable for consideration by the State for inclusion into the SPP mapping i.e. haulage route in Pimpama is the big one (Mirambeena Drive is no longer our preferred haulage route), but also changes in relation to Jacobs Well KRA Resource Areas (Deposits A and B), minor changes around Northern Darlington (interface with future industry areas in the north), and possible changes to separation areas in general to remove them where zoning is for compatible land uses (e.g. industry zones in West Burleigh and parts of Jacobs Well).

Anyway, just keen to refine the process ahead so we are as prepared as we can be (need State letter first of course). Are you able to provide any further clarity at this stage?

Regards,

Luke Hancock

Team Leader Mapping - City Plan 2015
Strategic Land Use Planning Unit
City Planning Branch
City of Gold Coast

T: 07 5582 9098

PO Box 5042 Gold Coast Mail Centre Qld 9729

cityofgoldcoast.com.au

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Council of the City of Gold Coast / Gold Coast City Council - confidential communication

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From: [Martin Garred](#)
To: [Darrian Borick](#)
Subject: FW: Vegetation Management and Environmental Offsets - Gold Coast City Plan 2015
Date: Thursday, 13 February 2014 5:02:53 PM
Attachments: [Vegetation Management and Environmental Offsets - Gold Coast City Plan 2015.docx](#)

Hi Darrian – please find attached a copy of the dot points on vegetation management and offsets under the draft GC City Plan.

Thanks

Martin Garred
Senior Planner
Regional Services | SEQ South | Gold Coast

Department of State Development, Infrastructure and Planning
Queensland Government

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Great state. Great opportunity.

From: Martin Garred
Sent: Monday, February 10, 2014 3:42 PM
To: Trudy Whitlow
Subject: Vegetation Management and Environmental Offsets - Gold Coast City Plan 2015

Hi Trudy,

As requested, see attached summary regarding offsets in the draft Gold Coast planning scheme.

Martin Garred
Senior Planner
Regional Services | SEQ South | Gold Coast
Department of State Development, Infrastructure and Planning
Queensland Government

tel 07 5583 7593

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post PO Box 3290 Australia Fair, Southport QLD 4215

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Great state. Great opportunity.

Overview

- The Nature Conservation Overlay Code provides an acceptable outcome which allows for offsets for Koala Habitat (State requirement) and Medium Value Vegetation (local government requirement). An offset is one way on achieving the specified performance outcome.
- The draft City Plan includes an Environmental Offsets policy, which is used should an offset be proposed.
- The actual dollar value of the proposed offsets has not been set within the planning scheme and will be finalised as part of Council's annual budgetary process.
- The policy allows applicant's to provide the physical offset or alternatively a monetary contribution as an offset.
- Council has indicated monetary offsets will be used to restore Council owned open space. This approach is intended to reduce the overall costs to the applicant, given Council already own the land.

Offset Policy

- Koala Offsets are based on existing State Government principles and require an offset at a 5:1 Ratio. Requires the offset to be provided within the Gold Coast local government area to ensure the local government can deliver a net gain in Koala Habitat as required under the SPP.
- Medium value vegetation offsets are to be provided at a ratio of 3:1. This is a local government requirement.
- The offset policy states that it does not apply to environmental features offsets under state or federal government policy, with the exception of Koalas.

Department Advice/Position

The Director-General DSDIP will raise the offset policy in his response to Council. A summary of the key points which will be covered by the DG are outlined below:

- The Queensland Environmental Offsets Bill will be introduced into Parliament early this year.
- The bill is likely to require the use of a common calculator and will address duplication in offsets between federal, state and local jurisdictions.
- Where a local government proposes a local offsetting requirement, it is likely to require local governments to demonstrate and provide evidence that the matter is of local environmental significance.
- The draft City Plan will need to be amended to reflect and align with the new environmental offsets legislation prior to adoption.

From: P504552@dsdip.qld.gov.au
To: [Martin Garred](#)
Subject: Message from "P504552"
Date: Monday, 24 February 2014 3:04:52 PM
Attachments: [20140224145649399.pdf](#)

This E-mail was sent from "P504552" (Aficio MP C5501A).

Scan Date: 24.02.2014 14:56:49 (+1000)

Queries to: P504552@dsdip.qld.gov.au

Vegetation Management and Environmental Offsets

Overview

- The Nature Conservation Overlay Code provides an acceptable outcome which allows for offsets for Koala Habitat (State requirement) and Medium Value Vegetation (local government requirement). An offset is one way on achieving the specified performance outcome.
- The draft City Plan includes an Environmental Offsets policy, which is used should an offset be proposed.
- The actual dollar value of the proposed offsets has not been set within the planning scheme and will be finalised as part of Council's annual budgetary process.
- The policy allows applicant's to provide the physical offset or alternatively a monetary contribution as an offset.
- Council has indicated monetary offsets will be used to restore Council owned open space. This approach is intended to reduce the overall costs to the applicant, given Council already own the land.

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- Medium value vegetation offsets are to be provided at a ratio of 3:1. This is a local government requirement.
- The offset policy states that it does not apply to environmental features offset under state or federal government policy, with the exception of Koalas.

Department Advice/Position

The Director-General DSDIP will raise the offset policy in his response to Council. A summary of the key points which will be covered by the DG are outlined below:

- The Queensland Environmental Offsets Bill has been introduced into parliament.
- The bill will require the use of a common calculator and will address duplication in offsets between federal, state and local jurisdictions.
- Where a local government proposes a local offsetting requirement, it is likely to require local governments to demonstrate and provide evidence that the matter is of local environmental significance.
- The draft City Plan will need to be amended to reflect and align with the new environmental offsets legislation and associated offsets policy prior to adoption.

Overview

- 342 Hectare development site at Worongary
- Currently within the Rural Domain under the existing Gold Coast Planning Scheme
- Within the Urban Footprint under the SEQ Regional Plan
- A development application is currently active over the site, however conditions imposed under the VMA mean the development is unable to proceed. DA Currently on hold.
- Has been zoned emerging communities under the Draft City Plan 2015, which will provide the site certain VMA exemptions.

Department Advice/Position

- The higher order outcomes within the draft Strategic Framework which show the preferred development pattern over the site do not align with lower order provisions, especially overlays.
- Ministerial condition has been proposed to address the above matter, as per below.
 - Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment – Material Change of Use and 5.10 Levels of Assessment – Overlays) and Part 8 Overlays to address conflicts between the specific outcomes in section 3.3.4.1 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new urban communities.

Overview

- VRTP is seeking to preserve its existing historic rezoning approval and associated exemptions indefinitely. However, council has resolved not to carry forward historic rezoning approvals into the draft City Plan.
- VRTP has made a detailed submission requesting amendments to the draft City Plan.
- The key amendment sought by VRTP is to exempt all development on the site from overlays, including flooding and bushfire. Given the theme parks have existed on these sites for many years and are a key part of the state's economy, this amendment is appropriate to consider.

Department Advice/Position

- A number of options were prepared to outline possible mechanisms to resolve the issues raised by VRTP.
- The department recommended proceeding with Option One, imposing a condition to manage assessment provisions for theme park development within the draft City Plan.
- The condition would require council to facilitate the continuing operation of theme park developments on the Gold Coast. Achieved by making tourism attractions and other uses associated with the theme parks exempt from the need for any development approval or operational works approval.
- Ministerial condition below. Will open dialogue between Council and DSDIP.

Prior to public notification, amend the draft City Plan for development which is core to, ancillary to or directly associated with the development of an existing and operational tourist attraction, including:

- amend Part 3.5.5 – Element – Tourism, to implement the objective of reducing regulatory burden and streamlining assessment for existing and operational tourist attractions
- amend Table 5.5.13: Material Change of Use – Major Tourism Zone to exempt tourist attraction and the following uses if ancillary to a tourist attraction:
 - indoor sport and recreation
 - outdoor sport and recreation
 - major sport, recreation and entertainment facility
 - food and drink outlet
 - hotel
 - theatre
 - shop.
- amend Table 5.8.4: Operational work – landscape works to exempt operational work – landscape works associated with a Material Change of use in the Major tourism zone.
- amend Table 5.10.16: Acid sulfate soils overlay to read “No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a council approved acid sulfate soils management plan.”
- make necessary amendments to the draft City Plan to exempt development in the Major Tourism Zone from operational works, other than landscaping.

Overview

- Robina Group raised concerns that the elevation of Southport as a CBD within the draft planning scheme is inconsistent with the Regional Plan.
- Robina Group have also raised concerns with the car parking rates which apply to development in Robina, however this is controlled under the Robina Act and the new planning scheme will not change this.

Department Advice/Position

- Robina has been shown as a principal activity centre within the draft planning scheme, consistent with the regional plan.
- Southport is subject to a PDA under the ED act. Only included within the draft planning scheme for commentary purposes.

Overview

- Council has not incorporated the Coomera Town Centre Structure Plan within the draft planning scheme.
- This is inconsistent with the requirements of S761A of the SPA.
- Council has transitioned the structure plan into similar zones, however the department has identified this does not align with the structure plan.

Department Advice/Position

- The department has identified this as a legislative issue for Council to address prior to adoption.
- Council can incorporate the structure plan in Part 10 of the draft scheme relatively easily.
- Once incorporated into the scheme, Council can amend the structure plan within the first amendment.

Overview

- Council removed all LAPs from the planning scheme.
- Planning provisions and controls apply to Kirra and Coolangatta have now been transitioned into the best fit zones.
 - Building height controls under the Draft Gold Coast City Plan 2015 align with exiting building height controls in the Kirra/Coolangatta area.
 - The Draft Gold Coast City Plan 2015 now describes building height in metres rather than storeys; however change does not alter the nominated building heights in the Kirra/Coolangatta area.
 - The Draft Gold Coast City Plan 2015 provides a clearer and more accountable mechanism for assessing increases to building height beyond those nominated in the draft City Plan.
 - Residential density controls under the Draft Gold Coast City Plan 2015 align with exiting residential density controls in the Kirra/Coolangatta area.
 - Land use zones under the Draft Gold Coast City Plan 2015 are generally consistent with the existing uses permitted under the Coolangatta Local Area Plan. The name of the zones has changed to align with the Queensland Planning Provisions.

Department Advice/Position

- Council has maintained existing building height and residential density provisions in the Kirra and Coolangatta area.
- Council has advised that changes to building height and density in Kirra has not been changed pending the outcomes of master planning being undertaken by Gold Coast Airport.

DSDIP - BRIEF FOR DECISION	Date: 9 January 2014
-----------------------------------	----------------------

SUBJECT: Draft Gold Coast City Plan 2015 – Approval for Public Notification

NOTED or APPROVED/NOT APPROVED

RECOMMENDATION:

That you:

- **approve** the public notification of the draft Gold Coast City Plan 2015 (**Attachment 1**), subject to conditions
- **sign** the letter to Councillor Tom Tate, Mayor, City of Gold Coast (**Attachment 2**) advising of your decision and enclosing the conditions (**Attachment 3**)
- **note** that Ms Kathy Schaefer, Acting Director-General, Department of State Development, Infrastructure and Planning (DSDIP), will write to Mr Dale Dickson, Chief Executive Officer, City of Gold Coast, enclosing the legislative requirements and best practice advice for consideration
- **note** that City of Gold Coast has requested this response be back to them by no later than 31 January 2014.

Hon. Jeff Seeney MP
Deputy Premier, Minister for State Development, Infrastructure and Planning

Date:

BACKGROUND:

The *Statutory Guideline 01/13 Making and amending local planning instruments* outlines the process for a Council to make a planning scheme and identifies the sections of the *Sustainable Planning Act 2009* (SPA) that you should consider in your assessment. Under the statutory guideline you have several determining steps, including undertaking a state interest review (SIR) and deciding whether to approve a planning scheme for public consultation.

On 22 July 2013, you wrote to the City of Gold Coast confirming the state interests to be integrated into the proposed planning scheme. On 25 November 2013, the council provided a copy of the draft Gold Coast City Plan 2015 to you for SIR and approval to publicly consult.

KEY ISSUES:

Your decision whether to approve the draft Gold Coast City Plan 2015 for public notification is subject to the assessment of the draft planning scheme against various provisions within the statutory guideline, the SPA and the results of the SIR. A summary of the department's assessment of these matters is provided in **Attachment 4**.

It is recommended that the draft Gold Coast City Plan 2015 be approved for public notification, subject to conditions detailed in **Attachment 3**. The department has provided reasons for each proposed condition within **Attachment 5**.

State Planning Policy (SPP)

Although council drafted the planning scheme based on the former individual topic-based state planning policies, the SIR was undertaken against the SPP, given it was in force from 2 December 2013.

Author details Name: Martin Garred Position: Senior Planner Telephone: 5583 7593	Endorsed by: Damian McDonnell A/Deputy Director-General Business Group: Regional Services Telephone: 3224 6410	Endorsed by: A/Director-General Kathy Schaefer Telephone: 322 78451
--	--	--

Where a condition within **Attachment 3** relates to a new or amended state interest under the SPP, the department has recommended the condition timing be 'prior to adoption' to allow the department to continue working with council in the integration of new or amended state interests.

Integrated Regional Transport Corridor (IRTC)

The draft Gold Coast City Plan 2015 seeks to recognise the Integrated Regional Transport Corridor (IRTC) between Stapylton and Nerang by identifying the IRTC on the relevant planning scheme strategic and zoning maps.

It is also noted the Department of Transport and Main Roads (DTMR) provided advice to DSDIP as part of the SIR, seeking to recognise the IRTC within the planning scheme.

Notwithstanding, DSDIP does not support the recognition of the IRTC within the draft Gold Coast City Plan 2015 and as such recommends conditions 2-4 are imposed which require the removal of the IRTC from the draft planning scheme. The department's reasons are outlined below:

- the IRTC is not gazetted as a future state-controlled road and is therefore not to be recognised under the SPP as a state interest;
- the IRTC has no funding commitment and is not identified within *Connecting SEQ 2031: An Integrated Regional Transport Plan for South East Queensland*, released by DTMR in 2013;
- the current corridor is shown as a grade separated second motorway, DTMR has indicated an urban arterial road would be more appropriate. This planning is yet to be completed;
- the DTMR has randomly purchased land along the corridor at motorway standard;
- the current alignment runs through the Boral Quarry at Stapylton (KRA 69), the Gold Coast Marine Precinct at Coomera and requires significant bridge crossings;
- the IRTC was formerly known as the Koala Highway as the current alignment traverses areas of high ecological significance and has not been subject to detailed investigations/feasibility studies;
- the DSDIP Planning and Property group has advised the IRTC is likely to be removed from the SEQ Regional Plan as part of the current review process; and
- the IRTC stops at Stapylton Jacobs Well Road and is not shown within the Logan Planning Scheme.

State Interest – Tourism (theme park development including Village Roadshow Theme Parks)

Village Roadshow Theme Parks (VRTP) is seeking to preserve its existing historic rezoning approval and associated exemptions indefinitely. However, council has resolved not to carry forward historic rezoning approvals into the draft City Plan.

Notwithstanding its request to maintain status quo exemptions, VRTP has made a detailed submission requesting amendments to the draft City Plan. The key amendment sought by VRTP is to exempt all development on the site from the assessment triggers associated with overlays, including flooding and bushfire. Given the theme parks have existed on these sites for many years and the key position that these tourism theme parks occupy in the state's economy, this amendment is appropriate for the state to consider.

The department has prepared a number of options to outline possible mechanisms currently available to the state to resolve the issues raised by VRTP as detailed within a separate brief which has been prepared for your consideration (MBN14/57). The department's recommendation is to proceed with imposing a condition to manage assessment provisions for theme park development within the draft City Plan.

The condition would require council to apply a regulatory approach that facilitates the continuing operation of theme park developments on the Gold Coast and aligns with the State Interest in Tourism as expressed in the State Planning Policy. This would be achieved by making tourism

attractions and other uses associated with the theme parks exempt from the need for any development approval or operational works approval.

Should you approve the department's recommendation to impose a condition regarding theme park development, a separate set of conditions which addresses the theme park matter discussed above, is included as **Attachment 6**.

Ministerial Direction

A ministerial direction was issued to City of Gold Coast on 17 February 2009 by the former Minister for Infrastructure and Planning. The ministerial direction required an amendment to the Gold Coast City Planning Scheme to address the state interest in ensuring there is an efficient, effective and accountable planning and development assessment system. The ministerial direction primarily related to Planning Scheme Policy 18 – Urban design bonuses.

Council was working towards a draft amendment package to address the ministerial direction, however this was never formally finalised. Since that time, the council resolved to prepare a new planning scheme.

Within the draft city plan, council has removed plot ratio provisions and has included the Community Benefit Bonus planning scheme policy which is now linked to density controls based on an objective and codified framework. Given the above, the department considers that upon adoption of the draft City Plan that the council will have complied with the outstanding ministerial direction.

RESULTS OF CONSULTATION:

Council and all relevant state agencies have been consulted during the SIR process. Input was also sought from the SPP Implementation team.

MINISTERIAL CONDITIONS TO CITY OF GOLD COAST PURSUANT TO SECTION 117 OF THE SUSTAINABLE PLANNING ACT 2009

Pursuant to section 117 of the *Sustainable Planning Act 2009*, I hereby advise the City of Gold Coast that it may proceed to publicly notify the draft Gold Coast City Plan 2015, as submitted under covering letter of 25 November 2013. This decision is subject to the following conditions:

1. Prior to public notification, amend Strategic Framework Map 5 and Extractive Resources Overlay Map 1-4 to appropriately protect key resource areas within the draft City Plan by:
 - a) Removing the former KRA64 Charlies Crossing;
 - b) Identifying the amended resource/processing area and amended separation area for KRA65 Jacobs Well (Deposit B);
 - c) Identifying the transport routes and transport route separation areas between the Pacific Motorway and Pimpama Jacobs Well Road (Wharf Road and Mirambeena Drive);
 - d) Identifying the amended resource/processing area for KRA68 Oxenford;
 - e) Identifying the separation area for KRA69 Stapylton;
 - f) Identifying the separation area for KRA70 West Burleigh; and
 - g) Identifying the amended resource/processing area for KRA96 Reedy Creek.
2. Prior to notification, remove all "Road Requirement Lines" from Zoning Maps (ZM0 - ZM44), where not associated with a local government road requirement.
3. Prior to notification, remove the Integrated Regional Transport Corridor 'IRTC' from Strategic Framework Map 6 – Integrated Transport.
4. Prior to notification, amend Zoning Maps (ZM2, ZM7, ZM8, ZM14, ZM18, ZM22 and ZM26), to remove the Special purpose zoning for all land within the Integrated Regional Transport Corridor (IRTC) and zone the land to align with adjoining properties.
5. Prior to public notification, amend PO14, AO14 and AO15 of 8.2.4 Coastal Erosion Hazard Overlay Code to remove any requirement for land to be dedicated to the Crown.
6. Prior to public notification, amend the strategic framework as outlined below:
 - a) In section 3.5.2.1, amend Specific Outcome (8) by removing the following "*but do not include special industry areas as these uses are not to establish in the City Plan area*";
 - b) In section 3.8.1, remove Strategic Outcome (12); and
 - c) In section 3.8.6.1, remove Specific Outcome (7).

**MINISTERIAL CONDITIONS TO CITY OF GOLD COAST PURSUANT TO
SECTION 117 OF THE SUSTAINABLE PLANNING ACT 2009**

7. Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment – Material Change of Use and 5.10 Levels of Assessment – Overlays) and Part 8 Overlays to address conflicts between the specific outcomes in section 3.3.4.1 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new urban communities.
8. Prior to public notification, amend the draft City Plan for development which is core to, ancillary to or directly associated with the development of an existing and operational tourist attraction, including:
 - a) amend Part 3.5.4 – Element – Tourist Economy, to implement the objective of reducing regulatory burden and streamlining assessment for existing and operational tourist attractions
 - b) amend Table 5.5.13: Material Change of Use – Major Tourism Zone to exempt tourist attraction and the following uses if ancillary to a tourist attraction:
 - o indoor sport and recreation
 - o outdoor sport and recreation
 - o major sport, recreation and entertainment facility
 - o food and drink outlet
 - o hotel
 - o theatre
 - o shop.
 - c) amend Table 5.8.3: Operational work – landscape works to exempt operational work – landscape works associated with a Material Change of use in the Major tourism zone.
 - d) amend Table 5.10.16: Potential and actual acid sulfate soils overlay to read “No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a council approved acid sulfate soils management plan.”
 - e) make necessary amendments to the draft City Plan to exempt development in the Major Tourism Zone from operational works, other than landscaping.
9. Prior to adoption, amend Part 3 Strategic Framework and Part 8 Overlays (8.2.12 Nature Conservation Overlay Code and associated Overlay Maps) to identify and facilitate the protection of matters of state environmental significance.
10. Prior to adoption, amend 8.2.3 Bushfire Hazard Overlay Code and associated overlay mapping and SC6.3 City Plan policy – Bushfire management plans to include provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose natural hazards study and risk assessment.

**MINISTERIAL CONDITIONS TO CITY OF GOLD COAST PURSUANT TO
SECTION 117 OF THE SUSTAINABLE PLANNING ACT 2009**

11. Prior to adoption, delete the note listed in Acceptable Outcome (8) of section 9.4.11 Transport Code.
12. Prior to adoption, amend 8.2.2 Airport Environs Overlay Code and associated overlay mapping to identify aviation facilities within the Gold Coast local government area and reflect the *SPP Code: Strategic airports and aviation facilities* (Appendix 4 of the SPP) or similar development assessment requirements.
13. Prior to adoption, amend the planning scheme to include the *SPP Code: Ship-sourced pollutants reception facilities in marinas* (Appendix 1 of the SPP) or similar development assessment requirements.
14. Prior to adoption, amend the planning scheme to ensure adequate front boundary setbacks are maintained to all properties with frontages to Ferry Road, Southport between Energex's Bundall Substation (Lot 1, 2 and 3 on RP89651) and Southport Substation (Lot 1 on RP801646 and Lot 893 on SP191060) that directly abut the existing 110kV overhead power lines, through the following performance outcome and acceptable outcomes:
Performance Outcome
Development does not compromise the integrity, functionality, access to or efficient delivery of the electricity corridor.
Acceptable Outcome
Front boundary setbacks are as follows:
 - a) Medium Density Residential Zone – 4 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.
 - b) Mixed Use, Neighbourhood Centre and Centre Zones – 2 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.
15. Prior to adoption, amend Strategic Framework Map 7, the Water Catchments and Dual Reticulation Overlay Map and other relevant parts of the planning scheme to identify and protect bulk water supply infrastructure and major electricity infrastructure.

**MINISTERIAL CONDITIONS TO CITY OF GOLD COAST PURSUANT TO
SECTION 117 OF THE SUSTAINABLE PLANNING ACT 2009**

16. Prior to adoption, identify water supply buffer areas within the draft City Plan and amend 9.4.4 Healthy Waters Code to reflect the specific outcomes and measures contained in the Seqwater Development Guidelines: *Development Guidelines for Water Quality Management in Drinking Water Catchments 2012* or similar development assessment requirements.

Dated this day of 2014

JEFF SEENEY MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning

COPY OF MINISTERIAL CONDITIONS WITH REASONS
CITY OF GOLD COAST - DRAFT CITY PLAN 2015

1. Prior to public notification, amend Strategic Framework Map 5 and Extractive Resources Overlay Map 1-4 to appropriately protect key resource areas within the draft City Plan by:
 - a) Removing the former KRA64 Charlies Crossing;
 - b) Identifying the amended resource/processing area and amended separation area for KRA65 Jacobs Well (Deposit B);
 - c) Identifying the transport routes and transport route separation areas between the Pacific Motorway and Pimpama Jacobs Well Road (Wharf Road and Mirambeena Drive);
 - d) Identifying the amended resource/processing area for KRA68 Oxenford;
 - e) Identifying the separation area for KRA69 Stapylton;
 - f) Identifying the separation area for KRA70 West Burleigh; and
 - g) Identifying the amended Resource/processing for KRA96 Reedy Creek.

CONDITION 1 REASON:

To ensure the planning scheme appropriately identifies and protects KRAs and to ensure the planning scheme appropriately integrates the State Interest – Mining and extractive resources.

2. Prior to notification, remove all “Road Requirement Lines” from Zoning Maps (ZM0 - ZM44), where not associated with a local government road requirement.

CONDITION 2 REASON:

Future road requirements should be managed by DSDIP in its concurrence agency role not in the planning scheme. The SPP does not require planning scheme's to identify DTMR land requirements associated with upgrades to the existing state-controlled road network.

3. Prior to notification, remove the Integrated Regional Transport Corridor 'IRTC' from Strategic Framework Map 6 – Integrated Transport.
4. Prior to notification, amend Zoning Maps (ZM2, ZM7, ZM8, ZM14, ZM18, ZM22 and ZM26), to remove the Special purpose zoning for all land within the Integrated Regional Transport Corridor (IRTC) and zone the land to align with adjoining properties.

CONDITIONS 3-4 REASONS:

- The IRTC is not gazetted as a future state-controlled road and is therefore not to be recognised under the SPP;
- The IRTC has no funding commitment and is not identified within Connecting SEQ 2031;
- The current corridor is shown as a grade separated second motorway, DTMR has indicated an urban arterial road would be more appropriate. This planning is yet to be completed;
- The DTMR has randomly purchased land along the corridor at motorway standard;
- The current alignment runs through the Boral Quarry at Stapylton (KRA 69), the Gold Coast Marine Precinct at Coomera and requires significant bridge crossings;
- The IRTC was formerly known as the Koala Highway as the current alignment traverses areas of high ecological significance and has not been subject to detailed investigations/feasibility studies;
- The DSDIP Planning and Property group has advised it is likely to be removed from the SEQ Regional Plan as part of the current review process; and
- The IRTC stops at Stapylton Jacobs Well Road and is not shown within the Logan Planning Scheme.

5. Prior to public notification, amend PO14, AO14 and AO15 of Part 8.2.4 Coastal Erosion Hazard Overlay Code to remove any requirement for land to be dedicated to the Crown.

CONDITION 5 REASON:

The code currently requires land seaward of the foreshore seawall line and land below the high water mark to be dedicated to the Crown. This is not a requirement under the SPP and duplicates SDAP requirements. The overlay code places onus on the State to take over ownership of the land which has potential future maintenance/funding considerations.

6. Prior to public notification, amend the strategic framework as outlined below:
 - a) In Part 3.5.2.1, amend Specific Outcome (8) by removing the following *"...but do not include special industry areas as these uses are not to establish in the City Plan area"*;
 - b) In Part 3.8.1, remove Strategic Outcome (12); and
 - c) In Part 3.8.6.1, remove Specific Outcome (7).

CONDITION 6 REASON:

The abovementioned strategic outcome and specific outcomes are attempting, in part, to prohibit Special Industry uses within the entire City Plan area. This is considered to be in conflict with the SPP, specifically, the state's interest in the development and construction industry. In addition, these outcomes significantly limit the ability for development applications to be assessed on their merits. The inclusion of these provisions within the draft planning scheme have the potential to significantly impact upon economic development within the local government area and are considered contrary to the intent of the SPP.

7. Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment – Material Change of Use and 5.10 Levels of Assessment – Overlays) and Part 8 Overlays to address conflicts between the specific outcomes in Part 3.3.4.1 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new urban communities.

CONDITION 7 REASON:

Whilst the strategic framework supports the development of new urban areas within the Gold Coast, the department has identified line of sight conflicts within the planning scheme that place significant restrictions on such development. This is considered to be in conflict with Part C: Principles of the State Planning Policy which seek to ensure development regulation and restriction is proportional to potential impacts. The guiding principles also seek to ensure strategically consistent development is facilitated and supported.

8. Prior to adoption, amend Part 3 Strategic Framework and Part 8 Overlays (8.2.12 Nature Conservation Overlay Code and associated Overlay Maps) to identify and facilitate the protection of matters of state environmental significance.

CONDITION 8 REASON:

To ensure matters of state environmental significance (MSES) are appropriately identified and protected in the planning scheme.

Note: this is a new requirement under the SPP.

9. Prior to adoption, amend Part 8.2.3 Bushfire Hazard Overlay Code and associated overlay mapping and SC6.3 City Plan policy – Bushfire management plans to include provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose natural hazards study and risk assessment.

CONDITION 9 REASON:

To ensure the planning scheme utilises the best information available when identifying bushfire hazard areas or utilises an appropriate methodology.

10. Prior to adoption, delete the note listed in Acceptable Outcome (8) of Part 9.4.11 Transport Code.

CONDITION 10 REASON:

The note reads *"service vehicles do not use local roads."* This significantly restrains commercial development and in certain situations, it may only be possible for service vehicles to use local roads, and/or for safety reasons the department may limit access to State-controlled roads.

11. Prior to adoption, amend Part 8.2.2 Airport Environs Overlay Code and associated overlay mapping to identify aviation facilities within the Gold Coast local government area and reflect the *SPP Code: Strategic airports and aviation facilities* (Appendix 4 of the SPP) or similar development assessment requirements.

CONDITION 11 REASON:

The planning scheme should appropriately integrate and facilitate protecting the safety and efficiency of the Gold Coast/Coolangatta Airport and associated aviation facilities. The Airport environs overlay code does not fully reflect the State Planning Policy. In addition, the planning scheme should identify aviation facilities within the Gold Coast LGA.

12. Prior to adoption, amend the planning scheme to include the *SPP Code: Ship-sourced pollutants reception facilities in marinas* (Appendix 1 of the SPP) or similar development assessment requirements.

CONDITION 12 REASON:

The planning scheme does not include the SPP Code for Ship-sources pollutants reception facilities in marinas or other similar development assessment requirements.

Note: This is a new requirement under the SPP.

13. Prior to adoption, amend the planning scheme to ensure adequate front boundary setbacks are maintained to all properties with frontages to Ferry Road, Southport between Energex's Bundall Substation (Lot 1, 2 and 3 on RP89651) and Southport Substation (Lot 1 on RP801646 and Lot 893 on SP191060) that directly abut the existing 110kV overhead power lines, through the following performance outcome and acceptable outcomes:

Performance Outcome

Development does not compromise the integrity, functionality, access to or efficient delivery of the electricity corridor.

Acceptable Outcome

Front boundary setbacks are as follows:

- a) Medium Density Residential Zone – 4 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.
- b) Mixed Use, Neighbourhood Centre and Centre Zones – 2 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.

CONDITION 13 REASON:

Significant front setback reductions are proposed to the properties located along the western alignment of Ferry Road, Southport – (between Energex's Southport Substation and Bundall Substation). Given the location of the existing overhead 110kV power line located within the Ferry Road Reserve this has the potential to impact on safety clearances provided to the conductors and adjoining structures.

Note: This is a new requirement under the SPP.

- 14. Prior to adoption, amend Strategic Framework Map 7, the Water Catchments and Dual Reticulation Overlay Map and other relevant parts of the planning scheme to identify and protect bulk water supply infrastructure and major electricity infrastructure.

CONDITION 14 REASON:

The SPP seeks to ensure that planning for safe, secure and efficient water supply is integrated into the planning scheme. The draft planning scheme does not correctly identify and protect all aspects of bulk water supply infrastructure or major electricity infrastructure.

Note: This is a new requirement under the SPP.

- 15. Prior to adoption, identify water supply buffer areas within the draft City Plan and amend Part 9.4.4 Healthy Waters Code to reflect the specific outcomes and measures contained in the Seqwater Development Guidelines: *Development Guidelines for Water Quality Management in Drinking Water Catchments 2012* or similar development assessment requirements.

CONDITION 15 REASON:

The SPP requires development within Water Supply Buffer Areas to comply with the Seqwater Development Guidelines or similar. The provisions in the Code are not considered to be similar to the Seqwater Development Guidelines as they do not have similar scope. The requirements of the Seqwater Development Guidelines are considered essential to maintain the high quality of this catchment, especially considering the removal of other drinking water quality provisions from the planning scheme.

Note: This is a new requirement under the SPP.

From: [HANCOCK Luke](#)
To: [Martin Garred](#)
Subject: RE: KRAs
Date: Wednesday, 5 March 2014 12:51:35 PM
Attachments: [image002.png](#)
[image004.png](#)
[TRACKS-#42133087-v1-CITY PLAN 2015 FILENOTE SHOWING KRA OVERLAY MAPPING CHANGES FROM SPP FOR STATE OFFICERS.doc](#)

Hi Martin,

It's attached, but bear in mind this was done very quickly and is based on the variations with SPP2/07 – it does provide some explanation for our changes though. Note that we haven't included the transport routes as there aren't any changes with the exception of the change in Pimpama. I believe I've provided you with commentary on that before – correct me if I'm wrong or let me know if you require more info on this.

I've started doing a new version of that document to compare the new SPP mapping as well – I'm only about 25% through it though so I can't supply that yet.

Regards,

Luke Hancock

Team Leader Mapping - City Plan 2015
Strategic Land Use Planning Unit
City Planning Branch
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



From: Martin Garred [<mailto:Martin.Garred@dsdip.qld.gov.au>]
Sent: Wednesday, 5 March 2014 12:38 PM
To: HANCOCK Luke
Subject: KRAs

Hi Luke,

When we met in early December on the KRAs, Council provided a memo detailing the differences between the State Mapping and that in the draft planning scheme.

I can't seem to find my copy of the memo, is there any chance you can email me through a copy.

Thanks
Marti n

Martin Garred
Senior Planner
Regional Services | SEQ South | Gold Coast
Department of State Development, Infrastructure and Planning
Queensland Government

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Celebrating youth on the Gold Coast

Celebrate the amazing contribution that young people make to our city during Youth Week from 4 to 13 April. Find out more at cityofgoldcoast.com.au/youthweek

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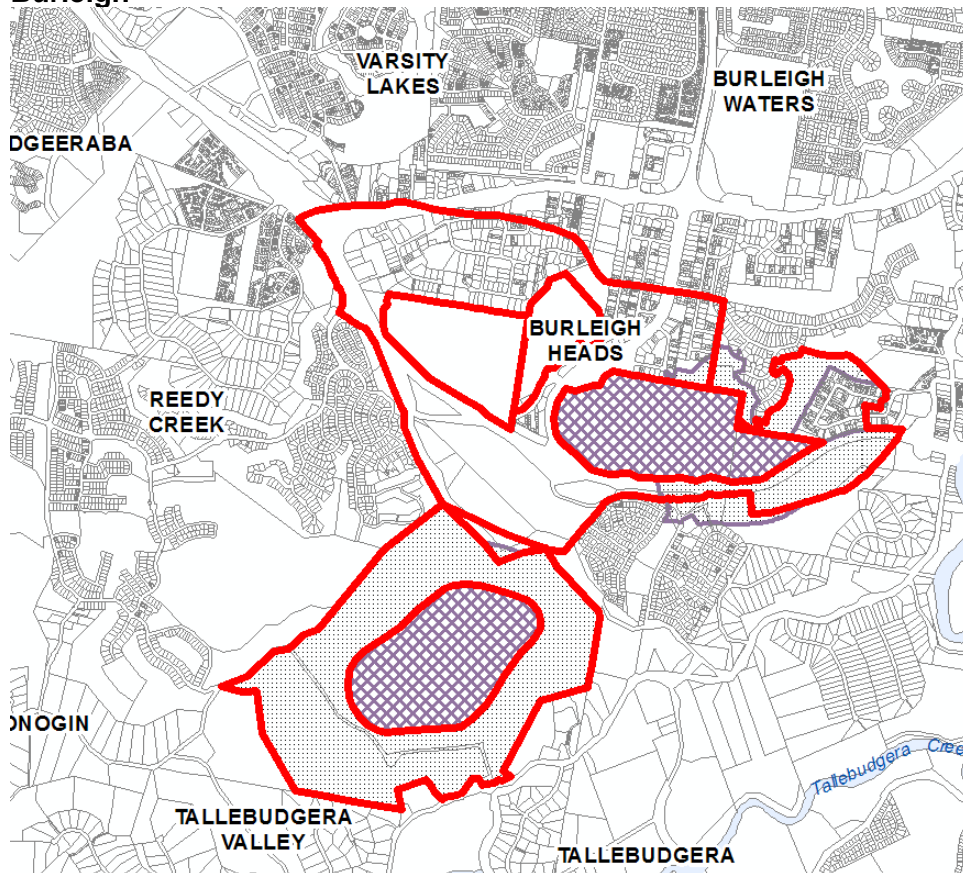
Briefing notes

To: Martin Garred - DSDIP
Copy: N/A
From: Luke Hancock – Team Leader Mapping – City Plan 2015
Action by:
Subject: Images showing variations between City Plan Extractive Resources Overlay Maps and SPP2/07 KRA mapping
Date: 11/12/13
File no: PD98/1132/04/07 **Doc #:** 42041820

Background

These images show variations between SPP2/07 KRA mapping and Council's draft Extractive Resources Overlay Map from City Plan 2015. It also provides short explanations as to why the variations have been made. Nerang and Blue Rock KRAs had no changes at all so are not shown.

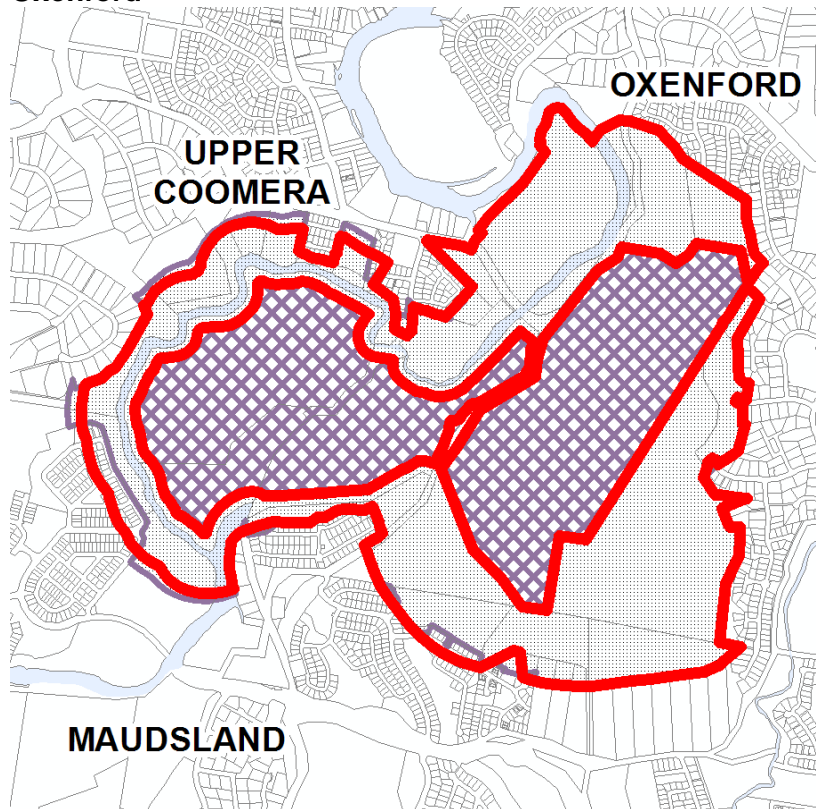
Burleigh



- Council resolution to have minimum 250m separation areas to Resource Areas meant increases in part

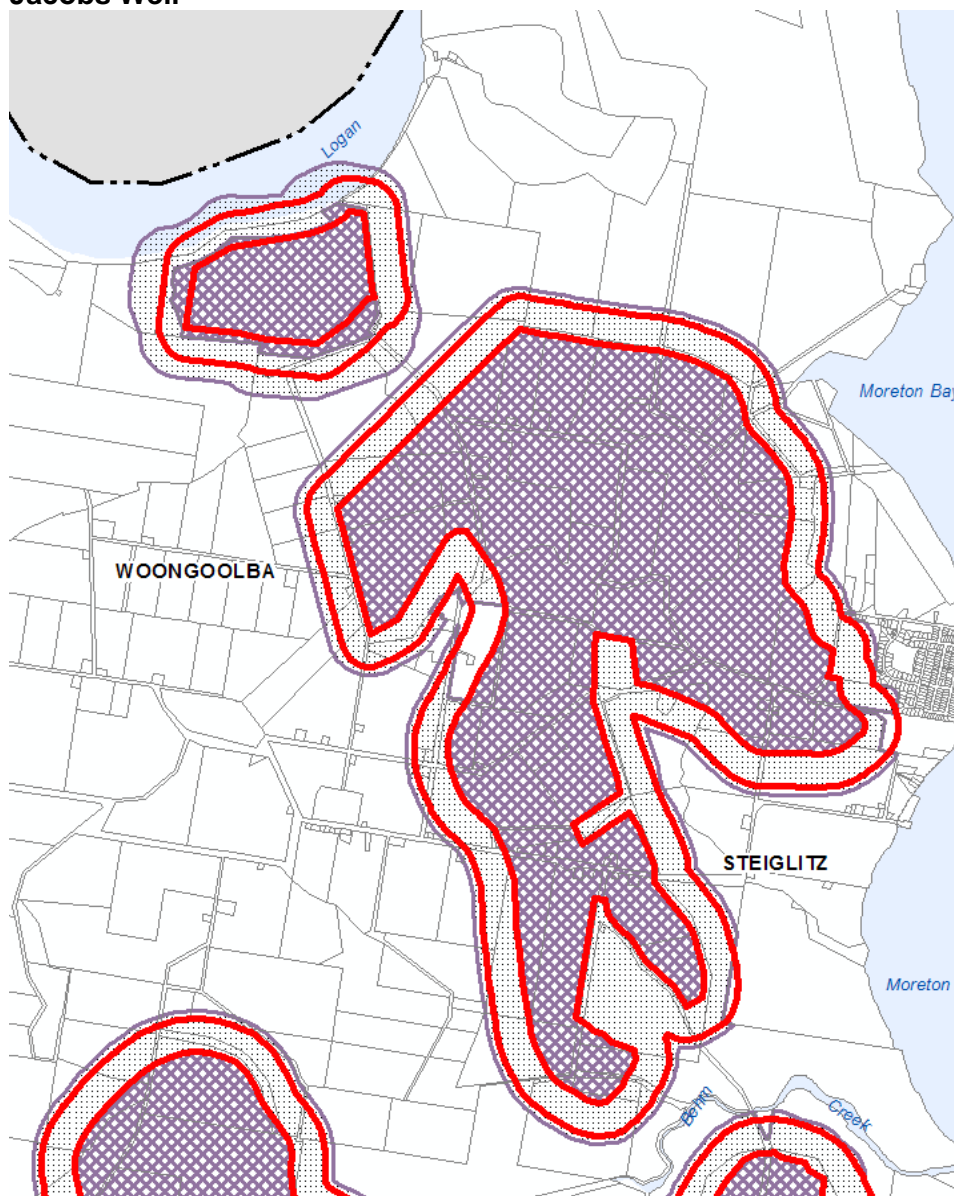
- Cut's made to take out low risk developments e.g. industry, developed low density residential. Higher risk areas left in.
- No changes meant to be made to Reedy Creek.

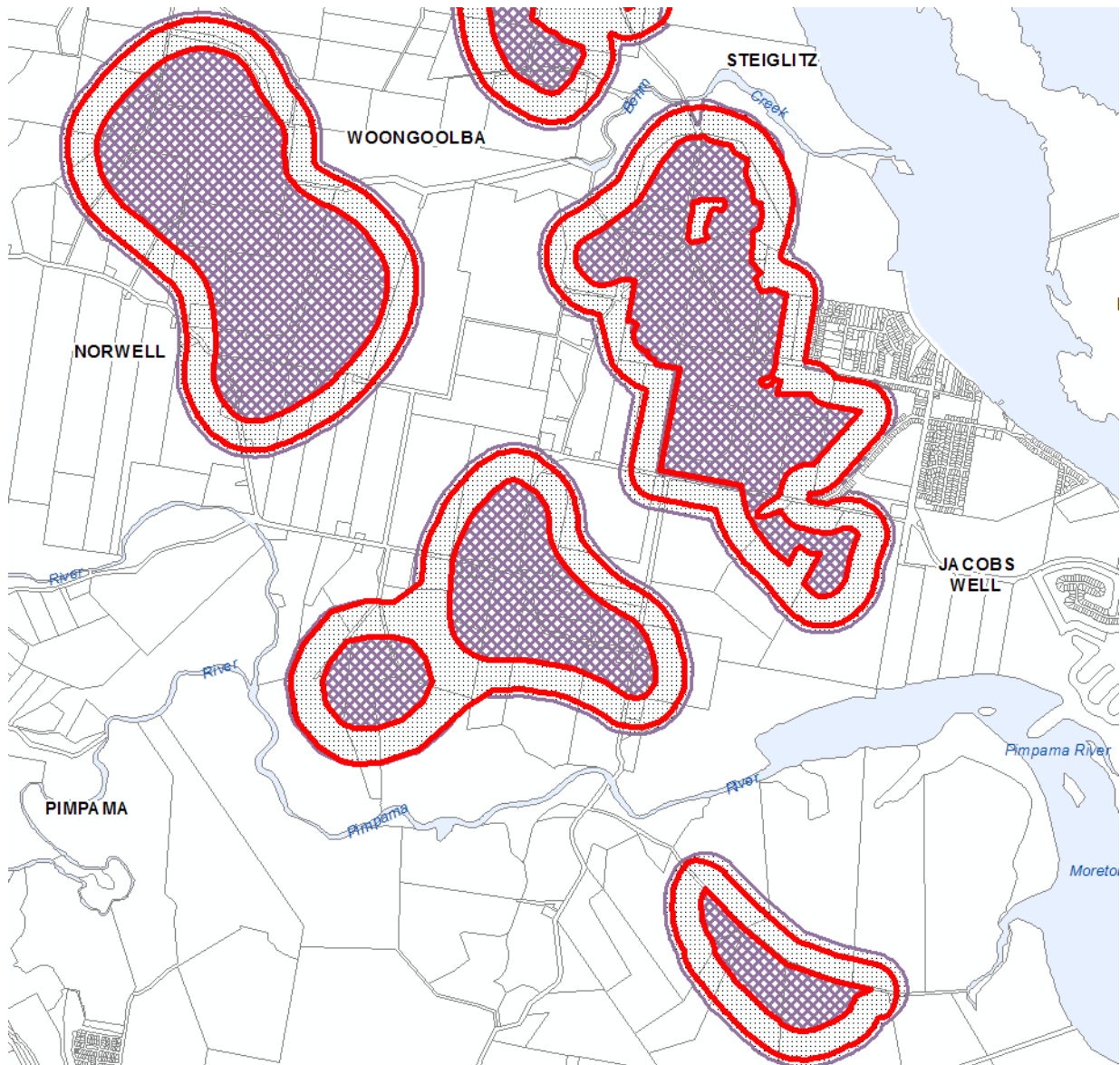
Oxenford



- Council resolution to have minimum 250m separation areas to Resource Areas meant increases in part
- Cut's made to take out low risk developments e.g. industry, developed low density residential. Higher risk areas left in.

Jacobs Well



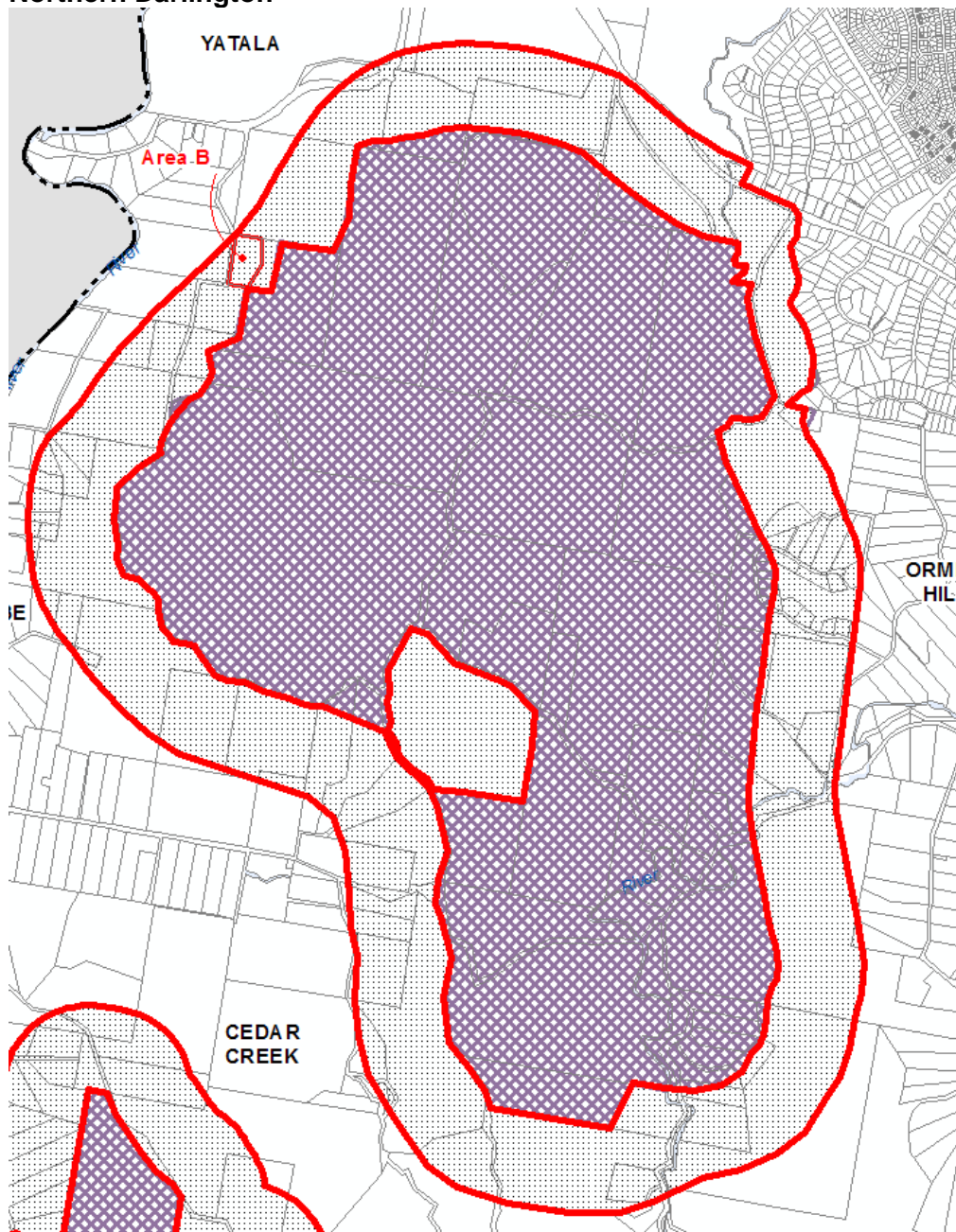


- Council resolution to have minimum 250m separation areas to Resource Areas meant increases to all of it.
- Cut's made to take out low risk developments e.g. industry, developed low density residential. Higher risk areas left in.
- Northern section of Area A (Logan River) aligned with approved Extractive Industry and EI zone area – Resource Area set to that with 250m buffer applied to new Resource Area.



- Cut's made to take out low risk developments e.g. industry, developed low density residential.

Northern Darlington



- No major changes – aligned with cadastre in eastern side (north end) and to align with road in the north which is a natural boundary between KRA and industrial land (minor reduction in Resource Area). Slight adjustment on western side to increase Resource Area to match Extractive Industry zone extent.
- Area A and Area B included to work in with code provisions for those areas.

From: [Martin Garred](#)
To: Adam.Yem@ministerial.qld.gov.au
Cc: [Amanda Tzannes](#)
Subject: Key Resource Areas
Date: Wednesday, 12 March 2014 5:06:00 PM

Adam,

I have sent through the existing and proposed zoning maps as related to KRAs within the Gold Coast.

Based on our initial review, we would recommend a condition removing the indicative buffer on the zoning maps for all KRAs. This would then allow the buffer shown on the Extractive Resources overlay maps, which aligns with buffer under the SPP, to apply and have effect.

If the above approach is supported, we can amend the brief accordingly.

Thanks
Martin

Martin Garred
Senior Planner
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Department of State Development, Infrastructure and Planning
Queensland Government

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Great state. Great opportunity.

From: [BRITTON Sinclair](#)
To: [Martin Garred](#)
Cc: [PEACOCK Carmel](#); [DAVIDSON Althena](#)
Subject: Meeting with State officers
Date: Wednesday, 23 April 2014 3:47:50 PM
Attachments: [image005.png](#)
[image006.png](#)
Importance: High

Hi Martin,

Thanks for calling me back so quickly today. Carmel Peacock, Althena Davidson and I were hoping to set up a meeting with relevant State officers in the coming weeks to discuss the environmental aspects of our draft City Plan and associated Environmental Offsets Policy. We were hoping to meet with officers to discuss the following:

1. The mapping of MSES (in accordance with the State interest requirements). Specifically, some advice and discussion on how we should best represent the MSES in our maps;
2. Assessment requirements for the mapped MSES. Specifically, which MSES should be assessed through our Nature Conservation Code, and what do the specific assessment requirements entail;
3. How the MSES should be reflected in the City Plan Policy – Environmental Offsets. Specifically, how should our offset policy best reflect the wishes of the State with regard to aligning our policy with the Environmental Offsets Bill 2014; and
4. Some general questions regarding the Environmental Offsets Bill 2014 with regard to the City Plan Policy – Environmental Offsets and MLES.

Thank you again Martin, and we look forward to hearing from you soon.

Regards

Sinclair Britton

Senior Environmental Planner
City Planning
Planning and Environment
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



This May, a unique world-class event is coming to Greenmount Beach.

Opera Australia presents Opera on the Beach, a magical experience for the whole family, with a uniquely Australian production of Mozart's *The Magic Flute*.

There are three performances only, from 9 to 11 May, so get your tickets now at operaonthebeach.net.

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From: [BRITTON Sinclair](#)
To: [Martin Garred](#)
Cc: [PEACOCK Carmel](#)
Subject: State interest meeting
Date: Tuesday, 29 April 2014 2:34:43 PM
Attachments: [image005.png](#)
[image006.png](#)
Importance: High

Hi Martin,

Just following up on our conversation last week regarding meeting with DSDIP/DEHP officers to discuss the Matters of State Environmental Significance, and their relation to the City Plan 2015 and the associated Environmental Offsets Policy.

When do you think you may know the officers who we need to speak with? We are on a tight timeframe with some of our works, as they not only have a bearing on the City Plan amendments, but also on our internal offset governance process, which we need to have in place prior to the enactment of the Environmental Offsets Act (to allow for us to condition and enforce the MSES in accordance with the SPP).

Regards

Sinclair Britton

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using attachments, check them for viruses and defects. The contents of this email and its attachments may become scrambled, truncated or altered in transmission. Please notify us of any anomalies. Our liability is limited to resupplying the email and attached files or the cost of having them resupplied.

From: [BRITTON Sinclair](#)
To: [Martin Garred](#)
Cc: [PEACOCK Carmel](#); [DAVIDSON Althena](#)
Subject: MLES
Date: Monday, 5 May 2014 4:31:19 PM
Attachments: [image002.png](#)
[image004.png](#)
Importance: High

Hi Martin,

Thanks for taking the time to talk with us today. Carmel and I were discussing the MLES issue after the meeting and we had one additional question to raise with the SPP team if that's ok?

The SPP now includes IDAR's around MLES, which includes an "Avoid, Mitigate and where applicable, Offset" requirement. Can you ask them how it would be intended for City of Gold Coast to facilitate offsets for MLES without a prescribed policy? (Assuming that the State Offset policy is not locally specific).

Happy to discuss further if you would like clarification of our question.

Regards

Sinclair Britton

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using attachments, check them for viruses and defects. The contents of this email and its attachments may become scrambled, truncated or altered in transmission. Please notify us of any anomalies. Our liability is limited to resupplying the email and attached files or the cost of having them resupplied.

From: [Martin Garred](#)
To: [Trudy Whitlow](#)
Subject: RE: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9
Date: Friday, 16 May 2014 4:54:00 PM
Attachments: [image001.png](#)
[image002.png](#)

I have included my comments below. In summary, the revised conceptual land use plan Council has provided is more regressive and applies additional constraints.

- The conceptual land use plan Council submitted for SIR was incorrect and was inconsistent with Council resolutions regarding the site. The SIR version acknowledged the entire site was suitable for urban development, with the exception of an ecological corridor running through the site. The intention of the condition is to facilitate development in accordance with the submitted SIR version.
- The revised conceptual land use plan is in fact more regressive and does not facilitate urban development across the site. The revised version infers that over 50% of the site is only suitable for Rural Residential development and applies an additional level of constraints.
- Council have not addressed the line of sight conflicts with the Nature conservation overlays within the draft City Plan, which is the requirement of the ministerial condition.
- The State has given clear direction through the SIR conditions and the Urban area gazettal that the site is considered suitable for urban development and the planning scheme should reflect this position.

Martin Garred
Principal Planner
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Great state. Great opportunity.

From: Trudy Whitlow
Sent: Friday, 16 May 2014 4:05 PM
To: Martin Garred
Subject: FW: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9
Importance: High

Trudy Whitlow
Manager Planning | SEQ South | Regional Services
tel 07 5583 7586
mobile Access refused under s.
trudy.whitlow@dsdip.qld.gov.au

From: Greg Chemello

Sent: Friday, 16 May 2014 3:47 PM
To: Trudy Whitlow
Subject: FW: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9
Importance: High

Regards

Greg Chemello
Deputy Director-General
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government

tel +61 7 3452 7686 (new number)
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visit Level 6, 63 George Street Brisbane
greg.chemello@dsdip.qld.gov.au
www.dsdip.qld.gov.au

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From: LAWLER Huxley [<mailto:HLAWLER@goldcoast.qld.gov.au>]
Sent: Friday, 16 May 2014 3:20 PM
To: Greg Chemello
Cc: CONNOLLY Gail; HOOD David; LOCKE Angela
Subject: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9
Importance: High

Hi Greg,

Gail Connolly has asked that I send the below information to you regarding the Pacific View Estate and associated constraints.

Further meetings with the Proponent and investigation of the site constraints has occurred since the submission of the City Plan 2015 to first State Interest Check. This has enabled us to refine the relevant Conceptual Land Use Map (CLUM) for the site.

Please find attached a draft revised CLUM, based on the following:

- Council's consistent intent has been to preserve the ecological and landscape values in the western portion of the site, but facilitate a highly urbanised development outcome to the east.
- A majority of the western portion of the site is affected by steep slopes, up to 50%.
- The site includes:
 - State Significant Koala Habitat – 240 Ha of which is proposed to be cleared
 - State regulated vegetation – 10 Ha of which is proposed to be cleared (vegetation with less than 10% pre-clearing extent remaining)
 - The Worongary Substantial Remnant rated as 'very high ecological value' (one of only five remnants in the City) – 30% of the remnant is proposed to be cleared,

compromising its function

- Habitat for the greater glider, koala, glossy black cockatoo, grey headed flying fox and powerful owl. This includes species listed under the *Environment Protection and Biodiversity Conservation Act 1999* making them a Matter of National Environmental Significance

Based on the above (and supporting detailed attached) Council has significant reservations regarding an urban development outcome in the western portion on the site. I would also like to draw your attention to Section 3.3.4 of the Strategic Framework which has always contemplated a balanced approach to the development of new communities, having regard to both opportunities and site constraints (Section 3.3.4 attached).

We would appreciate any assistance you can provide in resolving Condition 9 of the Minister's Response to the Draft City Plan 2015. Alternatively, your confirming advices on this matter would be appreciated.

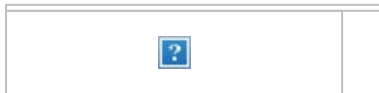
Regards,

Huxley

Huxley Lawler

Acting Manager City Planning
City Planning
City of Gold Coast

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Our city is a great place for families and children to live and visit with so much to learn, explore and discover. Take time this month to check out family friendly activities and services available on the Gold Coast at cityofgoldcoast.com/families.

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From: [Trudy Whitlow](#)
To: [Martin Garred](#)
Subject: FW: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9
Date: Friday, 16 May 2014 4:05:44 PM
Attachments: [image005.png](#)
[image006.png](#)
[Draft City Plan 2015 CLUM 10 - Worongary \(state interest version\).pdf](#)
[Recommended Conceptual land use map 10 - Worongary.pdf](#)
[Strategic framework - section 3.3.4.pdf](#)
[TRACKS-#43930048-v2-CITY_PLAN_2015 -](#)
[CONTENT FOR LETTER REGARDING PVE 15 MAY 2014.DOC](#)
Importance: High

Trudy Whitlow

Manager Planning | SEQ South | Regional Services

tel 07 5583 7586

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trudy.whitlow@dsdip.qld.gov.au

From: Greg Chemello

Sent: Friday, 16 May 2014 3:47 PM

To: Trudy Whitlow

Subject: FW: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9

Importance: High

Regards

Greg Chemello

Deputy Director-General

Planning and Property Group

Department of State Development, Infrastructure and Planning

Queensland Government

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visit Level 6, 63 George Street Brisbane

greg.chemello@dsdip.qld.gov.au

www.dsdip.qld.gov.au

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From: LAWLER Huxley [<mailto:HLAWLER@goldcoast.qld.gov.au>]

Sent: Friday, 16 May 2014 3:20 PM

To: Greg Chemello

Cc: CONNOLLY Gail; HOOD David; LOCKE Angela

Subject: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9

Importance: High

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and associated constraints.

Further meetings with the Proponent and investigation of the site constraints has occurred since the submission of the City Plan 2015 to first State Interest Check. This has enabled us to refine the relevant Conceptual Land Use Map (CLUM) for the site.

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- Council's consistent intent has been to preserve the ecological and landscape values in the western portion of the site, but facilitate a highly urbanised development outcome to the east.
- A majority of the western portion of the site is affected by steep slopes, up to 50%.
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 - State Significant Koala Habitat – 240 Ha of which is proposed to be cleared
 - State regulated vegetation – 10 Ha of which is proposed to be cleared (vegetation with less than 10% pre-clearing extent remaining)
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Based on the above (and supporting detailed attached) Council has significant reservations regarding an urban development outcome in the western portion on the site. I would also like to draw your attention to Section 3.3.4 of the Strategic Framework which has always contemplated a balanced approach to the development of new communities, having regard to both opportunities and site constraints (Section 3.3.4 attached).

We would appreciate any assistance you can provide in resolving Condition 9 of the Minister's Response to the Draft City Plan 2015. Alternatively, your confirming advices on this matter would be appreciated.

Regards,

Huxley

Huxley Lawler

Acting Manager City Planning
City Planning
City of Gold Coast

T: 5582 8851 M: Access refused under s
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



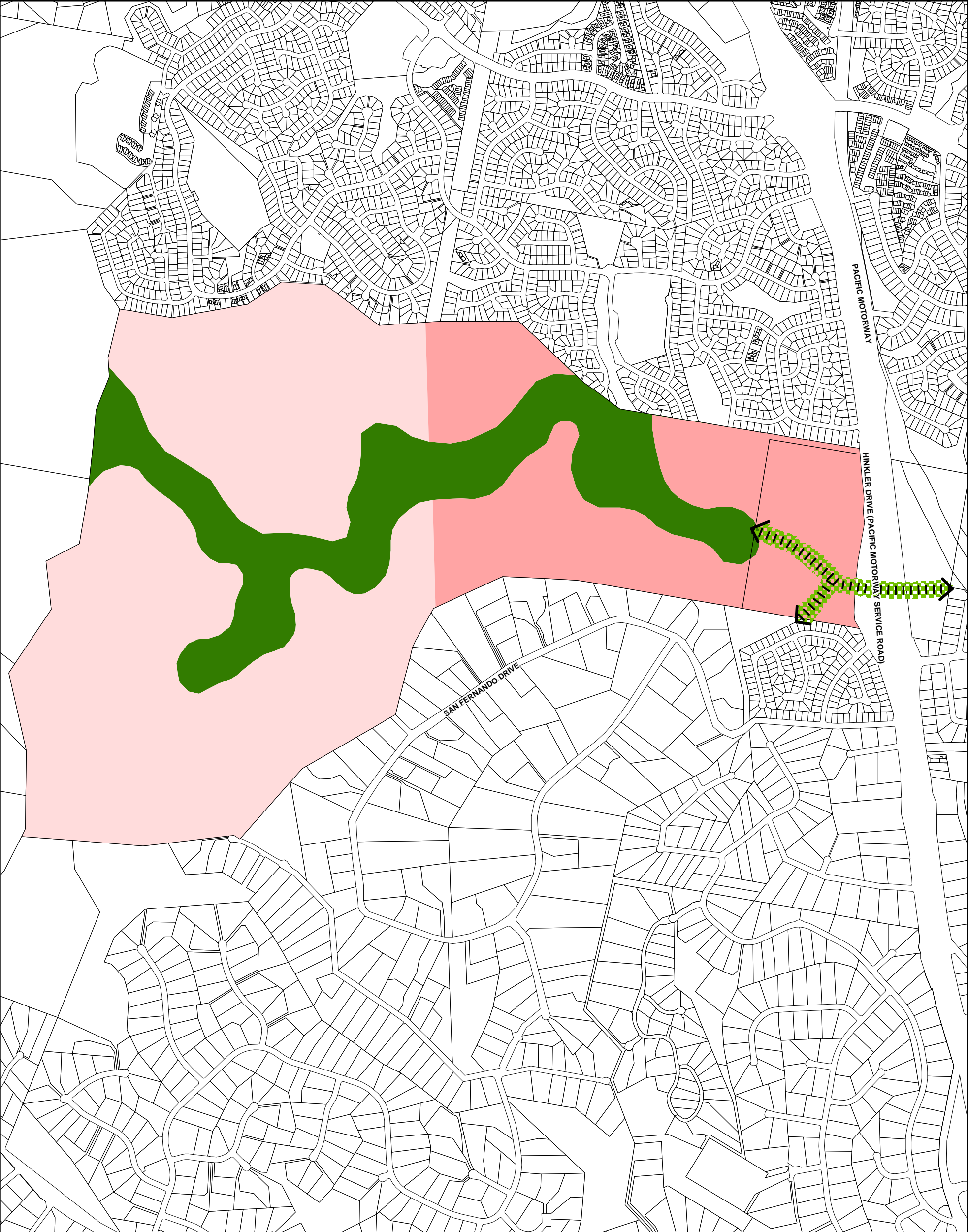
Our city is a great place for families and children to live and visit with so much to learn, explore and discover. Take time this month to check out family friendly activities and

services available on the Gold Coast at cityofgoldcoast.com/families.

Council of the City of Gold Coast / Gold Coast City Council - confidential communication

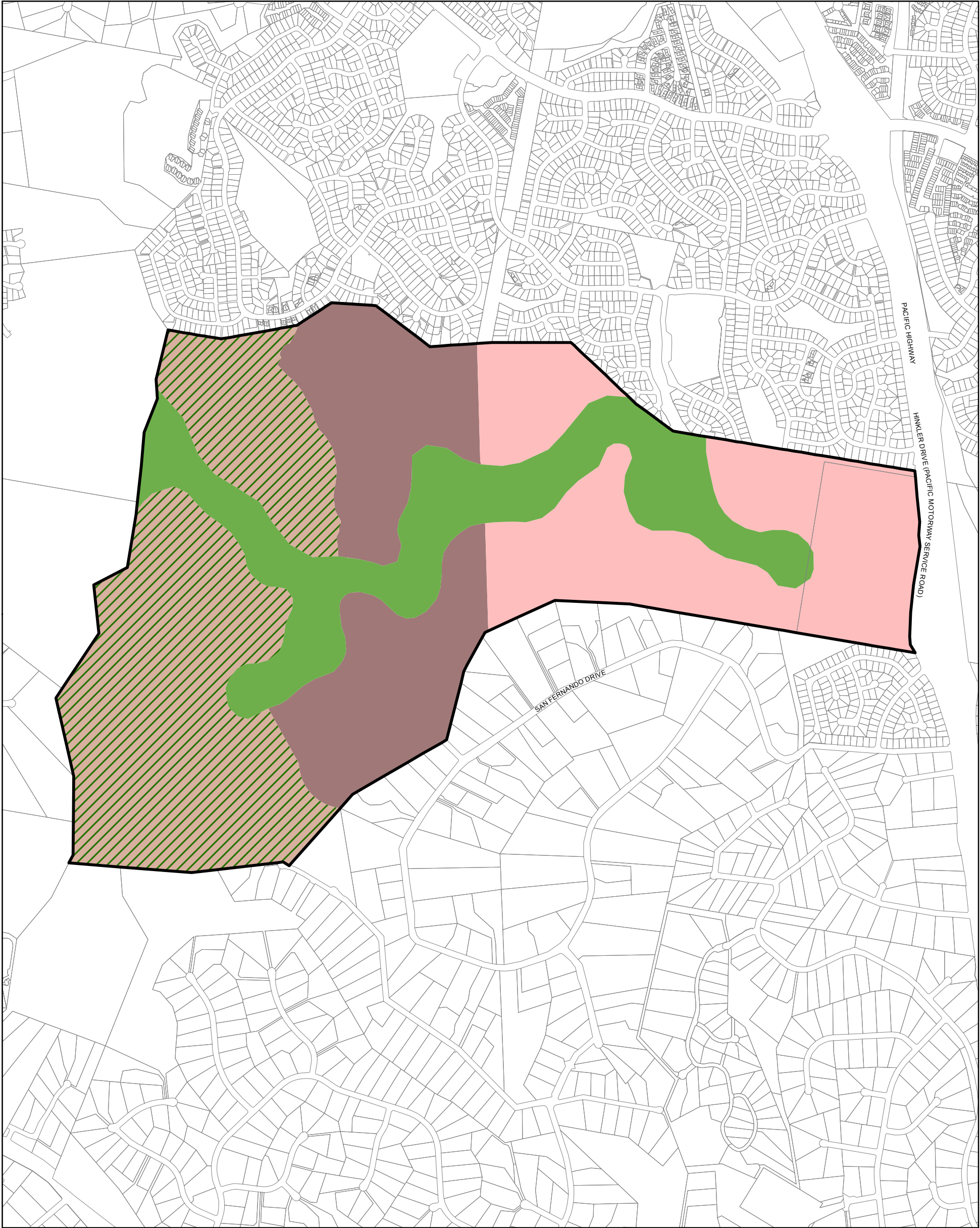
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Conceptual Land Use Map 10 - Worongary

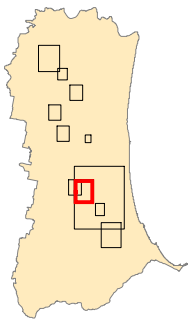


<div><div><div></div><div>Suburban Neighbourhood Accomodating Larger Lots on Sloping Sites</div></div><div><div></div><div>Urban Neighbourhood, Incorporating Appropriate Neighbourhood Facilities and Services</div></div><div><div></div><div>Green Space (Environmental Corridor with Specific Width to be Defined Subject to Detailed Assessment)</div></div><div><div></div><div>Connection Corridor</div></div></div> <td data-bbox="1014 2510 1339 2890"><p>This conceptual land use map represents a range of potential land uses with consideration of constraints and opportunities.</p><p>The map notations are indicative only and are not related to precise geographical or cadastral boundaries and must not be construed as approved development.</p></td> <td data-bbox="1339 2510 1963 2890"><div><div><div><h1>CITY PLAN 2015</h1><p>Disclaimer: © Gold Coast City Council, Queensland 2013 or © State of Queensland 2013. No Warranty given in relation to the data (including accuracy, reliability, completeness or suitability) and no liability accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.</p></div><div><p>19/10/2013 Map Version: 0.01 Data source: Waterways - GCCC</p></div></div><div><div><div><div>0</div><div>50</div><div>100</div><div>150</div><div>200</div><div>250</div></div><div>Metres</div></div><div>Approx scale @ A3 1:13 000</div></div><div><div><div>CITY OF</div><div>GOLDCOAST.</div></div><div></div></div></div></td>	<p>This conceptual land use map represents a range of potential land uses with consideration of constraints and opportunities.</p> <p>The map notations are indicative only and are not related to precise geographical or cadastral boundaries and must not be construed as approved development.</p>	<div><div><div><h1>CITY PLAN 2015</h1><p>Disclaimer: © Gold Coast City Council, Queensland 2013 or © State of Queensland 2013. No Warranty given in relation to the data (including accuracy, reliability, completeness or suitability) and no liability accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.</p></div><div><p>19/10/2013 Map Version: 0.01 Data source: Waterways - GCCC</p></div></div><div><div><div><div>0</div><div>50</div><div>100</div><div>150</div><div>200</div><div>250</div></div><div>Metres</div></div><div>Approx scale @ A3 1:13 000</div></div><div><div><div>CITY OF</div><div>GOLDCOAST.</div></div><div></div></div></div>
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Recommended Conceptual Land Use Map 10 - Worongary



- Conceptual Land Use**
- Urban Neighbourhood, Incorporating Appropriate Neighbourhood Facilities and Services
 - Rural Residential
 - Rural Residential (Landscape & Environmental Precinct)
 - Ecological/Nature Conservation corridor
- Cadastre**
- Cadastre Boundary



CITY PLAN 2015

Disclaimer:
© City of Gold Coast, Queensland 2014 or © State of Queensland 2014. No warranty given in relation to the data (including accuracy, reliability, completeness or suitability) and no liability accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Map Version 0.03
16 May 2014
Data Source:
Railway - DTMR
Waterways - GCCC
Cadastre (24 May 2013) - DNRM

Projection:
MGA94
Zone 56

0 50 100 200 300 400 500 m
Approx Scale @ A3 1:15,000

CITY OF
GOLD COAST

Draft for Discussion Purposes

CLUM10

3.3.4 Element – New communities



Photograph 3.3.4-1

Example of new communities development which provide a diversity of housing choices through a mix of lot sizes and variety of housing forms located at Varsity Lakes. Photograph by Remco Jansen.

3.3.4.1 Specific outcomes

- (1) New communities will emerge within the city's urban area, where suitable.
- (2) These areas will be an integrated part of the city's urban fabric and support well designed, walkable communities, focused around centres, public transport stops and community facilities.
- (3) Generally new communities achieve a minimum dwelling yield of between 15 to 25 dwellings per hectare net. These yields will be higher surrounding the Coomera and Pimpama mixed use centres.
- (4) New communities provide a diversity of housing choices, through a mix of lot sizes and higher intensity housing forms, if they are within walking distance of a high frequency public transport stop, a major employment area, neighbourhood centre or a district and regional level community and recreation facility. **Larger lot urban housing occurs on land with steeper slopes to minimise earthworks and reinforce local identity and sense of place.**
- (5) Staged transition of vacant urban land to new communities will:
 - (a) ensure essential infrastructure and services can be provided in a timely, cost effective and environmentally responsible manner;
 - (b) ensure timely and easy access to an appropriate range of goods and services, and employment opportunities, public transport and community and recreational facilities;
 - (c) **avoid natural hazard areas, or ensure these are sensitively developed;** and
 - (d) **protect ecologically significant features and landscape character.**
- (6) The layout and design of new communities:
 - (a) contribute to safe, healthy and cohesive communities that reduce social isolation and promote community wellbeing;
 - (b) include an interconnected system of streets and open spaces that provide pleasant and comfortable walking and cycling environments and support public transport;

- (c) respond to opportunities and constraints both on site and from the surrounding locality, including ecological and hydrological functions and corridors, topography, scenic amenity and landscape features, natural hazards and other factors;
- (d) orientate streets and lots to support energy efficient design;
- (e) enable the efficient development of adjoining land and does not accelerate, place or shift unreasonable costs of infrastructure to adjoining properties, such as recreation facilities, stormwater management facilities, roads and bridges; and
- (f) achieve a high standard of urban design and safety, with dwellings and other buildings appropriately addressing all road frontages.

(refer **Figure 11**)

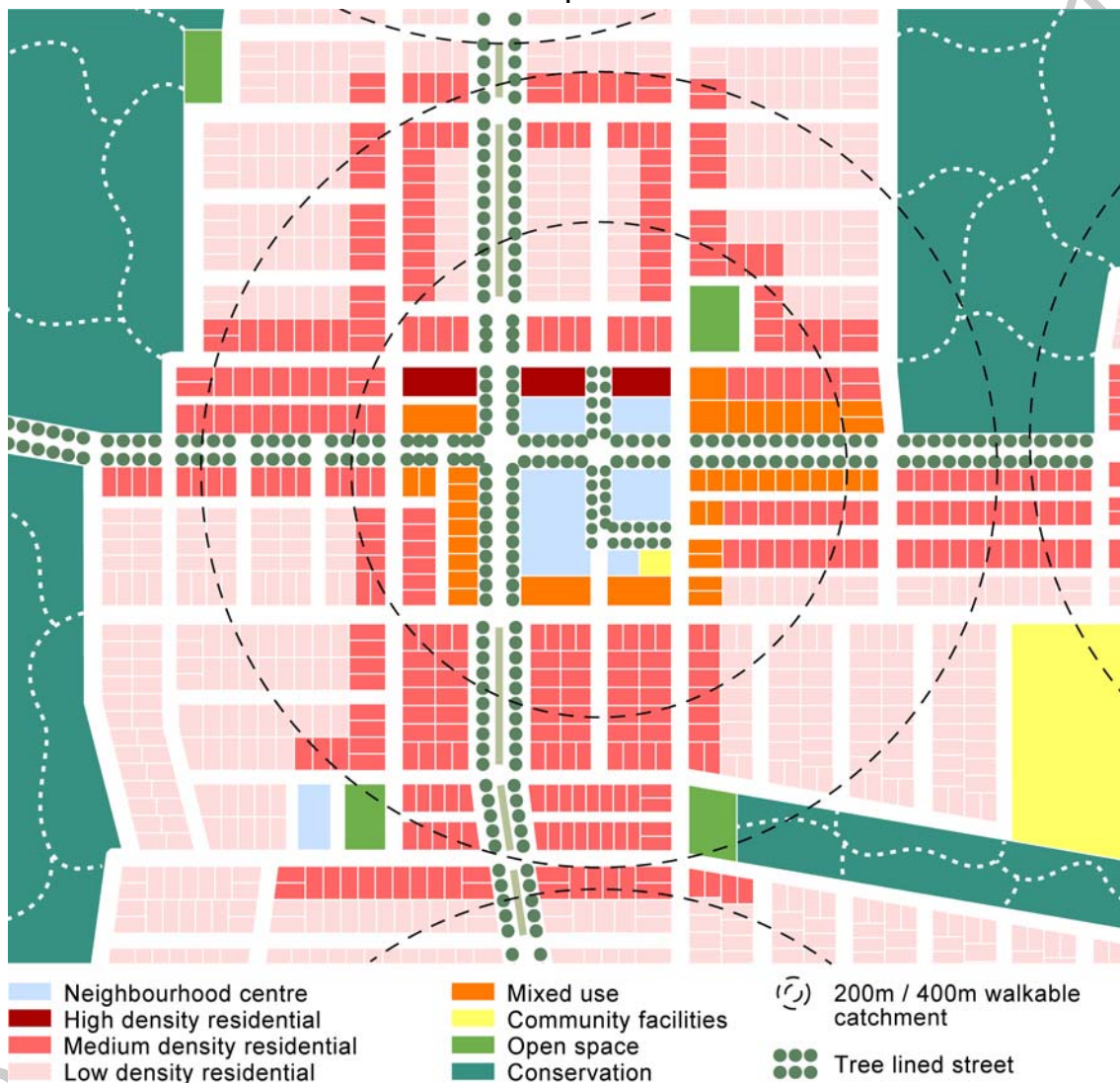


Figure 11

How new communities may be achieved in a final zoning context. Image from Next Generation Planning Handbook 2011.

Note: New communities are identified on strategic framework map 2 and are included in the Emerging community zone.

Note: Development outcomes for new communities will be subject to detailed site based investigations and guided by the development intent identified on the following conceptual land use maps:

- Map 1: Coomera Town Centre;
- Map 2: Gilston;
- Map 3: Broadlakes;

- **Map 4: Helensvale;**
- **Map 5: Maudsland and Oxenford South;**
- **Map 6: Ormeau and Ormeau Hills;**
- **Map 7: Pimpama;**
- **Map 8: Reedy Creek;**
- **Map 9: Upper Coomera; and**
- **Map10: Worongary.**

Editor's note: A comprehensive plan of development is the preferred way to demonstrate how development proposals for new communities comply with the City Plan. City Plan Policy – Comprehensive plans of development set out requirements for preparing a comprehensive plan of development.

3.3.5 Element – Merrimac/Carrara flood plain special management area



Photograph 3.3.5-1

Aerial view of the Merrimac/Carrara flood plain special management area. Photograph by City of Gold Coast.

3.3.5.1 Specific outcomes

- (1) Clustered areas of urban residential and some tourism-related development occur in the least flood affected and environmentally sensitive areas of the Merrimac/Carrara flood plain special management area. Development minimises disruption to natural systems and maximises opportunities to create visually prominent green space.
- (2) Development in the Merrimac/Carrara flood plain special management area only occurs if it:
 - (a) maintains (or improves) the existing hydraulic and hydrological regime, including flood storage, of the land and accommodates major flood flow paths and retardation areas;
 - (b) achieves safe access to permanent residential uses during times of flood;

RELEVANT COUNCIL DECISIONS

Council's consistent intent has been to preserve the ecological and landscape values in the western portion of the site, but facilitate a highly urbanised development outcome at the front part of the site, as is evident in the following:

Council at its meeting held 30 April 2013 resolved (G13.0430.022):

"...Council foreshadows that, in the absence of the DNRM response, Council may have considered a Park Living or large lot subdivision, with suitable vegetation management agreements and /or specific PVE development code provisions to support the long term protection of the regional landscape and conservation values, as a suitable development outcome for the area generally described as Area A1 on the Referral Agency Response (Vegetation) Plan".

Council at its meeting held 21 June 2013 resolved (G13.0621.029):

"The City Plan 2015 Sub Committee recommend that the site known as the 'Pacific View Estate' (PVE) (being Lots 10 and 11 SP229681 & Lot 28 SP189559) be included in the scope of items for the City Plan 2015 to facilitate urban development in accordance with Council's resolution (G13.0430.022)".

Council at its meeting held 17 September 2013 resolved (G13.0917.021):

1. *"That Lots 10 SP229681 and Lot 28 SP189559 be included in the Emerging Community Zone with a map identifying:*
 - a. *less constrained parts of the site as 'Urban Residential'.*
 - b. *the western portion of the site subject to slope and environmental constraints as 'area subject to investigation for large lot residential'*
 - c. *green space (environmental corridor with specific width to be defined subject to detailed assessment)*

The Conceptual land use map (CLUM) submitted as part of the first State interest review accurately showed the intent for the front part of the site but did not accurately identify the rear of the site as "area subject to investigation for large lot residential".

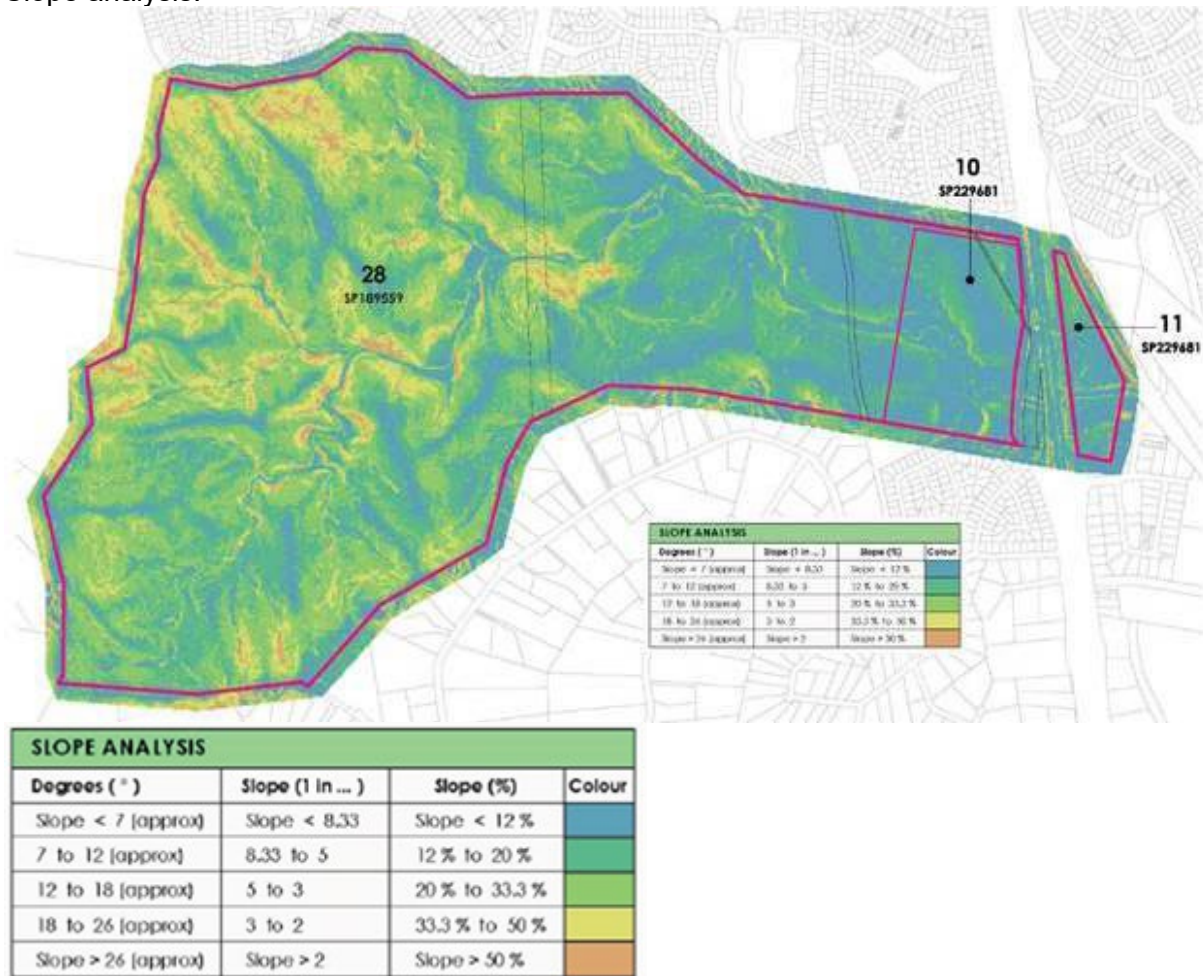
Further to Council's resolutions, and following the submission received from PVE in December 2013, an additional investigation has been undertaken to reveal that the western part of the site is, in our opinion, unsuited to urban development of the type proposed by the proponent. Below is a brief discussion on the major issues:

FINDINGS OF RECENT INVESTIGATION (SPECIFIC TO WESTERN PROPORTION OF SITE)

1. SLOPE

- The majority of the western part of the site is affected by steep slopes. The slope analysis submitted with the development application shows that large parts of the site have significant slopes, up to and in excess of 50% (see images below).
- Earth working associated with urban development will result in wholesale vegetation clearing, significant on-site cutting and impact on scenic amenity.

Slope analysis:



Source: Material Change of Use Application Pacific View Estate

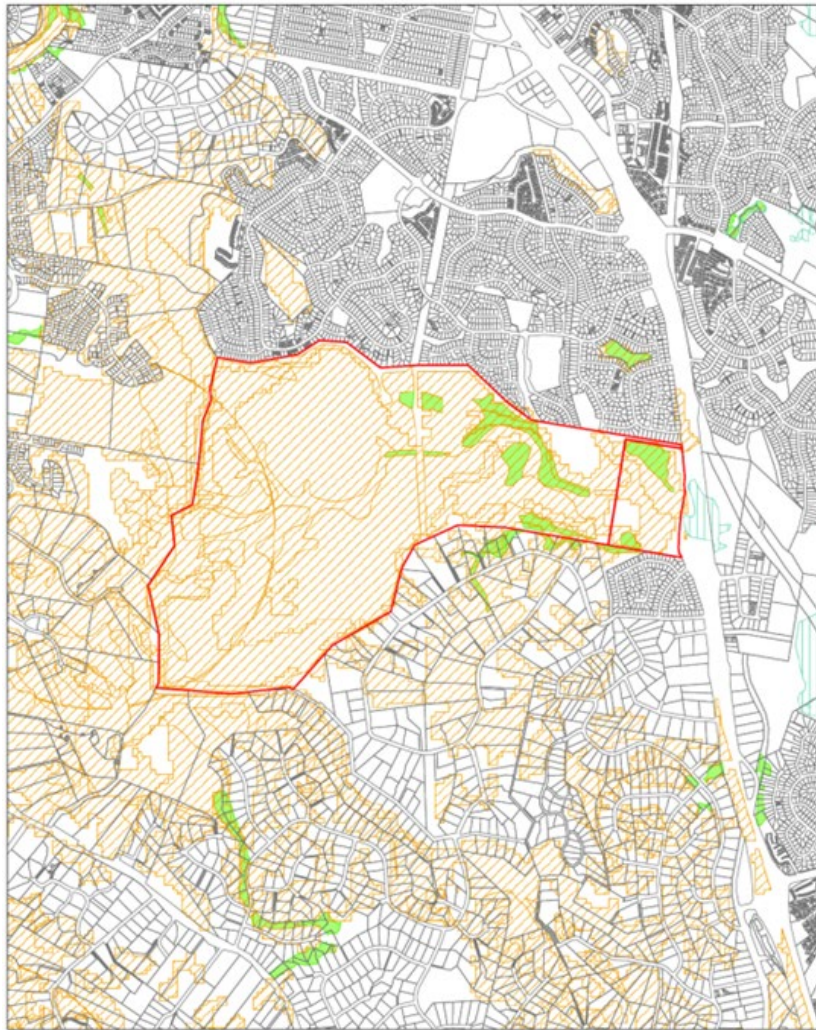
Contours:



Source: Council data

2. MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE: Wildlife Habitat and Regulated Vegetation

- Wildlife (koala) habitat covers 300 hectares. The State Planning Policy states that planning schemes must facilitate a 'net gain in koala bushland habitat in the SEQ region'. Proposal will clear 80% (240 ha) of koala habitat on site.
- Regulated vegetation (endangered and of concern remnant) covers 25 ha. These vegetation types have <10% of their pre-clearing extent remaining in the city. Proposal will clear 40% (10 ha) of regulated vegetation on site.



Source: Queensland Government State Planning Policy Interactive Mapping System

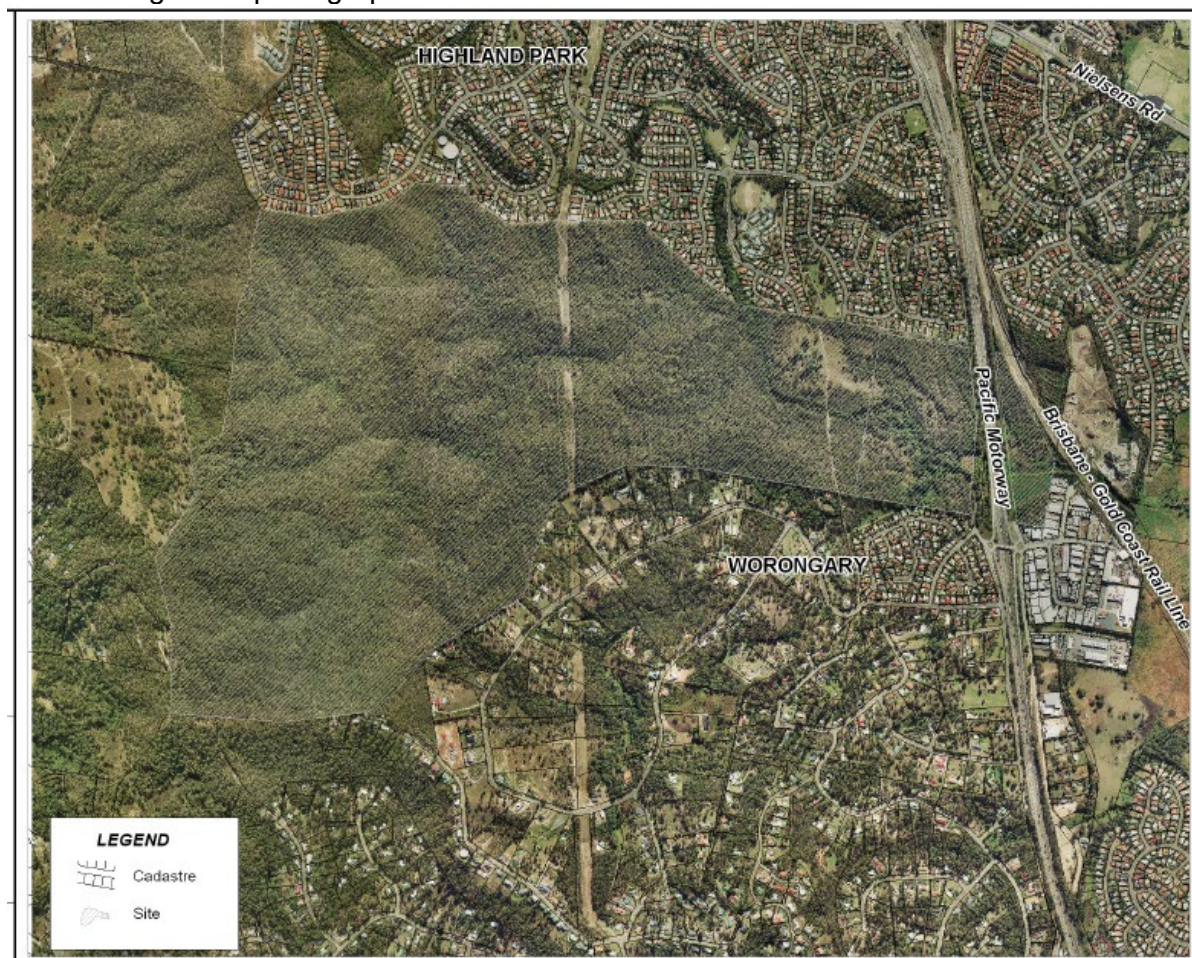
3. MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE: Remnant Vegetation:

- Propose to clear 80% (240 ha) of remnant vegetation on site^[1].
- This area is the largest remnant of sub-coastal eucalypt open forest in the city^[3].

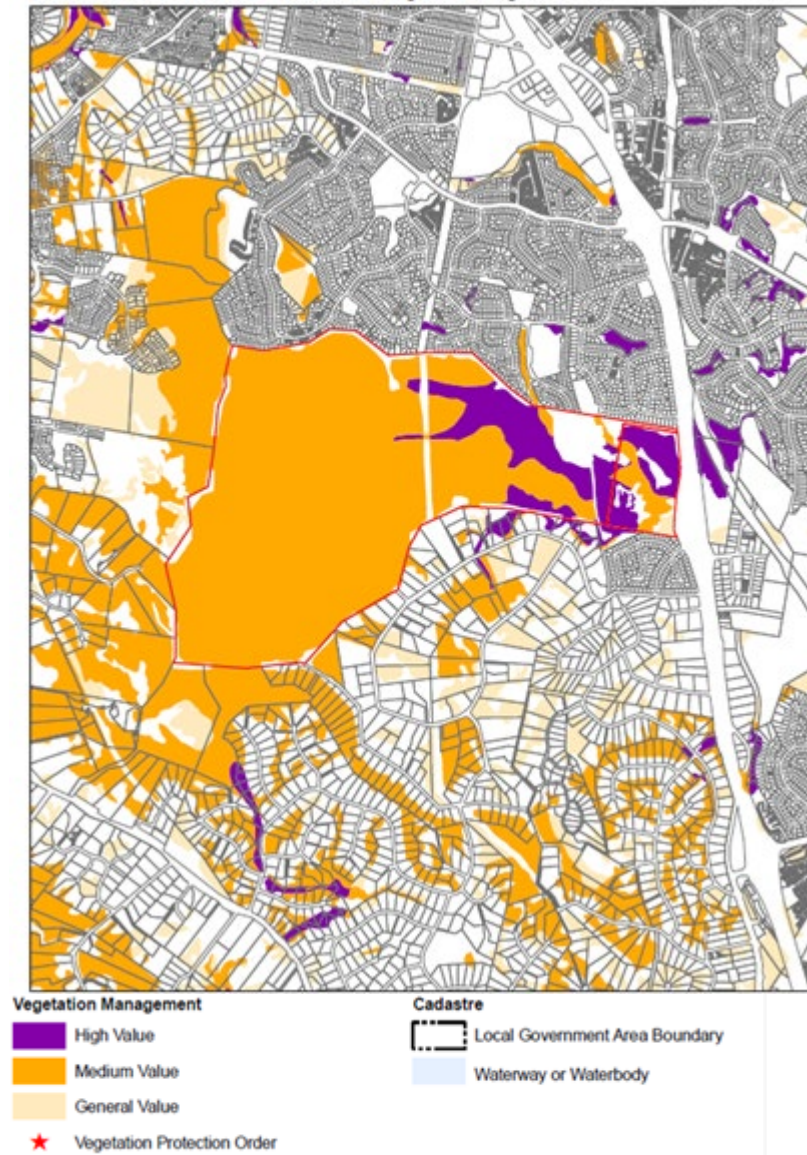
^[1] A Property Map of Assessable Vegetation (PMAV) was certified by DNRM in 2009 over the site, mapping 303 ha of remnant vegetation as assessable vegetation. Some remnant vegetation has since been cleared under a Forestry Practice.

^[3] Documented in the 2009 NCS

Pre-clearing aerial photograph:



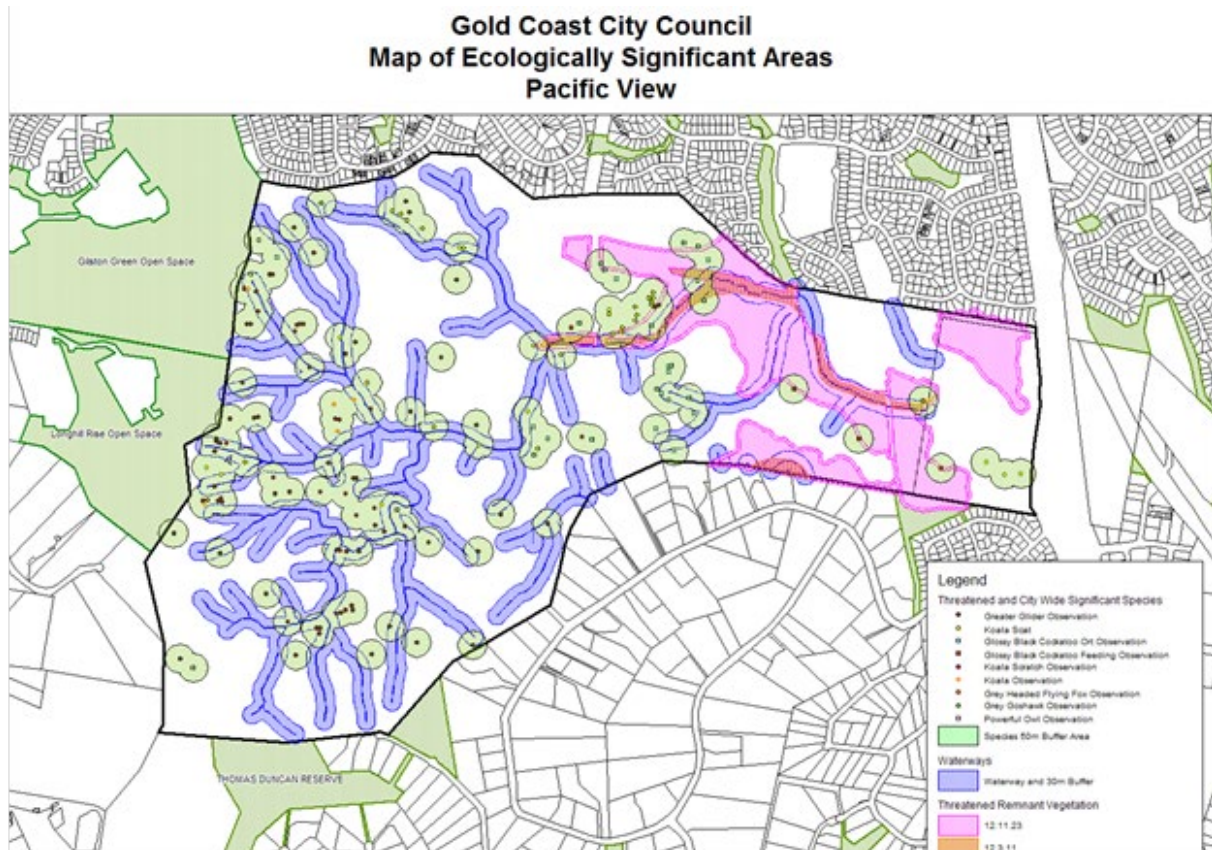
Source: Material Change of Use Application Pacific View Estate



Source: Draft City Plan 2015

4. MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE: Species of City-Wide Significance

- Several species of State significance have been recorded on site, including greater glider, koala, glossy black cockatoo, grey headed flying fox and powerful owl.
- Koalas and grey headed flying fox are listed under the *Environment Protection and Biodiversity Conservation Act 1999* making them a Matter of National Environmental Significance.
- Species sightings are concentrated in the western half of the site.
- 80% (240 ha) of habitat on site is proposed to be cleared.



Legend

Threatened and City Wide Significant Species

- Greater Glider Observation
- Koala Scat
- Glossy Black Cockatoo Ort Observation
- Glossy Black Cockatoo Feeding Observation
- Koala Scratch Observation
- Koala Observation
- Grey Headed Flying Fox Observation
- Grey Goshawk Observation
- Powerful Owl Observation

Species 50m Buffer Area

Waterways

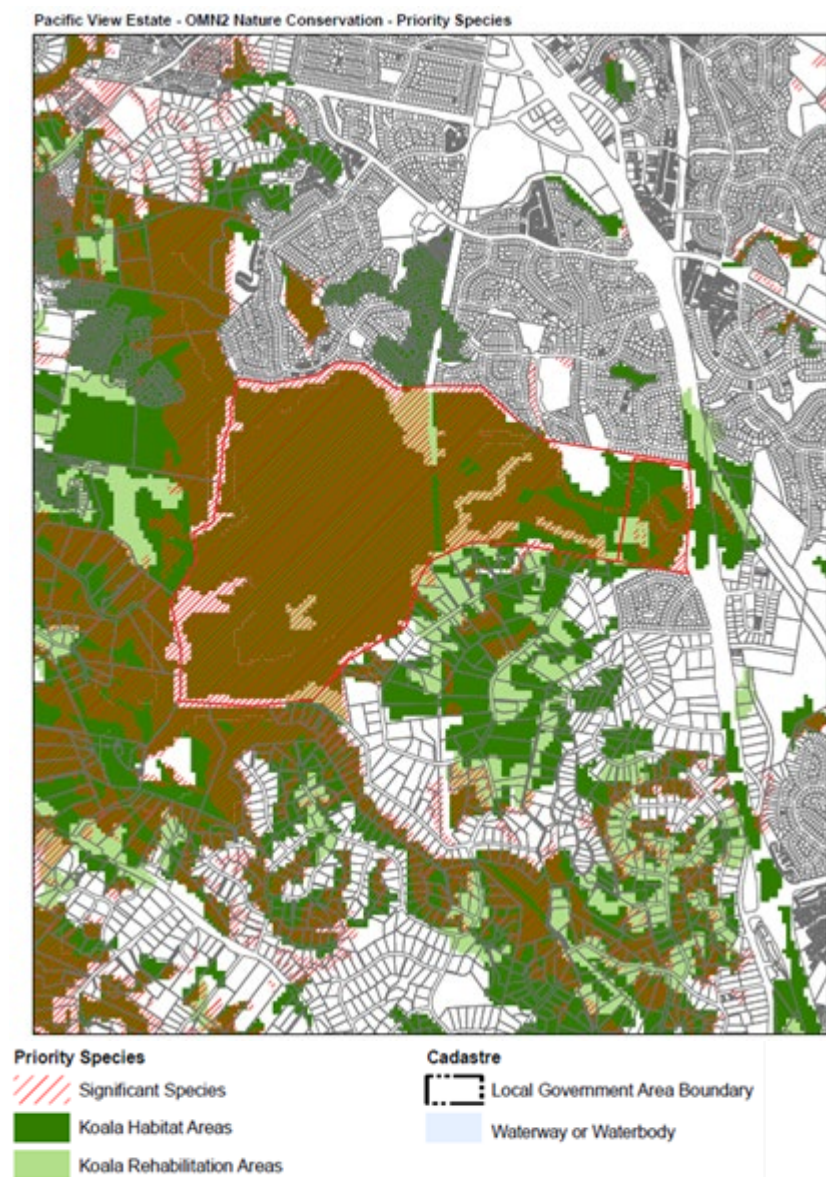
Waterway and 30m Buffer

Threatened Remnant Vegetation

12.11.23

12.3.11

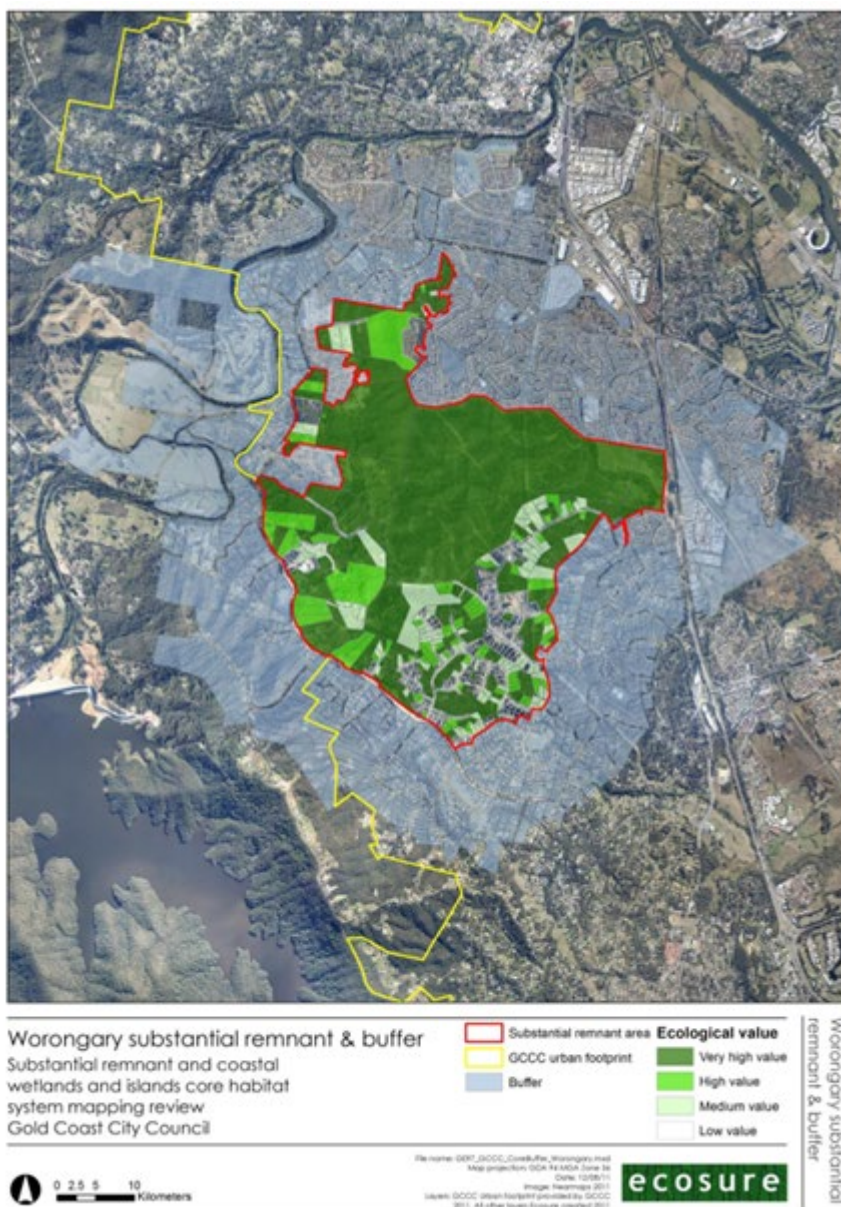
Source: Internal CoGC Report: Assessment of Pacific View Estate Ecological Assessment



Source: Draft City Plan 2015

5. MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE: Biodiversity Areas – Substantial Remnant

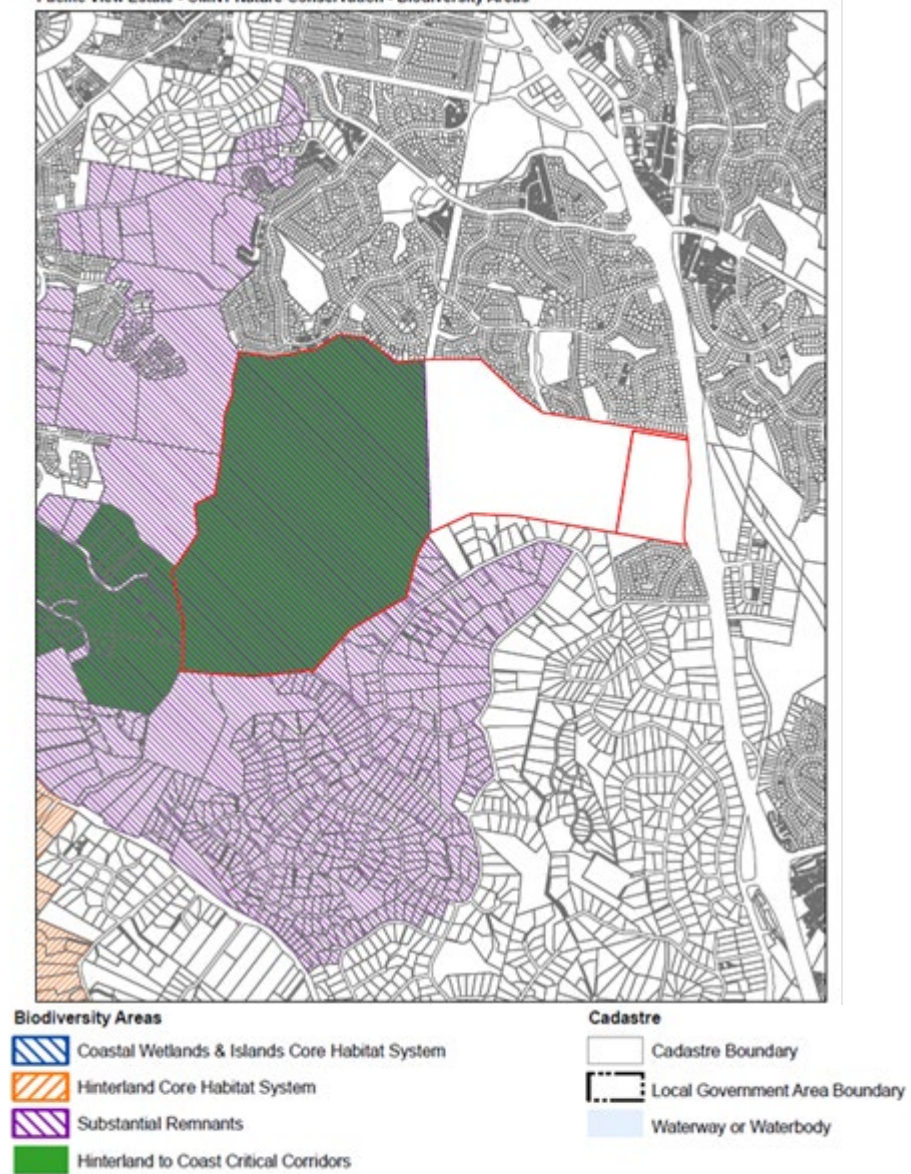
- Substantial remnants are integral to the city-wide conservation network^[5].
- The site makes up 30% of the total area of the Worongary Substantial Remnant (see map below) and has a 'very high ecological value'.
- The western portion of the site is integral to the long term viability of the substantial remnant (habitat connectivity, in-situ habitat values and habitat consolidation).
- 80% of the habitat on site is proposed to be cleared.
- Removal of this site from the substantial remnant and critical corridor mapping will severely undermine Council's strategic conservation intent for the area.



Source: *Substantial Remnants and Coastal Wetlands and Islands Core Habitat System Mapping Review*

^[5] Documented in the 1998 and 2009 Nature Conservation Strategies, successive Corporate Plans and draft City Plan 2015)

Pacific View Estate - OMNH Nature Conservation - Biodiversity Areas



Source: Draft City Plan 2015

6. MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE: Public Open Space Network:

- Adjacent developments have cumulatively dedicated 120 ha of open space during the development process, averaging 60% of their sites for open space.
- Public open space areas have been strategically negotiated by Council to conserve large, connected portions of the Worongary Substantial Remnant.
- The success of this strategy hinges on securing the open space values of the western portion of the site. The location of the proposed open space corridor (20% of the site) will not connect and consolidate the adjacent open space.



Source: Internal CoGC Memorandum: Environmental Planning Input to City Plan 2015 Policy Position Paper Pacific View Estate Map 2

Based on the investigation, a revised CLUM has been drafted showing a more appropriate development intent. This remains a concept map to be more informed during a development assessment process and better reflects Council's previous resolutions and the actual constraints of the site (refer attached PDF).

From: [Trudy Whitlow](#)
To: [Martin Garred](#); [Amanda Tzannes](#)
Cc: [Gary Krishna](#); [Kathy Schaefer](#)
Subject: Fwd: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9
Date: Monday, 19 May 2014 6:30:24 PM
Attachments: [image001.png](#)
[ATT869846.htm](#)
[image002.png](#)
[ATT869847.htm](#)
[PVE Zoning at SIR.PDF](#)
[ATT869848.htm](#)

FYI - Greg's response to PVE changes in the scheme

Sent from my iPhone

Begin forwarded message:

From: "Greg Chemello" <Greg.Chemello@dsdip.qld.gov.au>
To: "CONNOLLY Gail" <GAILCONNOLLY@goldcoast.qld.gov.au>
Cc: "HOOD David" <DHOOD@goldcoast.qld.gov.au>, "LOCKE Angela" <ALOCKE@goldcoast.qld.gov.au>, "LAWLER Huxley" <HLAWLER@goldcoast.qld.gov.au>, "Trudy Whitlow" <Trudy.Whitlow@dsdip.qld.gov.au>
Subject: RE: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9

Gail (et al)

The draft planning scheme that Council submitted for state interest review (SIR) – attached – included the entire PVE site within the Emerging Communities zoning map, and the Conceptual Land Use Map included in the draft planning scheme acknowledged that the entire site is suitable for urban development, with the exception of an ecological corridor running through the site.

The intention of the Deputy Premier's condition 9 to Council regarding the draft planning scheme is simply to facilitate the development potential in accordance with the submitted draft planning scheme.

The revised conceptual land use plan forwarded by Huxley is significantly regressive to the SIR version and does not facilitate urban development across the site. The revised version infers that about two thirds of the site is only suitable for rural residential development and seems to me to actually apply additional levels of constraints compared to the submitted draft.

Council needs to address the "line of sight" conflicts within the draft planning scheme, which is the requirement of the ministerial condition 9.

The State has given clear direction through the SIR condition 9 and the subsequent urban area gazettal that the site is considered suitable for urban development and the planning scheme should reflect and enable this.

Regards

Greg Chemello

Deputy Director-General

Planning and Property Group

Department of State Development, Infrastructure and Planning

Queensland Government

tel +61 7 3452 7686 (new number)

post PO Box 15009 City East Qld 4002

visit Level 6, 63 George Street Brisbane

greg.chemello@dsdip.qld.gov.au <<mailto:meaghan.dwyer@dsdip.qld.gov.au>>

www.dsdip.qld.gov.au <<http://www.dlgp.qld.gov.au/>>

Great state. Great opportunity.

P Please consider the environment before printing this email

From: LAWLER Huxley [<mailto:HLAWLER@goldcoast.qld.gov.au>]

Sent: Friday, 16 May 2014 3:20 PM

To: Greg Chemello

Cc: CONNOLLY Gail; HOOD David; LOCKE Angela

Subject: City of Gold Coast, Draft City Plan 2015 - issues associated with resolution of Ministerial Condition 9

Importance: High

Hi Greg,

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Regards,

Huxley

Huxley Lawler

Acting Manager City Planning

City Planning

City of Gold Coast

T: 5582 8851 M: Access refused under s.41
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au <<http://www.cityofgoldcoast.com.au>>

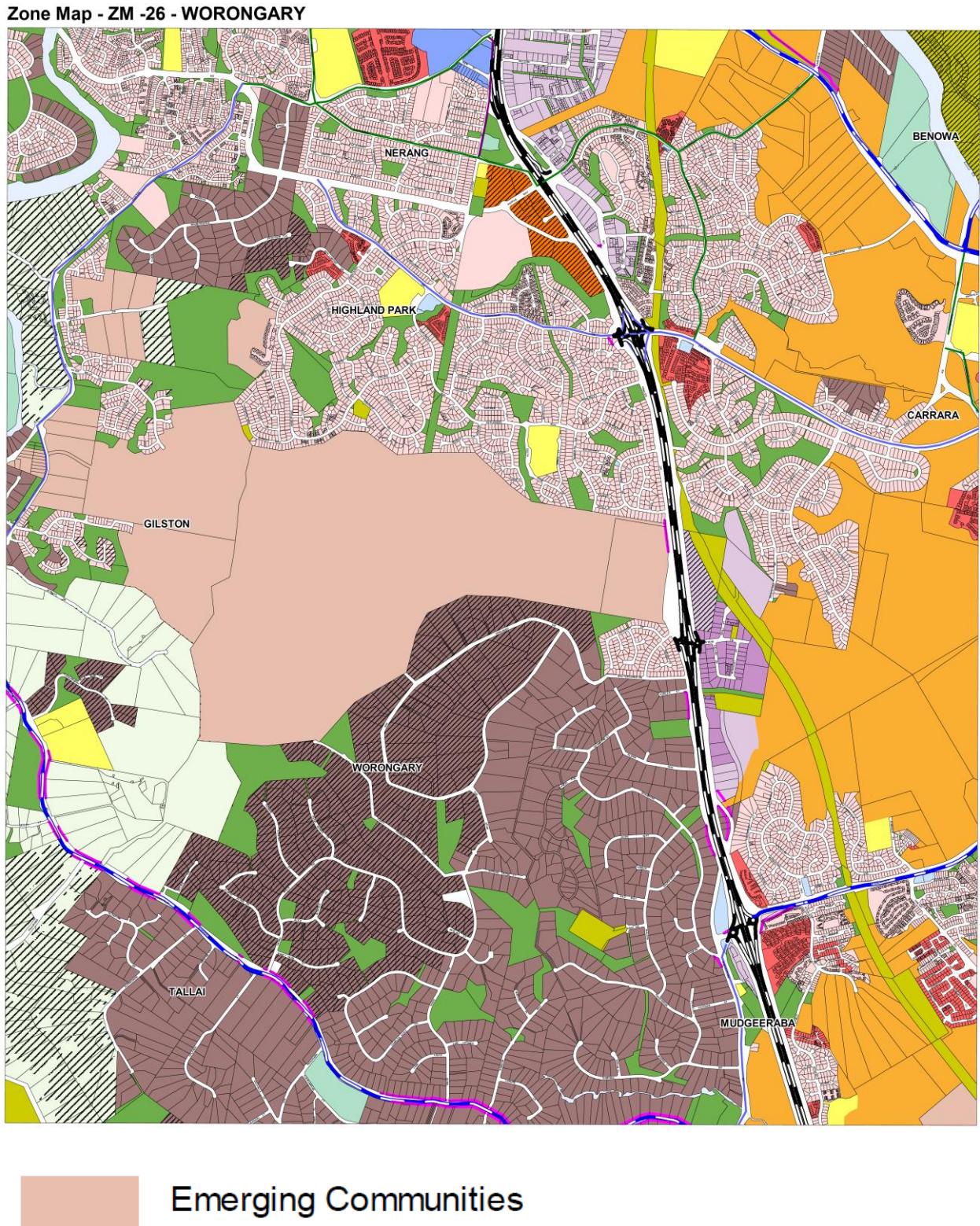
Our city is a great place for families and children to live and visit with so much to learn, explore and discover. Take time this month to check out family friendly activities and services available on the Gold Coast at cityofgoldcoast.com/families.

Council of the City of Gold Coast / Gold Coast City Council - confidential communication

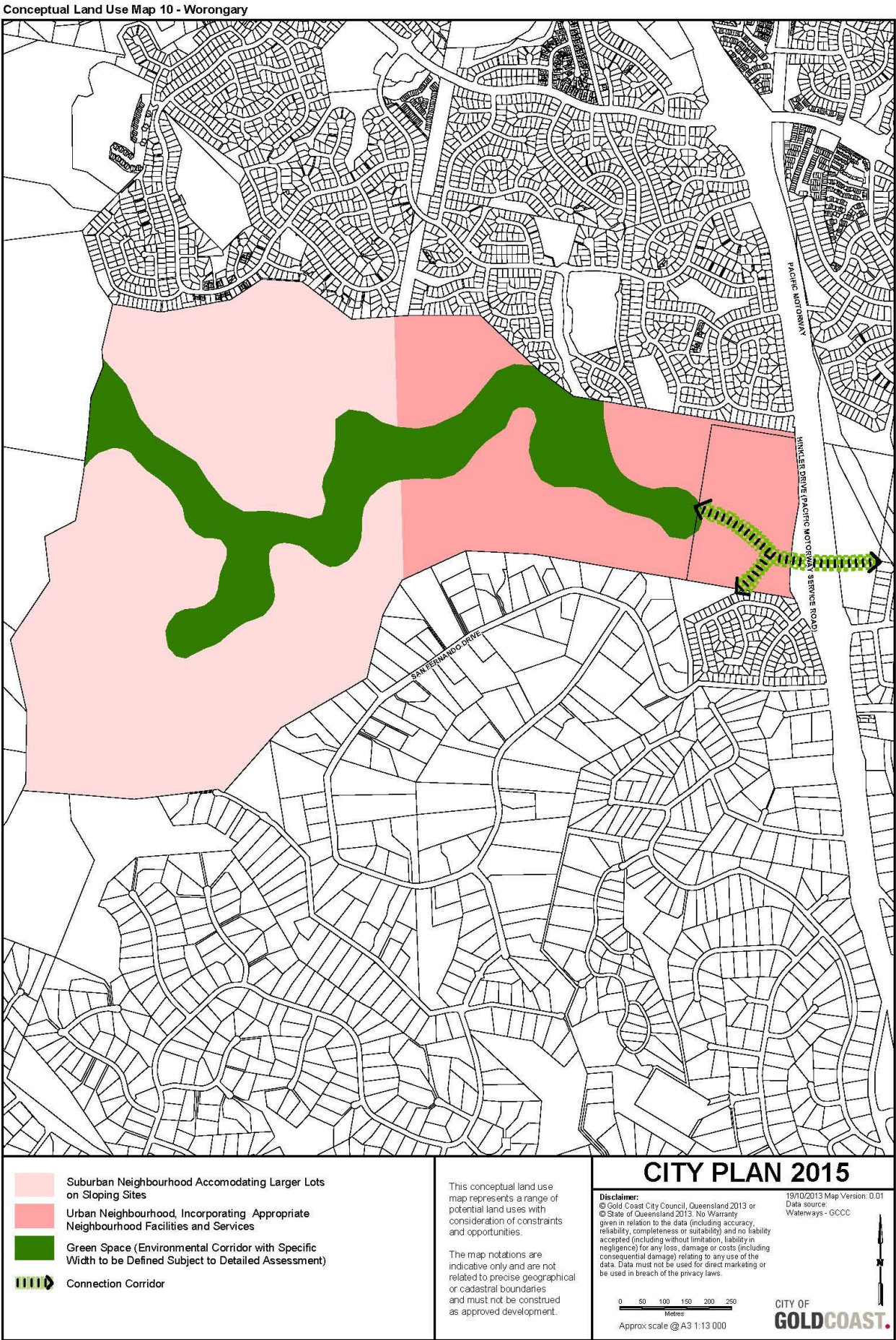
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ZONE MAP AS SUBMITTED FOR SIR
Showing PVE within an emerging communities zone



CONCEPTUAL LAND USE MAP SUBMITTED FOR SIR (SIGNED OFF BY DP)
Shows urban development across the entire site



**EXECUTIVE CORRESPONDENCE
DEPUTY PREMIER / ASSISTANT MINISTER
DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE AND PLANNING**

Deputy Premier's Office

DPO Tracking Number

TT300514

Date

30/05/14

DPO Allocation

☐ Jeff Popp

☐ Mary Sharp

☐ Matt Adams

☐ Dimity Elson

☐ Corinne Amos

☒ Adam Yem

☐ Natalie Keys

☐ Carrie Hall

☐ Brooke Tranent

☐ Julie Pickerill

Response

☒ Priority - 5 days

☐ Routine - 15 days

☐ Other - days

☐ Briefing Note

☐ Decision ☐ Noting ☐ Meeting *

☐ DPO direct response
(copy attached)

☐ NRN / NFA

Signatory

☒ Deputy Premier

☐ Assistant Minister

☐ Chief of Staff

☐ Senior Policy Advisor

Acknowledgement

☐ Standard

☐ Courtesy and Final

☐ Planning Scheme
Amendment

☐ Submission

Signatory

☐ Deputy Premier

☐ Assistant Minister

☐ Chief of Staff

☐ Senior Policy Advisor

DSDIP

Source File Number

F14/2282

Source Tracking Number

MC14/2033

Date due

10 June 2014

DSDIP Allocation

☐ Office of the Director-General

☐ Office of the Coordinator-General

☐ Planning and Property

☒ Regional Services (5)

☐ State Development

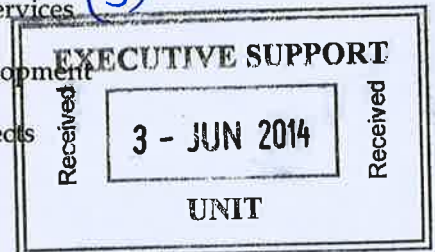
☐ Major Projects

☐ EDQ

☐ OSR

☒ Copy to

P+P



Approval

Response approved Coordinator-General, DSDIP

..... / / 2014

Response approved Director-General, DSDIP

..... / / 2014

Drafting Instructions

(* provide purpose, date, time, venue, attendees, departmental officer to attend meeting)

- Confirm informal advice on intent of condition 9
- Confirm that 1500m² lot size would not comply with condition 9.

Signed / Initialled

Jeff

2 / 6 / 2014



City of Gold Coast

Office of the Mayor

RECEIVED

30 MAY 2014

27 May 2014
Our ref: MS#43993934

PO Box 5042
Gold Coast MC QLD 9729
Australia

Telephone +61 7 5581 5283
Facsimile +61 7 5581 6054
Email mayor@goldcoast.qld.gov.au
www.goldcoast.qld.gov.au

Hon Jeff Seeney MP
Deputy Premier
Minister for State Development
Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier

FIRST STATE INTEREST CHECK MINISTERIAL CONDITION 9 – PACIFIC VIEW ESTATE

Thank you for your letter dated 15 April 2014, providing approval for Council to proceed to publicly notify draft Gold Coast City Plan 2015 subject to a number of ministerial conditions.

Since receiving your letter Council officers have been liaising with representatives of your department seeking clarification of the intent of condition 9, in particular how it relates to land situated at 167 and 169-331 Hinkler Drive and Lot 11 Hinkler Drive, Worongary (commonly referred to as Pacific View Estate).

Condition 9 provides as follows:

9. Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment – Material Change of Use and 5.10 Levels of Assessment – Overlays), Part 6 Zones and Part 8 Overlays to address conflicts between the specific outcomes in section 3.3.4 and 3.3.5 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new communities and special management areas.

In relation to Pacific View Estate the Department of State Development, Infrastructure and Planning (DSDIP) has informally advised Council officers that the intent of condition 9 is to align the Emerging Communities zone and Conceptual Land Use Map (CLUM) 10 – Worongary by removing the existing Nature Conservation Overlay Map – Biodiversity Areas Substantial Remnant and Hinterland to Coast Critical Corridors categories from the site, with the exception of the 'Green Space' corridor as depicted on the draft CLUM.

In addition DSDIP representatives have advised that Council's proposal of including a minimum lot size of 1500 m2 in the draft CLUM will not comply with condition 9.

I request your confirmation that the representations by DSDIP officers outlined above accurately reflect the intent of ministerial condition 9.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Gail Connolly, Director Planning and Environment, on 5582 8271.

Yours sincerely



TOM TATE
MAYOR

CC All Councillors, City of Gold Coast
Dale Dickson, Chief Executive Officer, City of Gold Coast
Gail Connolly, Director Planning and Environment, City of Gold Coast
Wayne Moran, Chief of Staff, Office of the Mayor, City of Gold Coast



From: [Martin Garred](#)
To: ["HOOD David"; KLING Diane](#)
Subject: Deputy Premier Letter regarding Ministerial Condition 9
Date: Thursday, 19 June 2014 12:41:27 PM
Attachments: [image001.jpg](#)
[Deputy Premier letter - Councillor Tom Tate.pdf](#)

Hi David/Di,

Please find attached a copy of the Deputy Premier's response to you Mayor regarding his enquiry about meeting the requirements of Condition 9.

Let me know if you have any queries.

Thanks

Martin

Martin Garred
A/Manager - Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning
Queensland Government

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post PO Box 3290 Australia Fair, Southport QLD 4215

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Hon Jeff Seeney MP

Deputy Premier

Minister for State Development, Infrastructure and Planning

Our ref: MC14/2033
TT300514

Your ref: MS#43993934

19 JUN 2014

Councillor Tom Tate
Mayor
Gold Coast City Council
PO Box 5042
GOLD COAST MAIL CENTRE QLD 9729


Dear Councillor Tate

Thank you for your letter of 27 May 2014, about the condition I imposed on the draft Gold Coast City Plan 2015 relating to the facilitation of new urban communities and, in particular, Pacific View Estate.

As per the condition, council is required to amend the draft City Plan to remove the conflicts between the Strategic Framework, particularly in relation to Conceptual Land Use Map 10, and lower order provisions within the draft City Plan.

In my view, the condition is clear in that council must make necessary amendments to the draft City Plan to ensure new urban communities, including but not limited to the Pacific View Estate, are facilitated through the draft City Plan.

I understand a number of representatives from the Department of State Development, Infrastructure and Planning (DSDIP) and, in particular Greg Chemello, Deputy Director-General, Planning and Property Group, have provided council with detailed advice relating to the intent of the condition and the necessary amendments required prior to public notification to satisfy the condition.

I can confirm that the advice provided by DSDIP regarding amendments to the Nature Conservation Overlay Map is consistent with the intent of my condition.

DSDIP's advice that the inclusion of any arbitrary minimum allotment size, such as the proposed 1 500 square metres, is inconsistent with my condition is correct, given such an inclusion would be a significant departure from allotment sizes associated with urban communities.

If you require any further assistance, please do not hesitate to contact my office.

Yours sincerely



JEFF SEENEY MP
DEPUTY PREMIER

Minister for State Development, Infrastructure and Planning

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PO Box 15009 City East
Queensland 4002 Australia
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Facsimile +61 7 3210 2185
Email deputypremier@ministerial.qld.gov.au

From: [BRITTON Sinclair](#)
To: [Martin Garred](#); Scott.Buchanan@ehp.qld.gov.au
Cc: [PEACOCK Carmel](#); [DAVIDSON Althena](#)
Subject: Query on new SPP July 2014 and City of Gold Coast's State Interest Review conditions
Date: Tuesday, 8 July 2014 10:48:39 AM
Attachments: [image005.png](#)
[image006.png](#)
Importance: High

Good morning,

In light of the release of the Environmental Offset Act 2014, Environmental Offsets Regulation 2014 and the State Planning Policy July 2014, City of Gold Coast is seeking clarification around how these documents now effect our responsibilities to respond to the State Interest Review of the City of Gold Coast Draft City Plan 2015. As this query relates to both the Environmental Offsets regime recently released, as well as the Draft City Plan 2015, I have included representatives from both DEHP and DSDIP in this query, as it may cover both Departments. Please find below, the points on which City of Gold Coast is seeking urgent clarification so that we can begin to address the State Interest Review conditions for the draft City Plan 2015:

Points for clarification

1. Koala mapping Vs. Protected wildlife habitat

The Environmental Offset Regulation 2014 Schedule 2 Section 2(3)(b) says an area mapped as "essential habitat" when within an urban area is not a prescribed environmental matter (ie. an offset cannot be required). However, Schedule 2 Section 6(4) of the Regulation prescribes habitat for animals that are endangered wildlife, vulnerable wildlife or special least concern wildlife (including koalas) and does not exclude urban areas. The new State Planning Policy (SPP) July 2014 Guidelines suggest that local government is now responsible for only applying offsets to Koala State Planning Regulatory Provision areas. As such, City of Gold Coast is seeking clarification on how to address areas that are identified as being habitat for endangered wildlife, vulnerable wildlife and special least concern wildlife, but that are also mapped as essential habitat for these species. Can City of Gold Coast still apply offset requirements to an area of koala habitat (that is not a mapped area under the Koala SPRP) under Schedule 2 Part 6(4) if the same area is mapped essential habitat in an urban area excluded under Schedule 2 Part 2(5)?

2. Identifying Matters of State Environmental Significance (MSES) for the purposes of the Draft City Plan 2015

City of Gold Coast is required to address the issues identified within the State interest response to the Draft City Plan 2015, including reflecting MSES within the Draft City Plan 2015. Clarification is being sought as to whether City of Gold Coast should be reflecting:

- a) MSES as defined (and mapped) within the State Planning Policy July 2014 (SPP) and the SPP IDAR Interactive mapping; or
- b) MSES as defined within Schedule 2 of the Environmental Offsets Regulation 2014.

It is City of Gold Coast's current assumption that point a) above is the expected outcome for reflection of MSES within the Draft City Plan 2015. Clarification of this point will not only assist City of Gold Coast in reflecting the most appropriate MSES to map within the Draft City Plan 2015, but it is also required in order to adequately identify the MLES to be included within the Draft City Plan 2015. Can you please confirm which of the above options City of Gold Coast must use to reflect MSES within the City Plan 2015.

The consultation draft amendments to the SPP proposed a new definition for matters of local environmental significance as "*a matter of environmental significance identified in a local planning scheme, that is not defined as a matter of national or state environmental significance*". The State Planning Policy July 2014, however, defines "matters of local environmental significance" as "see the *Environmental Offsets Act 2014* schedule 2". The definition in schedule 2 Environmental Offsets Act says "see section 10(4)". There is no section 10(4) in the Environmental Offsets Act – should this instead refer to section 10(1)(c)?

The Environmental Offsets Regulation section 5(3) says “For section 10(1)(c) of the Act, a matter of local environmental significance for which an environmental offset is required under a local planning instrument is a prescribed environmental matter”. The Environmental Offsets Regulation section 5(4) says for section 5 of the Environmental Offsets Regulation, “matter of local environmental significance” does not include a matter of national environmental significance or a matter of State environmental significance”.

Could you please clarify whether City of Gold Coast can identify and map a MLES over an area if the area is a MSES?

3. Addressing net gain in koala bushland habitat

Two key questions require clarification regarding City of Gold Coast's requirement to facilitate a net gain in koala bushland habitat in the SEQ region:

- a) What is the baseline for koala habitat to which City of Gold Coast should be aiming for a “net increase” from? i.e. are we assuming a net increase in koala habitat as defined and mapped within the SPP, or an increase in koala habitat as defined and mapped within Schedule 2 of the Environmental Offset Regulation?; and
- b) Given that the MSES for Koala Habitat are mapped over a substantial portion of the city, and that offsets for mapped koala habitat are not required when impacting within urban areas, City of Gold Coast is concerned with how this will affect the net gain in koala habitat targets for the city. Furthermore, the new State Planning Policy (SPP) July 2014 Guidelines, suggest that local government is now responsible for only applying offsets to Koala State Planning Regulatory Provision areas, resulting in the State being the only entity that can apply offsets for loss of habitat for special least concern species within an urban area under Schedule 2 Part 6(4) of the Environmental Offset Regulation 2014.

A substantial amount of mapped koala habitat exists within the City of Gold Coast's urban areas (approximately 7000 ha), of which the vast majority is either exempt from offset requirements, or will be conditioned for offsets by the State. As such, City of Gold Coast is seeking clarification as to how it will be expected to meet its “net gain in koala habitat” requirements. This will be a substantial cost to the City of Gold Coast.

City of Gold Coast is seeking clarification of the above points as a matter of urgency, as work on the response to the Draft City Plan 2015 State interest review is currently underway, with presentations to our planning committee occurring in the coming months.

Regards

Sinclair Britton

Senior Environmental Planner
City Planning
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City of Gold Coast

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cityofgoldcoast.com.au



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From: [BRITTON Sinclair](#)
To: [Martin Garred](#); [Jessica Phillips](#)
Cc: [DAVIDSON Althena](#); [OWEN Peter](#); [PEACOCK Carmel](#); [COLLAR Gavin](#)
Subject: City of Gold Coast issues regarding Matters of State Environmental Significance and Environmental Offsets
Date: Wednesday, 16 July 2014 4:14:44 PM
Attachments: [image002.png](#)
[image004.png](#)
Importance: High

Good afternoon Martin,

Thank you for taking the time to meet with us this morning in Southport, we are certainly eager to resolve these issues so that we can begin work on the City Plan mapping and code changes as per the ministerial conditions. I would just like to confirm the issues raised this morning, and get a confirmation from yourself as to the responses provided by DSDIP officers (where available). Could you please review the issues below and confirm, via return email, that these issues are correct, and that the actions (in red) are correct. Could you also please confirm an estimated time for DSDIP to respond to City of Gold Coast on the issues that were not able to be answered this morning (i.e. points 2,3,4, 5 and 6), so that an accurate update can be provided to Management.

1. Which mapping should City of Gold Coast use to identify Matters of State Environmental Significance, and map it, within the City Plan 2015? - **Answer: The SPP Plan making mapping from the DSDIP interactive mapping website plus the written definition of MSES contained in the SPP where values have not been mapped.**
2. City of Gold Coast raised the issue that there is a discrepancy between the MSES as identified in the SPP interactive mapping, and the MSES as identified within the Environmental Offset Regulation 2014. The definition of a MLES refers to Environmental Offset Regulation 2014 and is defined as a prescribed value that is NOT a MNES or MSES as identified under the Regulation. As such, City of Gold Coast is seeking confirmation as to how we address MLES within the City Plan, given that they may overlap with what is defined as a MSES under the SPP interactive mapping. - **DSDIP officers to discuss and respond to City of Gold Coast.**
3. City of Gold Coast raised the issue that some MSES as defined under the Environmental Offset Regulation 2014 are NOT MSES if they are located within an urban area. City of Gold Coast is seeking confirmation as to whether those areas can then subsequently be identified as MLES. - **DSDIP officers to discuss and respond to City of Gold Coast.**
4. State interest review, ministerial condition 11 of the Draft City Plan 2015 states '*Prior to adoption, amend Part 3 Strategic Framework and Part 8 Overlays (8.2.12 Nature Conservation Overlay Code and associated Overlay Maps) to identify and facilitate the protection of matters of state environmental significance*'. City of Gold Coast raised the issue that the strict interpretation of this condition cannot be met. - **Answer: DSDIP officers acknowledged that the term "protection" didn't strictly mean that those areas could not be developed, but rather that City of Gold Coast needed to undertake work to identify appropriate areas for the mapping to be used as an overlay (note - this has implications for other parts of the City Plan 2015 where we may wish to use the word "protect" to ensure MLES are not removed or impacted upon). DSDIP officers stated that application of MSES mapping across the City should be undertaken through a mixture of identifying whether the mapping is suitable in all zones, and where it would be applicable, appropriate code provisions should be included to encourage the development industry to address protection and mitigation of these values where applicable and practicable. Despite this response, City of Gold Coast still have concerns that the literal interpretation of the condition cannot be met, and request further clarification from the State.**

DSDIP officers to discuss and respond to City of Gold Coast.

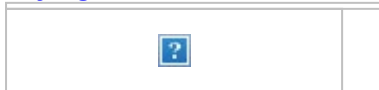
5. City of Gold Coast is seeking clarification as to what should be used to identify the base line from which a “net increase in koala habitat” should be measured (i.e. what layer/mapping should be used to identify the existing koala habitat). According to the SPP, City of Gold Coast is required to provide a net increase in “koala bushland habitat”, which is the layer identified within the SPP plan making mapping. As discussed with DSDIP officers this morning, that mapping has not been ground truthed, and is not an accurate representation of the actual on the ground extent of koala habitat. - DSDIP officers to discuss and respond to City of Gold Coast.
6. City of Gold Coast raised the issue of how to address the requirement to obtain a “net increase in koala bushland habitat” given that City of Gold Coast have no ability to condition offsets for the loss of any koala areas mapped under the SPP plan making mapping or areas of essential habitat as defined by the Environmental Offset Regulation 2014. This concern is further magnified given that the areas mapped by the State as MSES for koala habitat would overlap with any areas that City of Gold Coast would otherwise identify as a MLES for koala habitat. - DSDIP officers to discuss and respond to City of Gold Coast.

Regards

Sinclair Britton

Senior Environmental Planner
City Planning
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From: [Martin Garred](#)
To: ["BRITTON Sinclair"](#)
Cc: [PEACOCK Carmel](#); [OWEN Peter](#); [DAVIDSON Althena](#); [Jessica Phillips](#); [Amanda Tzannes](#)
Subject: RE: Guidelines/response for Local Government
Date: Wednesday, 30 July 2014 11:52:11 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

Hi Sinclair,

I don't have an exact date when the new guidance material will be available, however we definitely working through all the comments raised.

The guidance will be generic as it will cover all LG's, so I am happy to have a follow up meeting to run through any specific questions you may have relevant to the Gold coast.

We will be in touch shortly with more information.

Thanks
Martin

Martin Garred
Principal Planner
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From: BRITTON Sinclair [mailto:SBRITTON@goldcoast.qld.gov.au]
Sent: Tuesday, 29 July 2014 12:28 PM
To: Martin Garred
Cc: PEACOCK Carmel; OWEN Peter; DAVIDSON Althena; Jessica Phillips
Subject: Guidelines/response for Local Government
Importance: High

Hi Martin,

I just wanted to check in and see if things were still on track for the release of the State advice/guidelines for Local Governments by the end of this week? Is this still likely to be the timeframe? I was also wondering whether you believe that the advice being prepared by the State (that as I understand, will be advice for all Local Governments), will in essence cover off on the specific issues that we discussed at our meeting, or whether it would be prudent to have a further meeting after the release of your advice to discuss the specific issues?

As you are aware we are very keen to come to some resolutions around our issues (particularly around how to identify/map MLES and MSES appropriately, and how to facilitate a net gain in koala bushland habitat) so that we can progress our City Plan 2015 amendments.

Regards

Sinclair Britton

Senior Environmental Planner
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From: [Martin Garred](#)
To: [HOOD David](#)
Cc: [HANCOCK Luke](#); [KLING Diane](#); [Amanda Tzannes](#)
Subject: RE: Confirmation on use of indicative buffers in targeted areas
Date: Monday, 25 August 2014 5:46:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)

Hi David,

I agree that the use of the indicative buffers in agreed/targets areas is a more transparent mechanism to deal with the issue raised by Cr Gates.


Where concerns have been raised through the public notification process and the concerns are valid (i.e. there is limited separation between existing residents and proposed extractive industry zonings), as was the case with the example discussed with Luke today, then I think we would support the use of the buffer in these limited circumstances.

Given the removal of the buffers was subject to a ministerial condition, my preference would be to deal with any new indicative buffer areas on a case by cases basis. This approach will allow us to ensure the intended outcomes of the Deputy Premier's original condition relating to the buffers are maintained.

Thanks

Martin

Martin Garred
Principal Planner
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning
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From: HOOD David [mailto:DHOOD@goldcoast.qld.gov.au]
Sent: Monday, 25 August 2014 5:23 PM
To: Martin Garred
Cc: HANCOCK Luke; KLING Diane

Subject: Confirmation on use of indicative buffers in targeted areas

Hi Martin,

As discussed with Luke at the end of the Sub Committee meeting today, could you please confirm whether the State would be supportive of Council re-introducing the Extractive Industry Indicative Buffers in 'agreed/targeted areas' such as the location discussed today? This would appear to be a more transparent manner than the introduction of specific performance outcomes which was the preferred solution tabled today.

Regards,

David Hood

Executive Coordinator Strategic Land Use Planning
City Planning
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



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From: [BRITTON Sinclair](#)
To: [Martin Garred](#)
Cc: [PEACOCK Carmel](#); [DAVIDSON Althena](#)
Subject: Meeting re: proposed approach for MSES and MLES in the Draft City Plan
Date: Wednesday, 27 August 2014 4:23:58 PM
Attachments: [image005.png](#)
[image006.png](#)
Importance: High

Good afternoon Martin,

Carmel and myself recently met with Kim Mahoney where we were provided with a brief update on where the State are currently moving towards with regards to offsets and MSES. We resolved at this meeting to take our proposed approach for addressing the issues of MSES, MLES and offsets within the City Plan to yourself to get a perspective from DSDIP on our approach.

We would like to organise a time for next week to come to your Southport office and run through our proposal with you (and any DSDIP/DEHP officers you think may be relevant). We note that you have a fortnightly meeting organised with Gavin Collar here at Waterside, however tomorrow's meeting schedule is full and we require some certainty in our direction before a fortnights time.

Is there a day/time next week that we may be able to meet with you for an hour or two?

Regards

Sinclair Britton

Senior Environmental Policy Officer
City Planning
Planning and Environment
City of Gold Coast

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From: [Martin Garred](#)
To: ["HOOD David"](#)
Cc: [Amanda Tzannes](#)
Subject: RE: 500m
Date: Wednesday, 27 August 2014 10:51:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)

Hi David,

I have provided a response below dealing with the State issues and the 500m buffer.

In order for a local government planning scheme to comply with the State Planning Policy (SPP), the planning scheme must identify key resource areas (KRAs) including the resource/processing area, separation area, transport route and transport route separation area. All of these areas are mapped within SPP and a Council must reflect this mapping within their local government planning scheme.

The draft Gold Coast City Plan 2015 which was publicly exhibited was reviewed by the Queensland Government was considered to appropriately integrate the State interest in mining and extractive resources.

The SPP does not require a generic 500 metre separation area for all KRAs. Rather, the state interest guideline for mining and extractive resources provides a general minimum distance for a separation area of 200m for resources that do not require blasting or crushing and 1,000m for hard rock resources as blasting and crushing of material is required. However, it is important to note that in some instances this area may be less but this is determined on a case by case basis and is based on local features such as topography or existing development commitments. Despite general minimum distances, the separation area which is shown on the SPP Mapping for each individual KRA is the separation area which must be identified within a local government planning scheme in order to meet the State interest requirements.

Happy to discuss further if required.

Thanks
Martin

Martin Garred
Principal Planner
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning
Queensland Government

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From: HOOD David [mailto:DHOOD@goldcoast.qld.gov.au]
Sent: Tuesday, 26 August 2014 1:36 PM
To: Martin Garred
Cc: Amanda Tzannes
Subject: Fw: 500m

Hi Martin,

Please see below.

Given the reference to the State, I was hoping the State could assist us in providing some words to compliment our response. Particularly as it relates to the State 500 M buffer?

D Hood

Sent from my BlackBerry 10 smartphone.

From: GATES Donna <DGATES@goldcoast.qld.gov.au>
Sent: Tuesday, 26 August 2014 12:04
To: HOOD David
Cc: CONNOLLY Gail
Subject: 500m

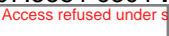
Hi Hoody ... see Facebook post on my page below. Can someone please give me some clarity re this 500m that keeps being mentioned. I need to respond. Thanks.

It's obvious that you still don't understand the issue Donna. This Council needs to push back into the Extractive Industry zone (Resource Area) to comply with State Planning Policy. Council needs to stop blaming the State and start to correct their City Plan so that it is legal. Council needs to comply with the SPP and ensure that there is a 500m Separation Area to act as a buffer to residents. Such a buffer should not be the sole responsibility of residential properties neighbouring quarry lands. Residents are not the reason why there needs to be a buffer zone - quarries are!!! The state recognises this in their SPP. Council does not.

Donna Gates

Councillor Division 1 & Deputy Mayor
City of Gold Coast

T: 07.5581 6301 **F:** 07.5582 8355

M:  Access refused under s

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From: [PEACOCK Carmel](#)
To: [Martin Garred](#)
Cc: [DAVIDSON Althena](#); [BRITTON Sinclair](#)
Subject: City Plan 2105 Environmental Policy Approach
Date: Monday, 1 September 2014 2:34:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[TRACKS-#45382818-v1-PROPOSED ENVIRONMENTAL POLICY AUGUST 2014.docx](#)
[01092014121159-0001.pdf](#)

Hi Martin,

In preparation for the meeting on Wednesday, Sinclair asked me to send through an outline of the issues we are seeking DSDIP guidance on. I have attached a diagram illustrating our proposed City Plan 2015 Environmental Policy approach to meet Council's obligations under the SPP and Ministerial Condition 11. In brief, we propose to:

1. Protect MSES in situ where they lie within mapped Biodiversity Areas (which include our Core Habitat, Critical Corridor and Substantial Remnants) and High Value Vegetation areas (which include endangered REs and vegetation which is poorly conserved within the city)
2. Avoid, mitigate or offset MSES where they lie outside of mapped Biodiversity Areas and High Value Vegetation (see attached map).

We have identified a number of issues with this proposal that require consideration by the State:

- Most of the MSES that occur outside of mapped Biodiversity Areas occur within the Urban Footprint. In general the State does not require offsets for MSES within the Urban Footprint (see Schedule 2 of the *Environmental Offsets Regulations 2014*). However, in order to meet long term City targets relating to native vegetation cover, SPP requirements relating to net gain of koala habitat, and to facilitate development outcomes, City Plan proposes to require offsets for unavoidable impacts on a different matter of environmental significance – MLES mapped as Medium and General Value Vegetation. Given that these MLES areas often overlap with MSES areas, is this likely to concern the State?
- City Plan will require protection *in situ* of MLES mapped as Biodiversity Areas, including those within the Urban Footprint. Some of these areas (e.g. most of the Pimpama Critical Corridor and parts of the other 3 critical corridors) do not coincide with MSES, but are required to achieve the long term protection of a viable citywide conservation network. Is in situ protection of non-MSES within the Urban Footprint likely to be supported by the State?
- Is the proposed Environmental Policy approach likely to meet State approval?
- What level of justification will we be required to provide for identifying, protecting and offsetting our MLES?

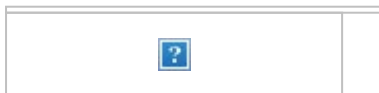
Please call me if you would like further clarification.

Cheers, Carmel.

Carmel Peacock

Supervising Environmental Planner
City Planning Branch
Planning and Environment
City of Gold Coast

T: 07 5582 8663 M: Access refused under s
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



The countdown is on! From Glasgow to the Gold Coast for the Hancock Prospecting 2014 Pan Pacific Swimming Championships, 21-24 August at the new Gold Coast Aquatic Centre in Southport. Come and meet some of your favourite Aussie swimmers at Broadbeach Mall from 9am on Sunday 17 August. Visit cityofgoldcoast.com.au/panpacs2014

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PROPOSED ENVIRONMENTAL POLICY CITY PLAN 2015

COUNCIL'S OBLIGATIONS
(SPP and Ministerial Condition 11)

Identify and protect MSES
Maintain ecological connectivity
Net gain in koala habitat

PROPOSED SOLUTION

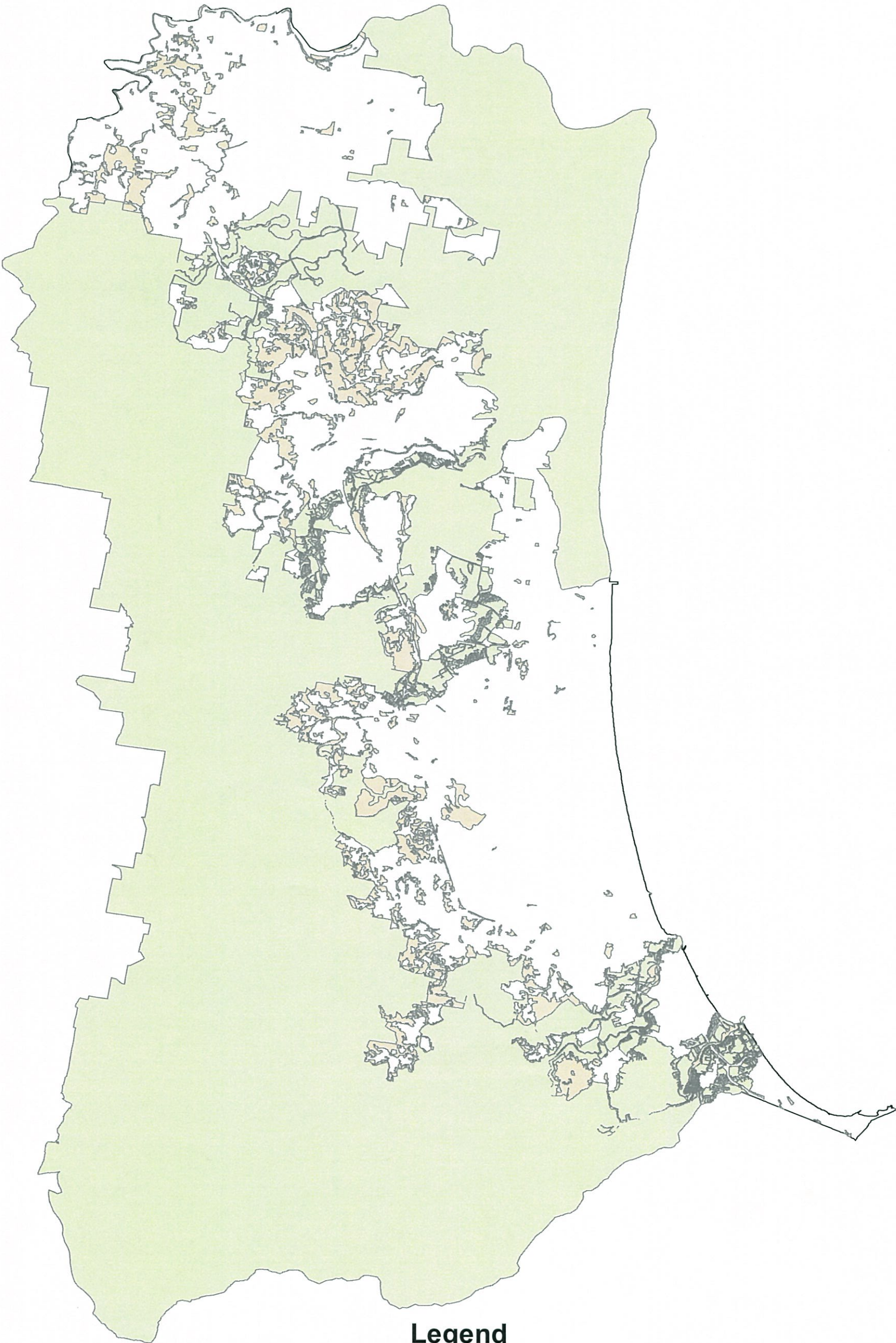
Protect MSES in situ
(Biodiversity Areas and High Value
Vegetation)

Protect, mitigate or offset MSES
(Medium and General Value Vegetation
inside the UF)

OUTCOMES

- Facilitate development outcomes inside the UF
- Achieve net gain of koala habitat
- Meet SPP and Ministerial conditions
- Protect Council's endorsed citywide conservation network

MSES not covered by Biodiversity Areas



Legend

- BiodiversityAreaPlusCorridorsDissolved
- MSES_V4_Clippped_to_GCCC_BoundaryDISSOLVED

From: [DAVIDSON Althena](#)
To: [Martin Garred](#)
Cc: [PEACOCK Carmel](#); [BRITTON Sinclair](#)
Subject: Additional questions and justification for Martin (revised)
Date: Thursday, 11 September 2014 12:10:58 PM
Attachments: [image003.jpg](#)
[image006.png](#)
[image007.png](#)

Hi Martin,

As per our conversation last week regarding 'pre-approval' of MLES matters, we have two additional matters we would like you to consider and provide feedback on. We have been informed officially that our work must be complete by the end of the month, so as per the previous correspondence, a timely response is welcomed.

MSES - HEV Watercourse category

You may recall that when we met last week, we discussed not including the MSES category "Regulated vegetation intersecting a watercourse" within our Draft City Plan mapping, as those watercourses were protected by the standard buffers to the City of Gold Coast's more refined and accurate "watercourse" layer.

In similar fashion, there is a MSES category called "HEV watercourse" which also coincides with, but is not as accurate as the City of Gold Coast's "watercourse" layer. Because the State and Local categories do not match up evenly, and City of Gold Coast's layer has been mapped at a more local and refined level than the State layer, it is proposed that City of Gold Coast exclude the MSES category "HEV Watercourse" from our Draft City Plan, as it will be satisfactorily covered by the protection afforded by the buffers to our more refined and accurate local "watercourse" mapping.

City Wide Significant (CWS) species as a MLES value

The current Nature Conservation – Priority Species Overlay Map includes MSES (as well as some MNES) and MLES species. While the MSES species need no justification for inclusion (as per the State Planning Policy July 2014), City of Gold Coast proposes to include our CWS species as a specific MLES value (where these species are different from any MNES or MSES species). Please find below the justification for these species being included as a MLES.

This MLES reflects the city's intent to protect species of city-wide significance (CWS) for conservation. The methodology used to define species of city-wide significance was based on scientifically robust criteria determined by an expert panel (including independent external experts), and these criteria applied to the established lists of vascular flora and vertebrate fauna species for the city.

The following common criteria themes were developed to assess the status of species within the Gold Coast Local Government Area:

cid:image004.png@01CFCCEE.EE51E160

To assess whether a species should be classed as one of CWS, a numerical scoring process was applied to each of the sub-categories. The final score of a species was dependent on its score after evaluation against each of these criteria themes and associated sub-categories. The expert panel reviewed each species score.

The city-wide significance project was completed in April 2012. This final CWS list contains 153 fauna species and 466 flora species. Where city-wide significant species are identified as also being listed under Queensland's *Nature Conservation Act 1992* and/or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*, they will not be included as local values.

If you would like further information, please do not hesitate to contact me.

Regards

Althena Davidson

Coordinator Environment Planning
City Planning
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
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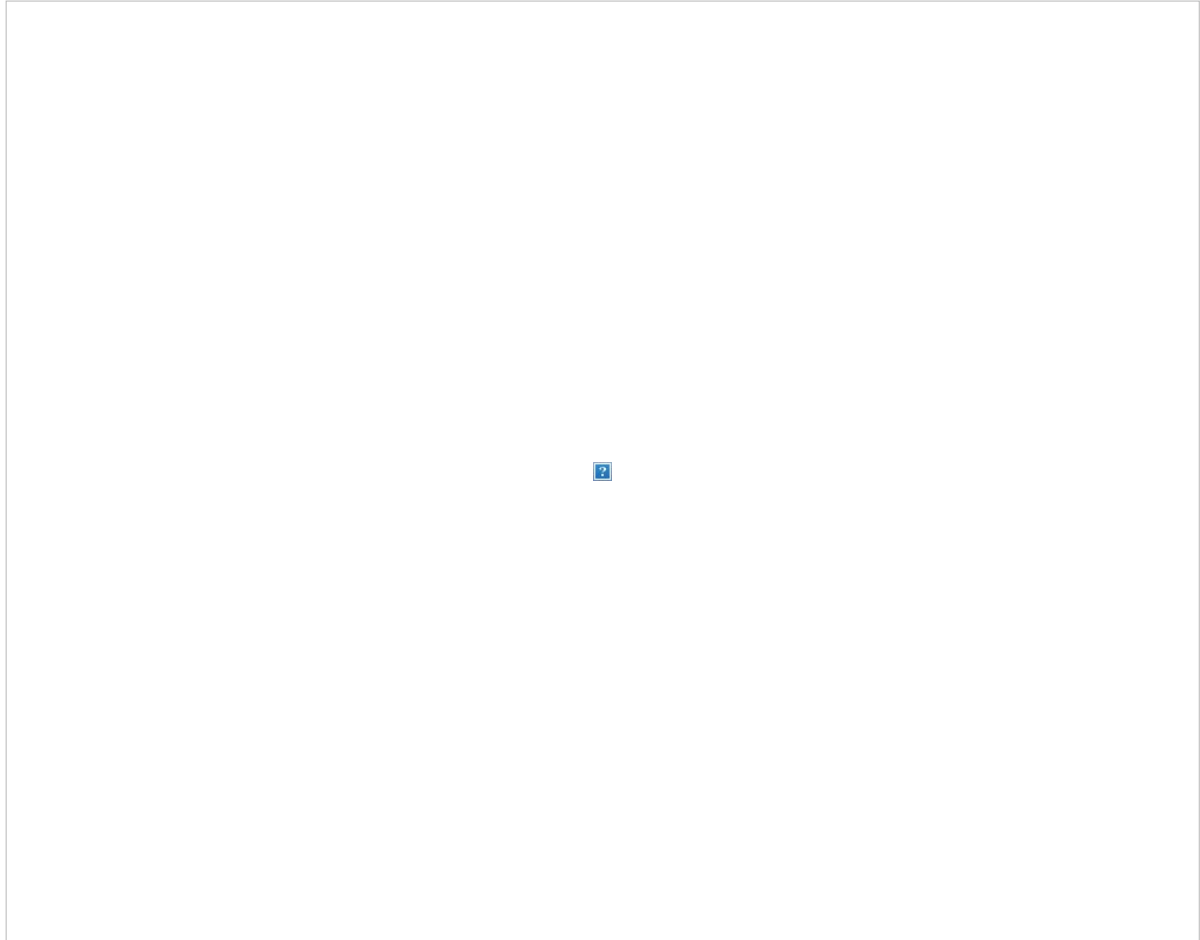
Criteria	Flora Sub-category*	Fauna Sub-category*
Conservation Status	Listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	Listed under the EPBC Act
	Listed under the Queensland Nature Conservation Act 1992 (NC Act)	Listed under the NC Act BAMM Priority Fauna taxa other than EVR taxa
Abundance	Number of records within Gold Coast LGA	Number of records within Gold Coast LGA
	Recently named or discovered species that have not yet been listed under NC Act or EPBC Act	
Distribution	At the limit of geographical range	At the limit or near the limit of geographical range
	Species for which Gold Coast LGA or SEQ bioregion is a significant stronghold	Species for which Gold Coast LGA or SEQ bioregion is a significant stronghold
	Specialised or complex habitat requirements	Specialised or complex habitat requirements
Endemism	Level of endemism (Gold Coast LGA or SEQ bioregion)	Level of endemism (Gold Coast LGA or SEQ bioregion)

*Note - for the purposes of the criteria, SEQ bioregion refers to the classification as per the Interim Biogeographic Regionalisation of Australia (IBRA).

From: [BRITTON Sinclair](#)
To: [Martin Garred](#)
Subject: Additional picture for discussion
Date: Tuesday, 16 September 2014 11:57:57 AM
Attachments: [image001.png](#)
[image006.png](#)
[image007.png](#)

Hi Martin,

I tried to call earlier but you were in a meeting. Here is another picture I will send you for discussion when you are available.



Sinclair Britton
Senior Environmental Policy Officer
City Planning
Planning and Environment
City of Gold Coast

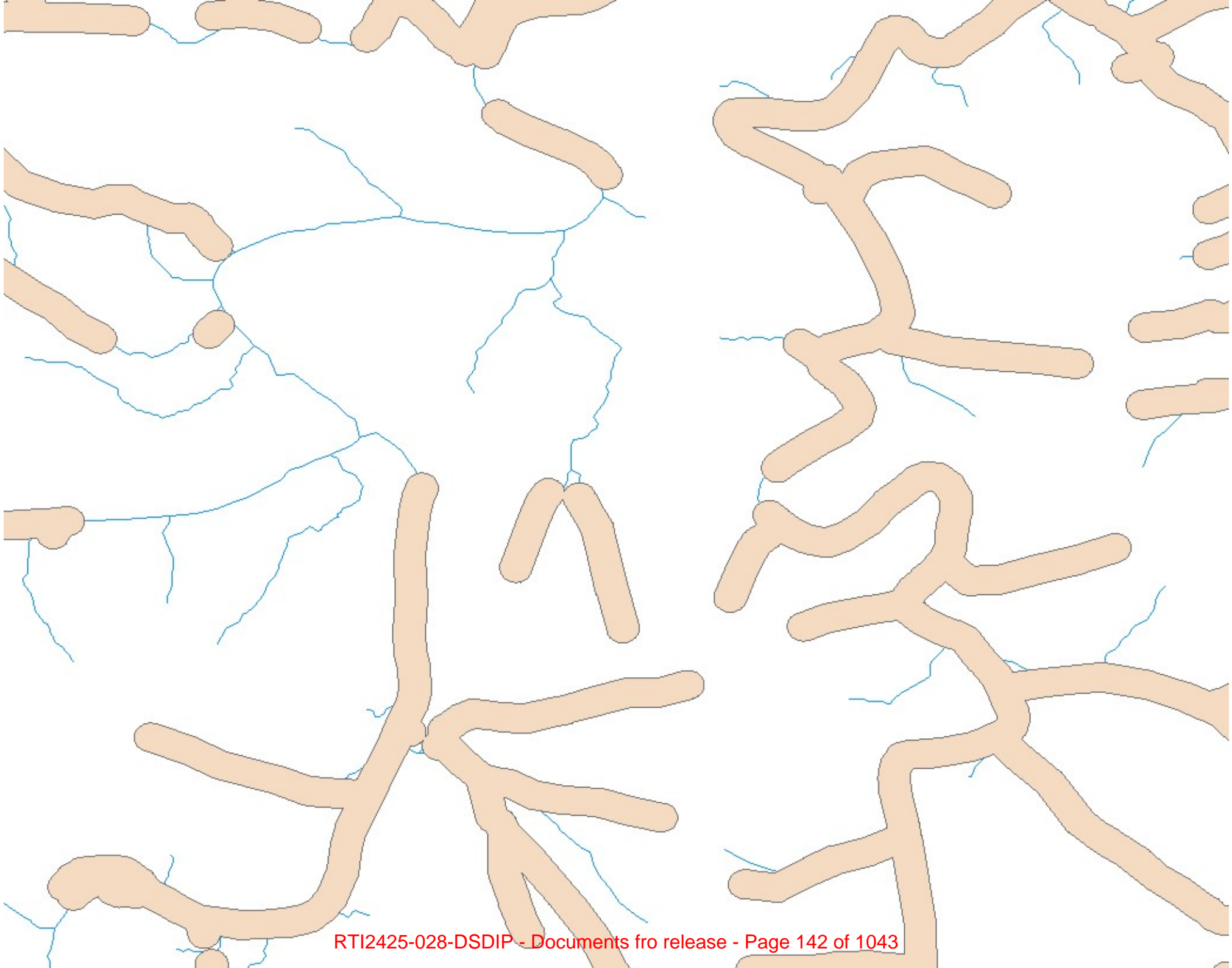
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From: [BRITTON Sinclair](#)
To: [Martin Garred](#)
Subject: RE: City of Gold Coast - Draft City Plan 2015 - DSDIP Response to proposed justification of MLES Values
Date: Tuesday, 16 September 2014 8:31:14 AM
Attachments: [image001.png](#)
[image006.png](#)
[image007.png](#)

Hi Martin,

Thanks for your response. It is very encouraging! I did need to give you a call to clarify one of the points around the HEV watercourse mapping, and to that end, I will send you this picture and follow it up later this morning with a phone call to discuss.

Regards
Sinclair



Sinclair Britton
Senior Environmental Policy Officer
City Planning
Planning and Environment
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



From: Martin Garred [mailto:Martin.Garred@dsdip.qld.gov.au]
Sent: Monday, 15 September 2014 6:57 PM
To: DAVIDSON Althena
Cc: PEACOCK Carmel; BRITTON Sinclair; COLLAR Gavin
Subject: City of Gold Coast - Draft City Plan 2015 - DSDIP Response to proposed justification of MLES Values

Hi Althena,

I refer to your emails of the 8th & 11th September seeking advice in relation to MLES values and how these matters are dealt with through the draft City Plan 2015.

Ultimately, the determination of MLES within a local government area is at the discretion of the relevant local government. The local government must be satisfied that the methodology for mapping of MLES values is scientific, robust, well-documented and legally defensible. The state's interest in MLES values lies in ensuring that those matters a local government is seeking to identify as MLES does not conflict and/or duplicate with MSES values.

Notwithstanding, I have provided a response below to the five MLES values outlined in your emails to assist Council on these matters and finalising the environmental policy and planning provisions that sit within the draft planning scheme.

I would recommend that once the applicable overlay mapping, codes and PSPs have been drafted that these are informally submitted for our review. As previously discussed, in order to streamline the planning scheme adoption process, we would like to have as many of the outstanding state interest matters agreed to before the scheme is submitted.

MLES – Vegetation Management Overlay Map

The department generally supports Council proposed approach to the identification of high, medium and general value vegetation as a matter of MLES through the draft planning

scheme. In addition, the department notes that Council is seeking to incorporate assessment outcomes within the draft plan that would allow for medium value vegetation to be offset, where the impacts cannot be avoided or mitigated.

As per the above advice, Council must be satisfied that the methodology utilised (understood to be based on the vegetation communities current extent compared to their pre-clearing extent) is robust and legally defensible.

As indicated in your email, Council must ensure that the identified of High, Medium and General value vegetation as MLES must not duplicate with any MSES regulated vegetation values (as per the SPP definition). When submitting the planning scheme for approval Council should provide an outline of the steps which have been taken to ensure the MLES values on the vegetation management layer do not duplicate with MSES values.

It is important to also note that although the planning scheme may identify the medium value vegetation as being a matter of MLES to which offsets apply, Council may not necessarily be able to impose an offset condition due to the restriction contained in Section 15 of the *Environmental Offsets Act 2014*. Although the MLES vegetation value may be different from the MSES vegetation value, when the State is triggered as a party to the development application the restrictions will limit when local government can apply an offset in these circumstances. This is something to be mindful of from an implementation perspective as the planning scheme moves forward.

MLES – Biodiversity Areas Overlay Map (Hinterland to coast critical corridors)

The department understands that Council has gone through a significant process to identify environmental corridors within the draft City Plan 2015, to which protection is being sought. It is understood Council is not seeking to facilitate any offsetting of residual impacts, rather the draft plan will seek to protect the corridors in situ.

As previously discussed, the department considers the identification of environmental corridors responds not only to the SPPs requirements in relation to the consideration of MLES, but also the state interest in ensuring ecological connectivity is being maintained or enhanced.

MLES – Biodiversity Areas (Substantial Remnants)

As with the vegetation overlay, the department supports the approach to the mapping of substantial remnants, but seeks additional information as to potential overlap with MSES values. Provided Council can demonstrate that the substantial remnants do not duplicate MSES values then the department would not have a concern with this mapping layer.

MSES – HEV Watercourse category

The department understands the Council is wishing to utilise its own watercourse mapping layer in order to protect the MSES values shown through the MSES HEV Watercourse mapping layer. As outlined in the new MSES Guideline, the State approach to the mapping and identification of MSES values is based on:

- An acknowledgement that MSES mapping is indicative only and can be ground truth and hence amended by local government planning schemes;
- Local government may refine MSES by using better resolution mapping of boundaries; and
- The MSES mapping methodology should be referred to when refining the state mapping at the local scale. Any amendments must remain scientific, robust, well-documented and legally defensible.

Based on the above approach, the department is happy to support the use of Council's mapping layer to identify and protect the MSES values. Ultimately, our primary concern would be ensuring that the Council mapping layer does not diminish the MSES values, however given Council's mapping has been refined at a more local level, I think it should be relatively simple for Council to demonstrate to the State that the MSES values are being appropriately protected.

City Wide Significant (CWS) species as a MLES value

The department supports the city wide significance, provided those species which may also be listed as an MNES or MSES are not identified as a local value.

The above information should address the outstanding questions raised by Council and allow for the environmental policy and planning provisions associated with the draft City Plan 2015 to be finalised. As noted earlier, once the overlay code, mapping and PSPs have been amended based on the above, we can undertake a further review to determine if all outstanding matters have been fully addressed prior to submission of the draft plan for adoption.

If you have any questions, do not hesitate to contact me.

Thanks

Martin Garred

Principal Planner

Regional Services - SEQ South

**Department of State Development, Infrastructure and Planning
Queensland Government**

tel 07 5644 3213

mobile Access refused

post PO Box 3290 Australia Fair, Southport QLD 4215

visit Level 1, 7 Short Street, Southport

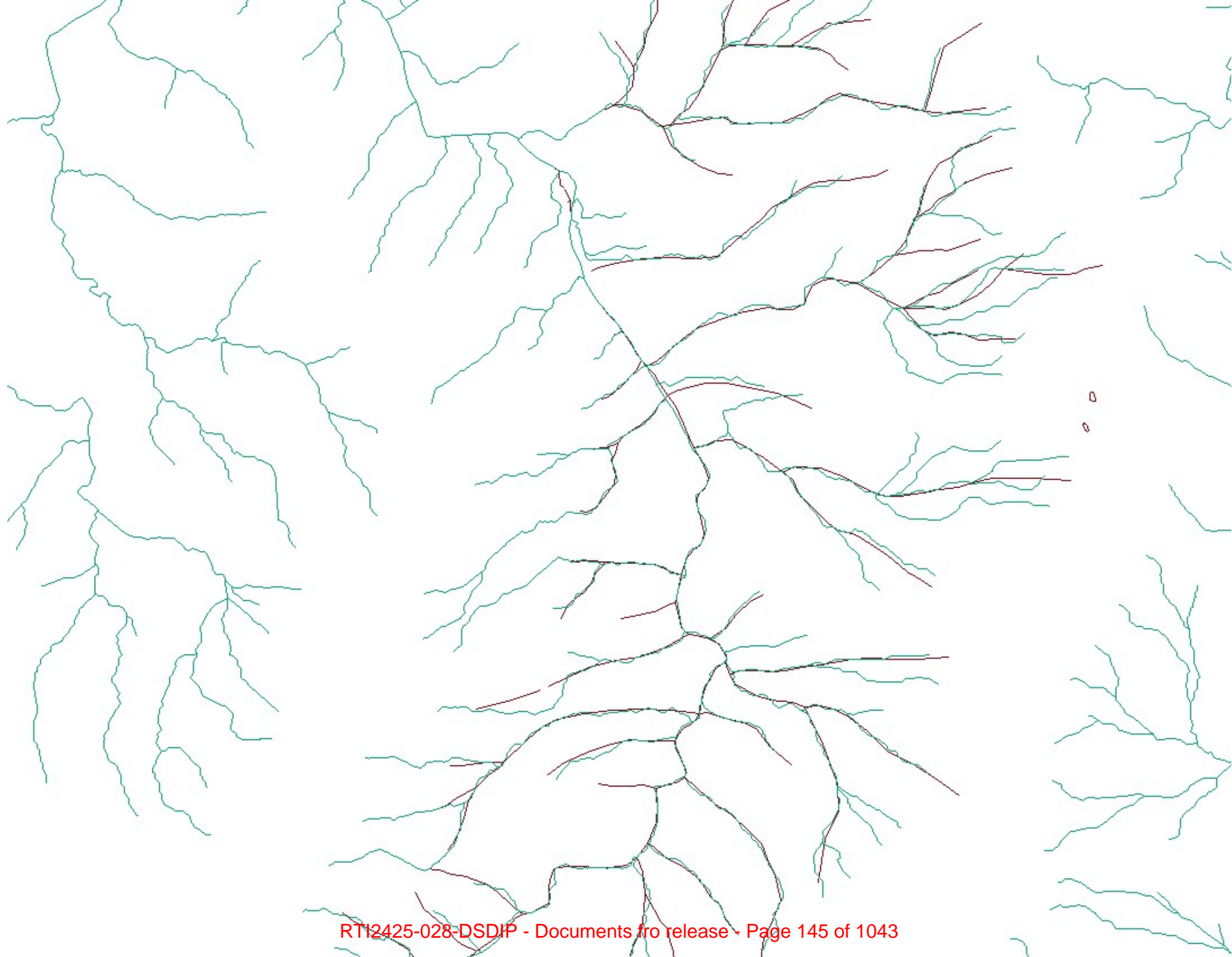
martin.garred@dsdip.qld.gov.au | www.dsdip.qld.gov.au

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From: [Martin Garred](#)
To: ["DAVIDSON Althena"](#)
Subject: RE: Zoning query
Date: Thursday, 18 September 2014 11:05:50 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Althena,

Given all the properties are in Council ownership and they have a conservation intent, DSDIP would not have any concerns with Council changing the zoning of these properties as outlined in your email.

Thanks
Martin

Martin Garred
Principal Planner - Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213
mobile 
martin.garred@dsdip.qld.gov.au

From: DAVIDSON Althena [mailto:ADAVIDSON@goldcoast.qld.gov.au]
Sent: Wednesday, 17 September 2014 4:30 PM
To: Martin Garred
Subject: Zoning query

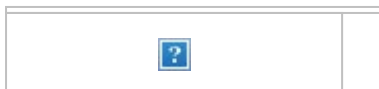
Hi Martin

Kim Mahoney has asked me to run a question by you. We are currently reviewing the zoning of our open space and have identified approximately 1200 properties that we would like to move to conservation zone. These properties currently have a conservation management intent. Most of these properties (~1100) are sitting within the Open Space zone, but there are others that are in other zones including rural, major tourism and residential. I'm of the view that this is a procedural change and the only entity affected is Council itself as we are the owners of the land. I'm seeking your confirmation that DSDIP would be of the same view.

thanks

Althena Davidson
Coordinator Environment Planning
City Planning
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



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From: [Amanda Tzannes](#)
To: [Martin Garred](#)
Subject: FW: Gold Coast KRA's
Date: Monday, 22 September 2014 12:51:31 PM

From: Amanda Tzannes
Sent: Friday, 29 August 2014 11:13 AM
To: Adam Yem
Cc: Gary Krishna; Damian McDonnell
Subject: Gold Coast KRA's

Hi Adam,

I hope the following addresses both your emails regarding buffer zones in the draft City Plan 2015.

- The SPP does not require a generic 500 metre separation area for all KRAs. Rather, the state interest *guideline* for mining and extractive resources provides a general minimum distance for a separation area of 200m for resources that do not require blasting or crushing and 1,000m for hard rock resources as blasting and crushing of material is required. However, it is important to note that in some instances this area may vary but this is determined on a case by case basis and is based on local features such as topography or existing development commitments.
- The 500m figure comes from the SPP Guidelines relating to KRA 67 - Northern Darlington, which is not a statutory requirement. It states a 500m buffer is provided for that KRA however the State SPP mapping reduces it from the 500m in due to topography and existing development patterns, which the guideline explains can occur.
- Despite general minimum separation distances, the separation area which is shown on the SPP Mapping for each individual KRA is the separation area which must be identified within a local government planning scheme in order to meet the State interest requirements. In order for a local government planning scheme to comply with the State Planning Policy (SPP), the planning scheme must identify key resource areas (KRAs) including the resource/processing area, separation area, transport route and transport route separation area. All of these areas are mapped within SPP and a Council must reflect this mapping within their local government planning scheme.
- The State is currently working with Council to identify areas where the separation distance may not be adequate and therefore to allow the inclusion of "indicative buffer hatching" in limited circumstances to achieve a balanced outcome that can be investigated in greater detail through the development assessment process.
- The planning scheme includes statements and criteria within the Strategic Framework; extractive industry zone code; extractive industry development code and extractive resources overlay code to ensure the amenity of existing sensitive uses are protected from extractive industry and allow for these matters to be considered in the development assessment process.

- As the current Gold Coast Planning Scheme does not correctly reflect the state interest in Mining and extractive resources, the new draft planning scheme was required to make necessary changes to ensure the new planning scheme meets its legislative requirements. This is the reason why the zoning and identification of KRAs has changed between the current and proposed planning schemes.

I am on mobile Access refused under s.4 today if you need to contact me.

Regards

Amanda Tzannes
Manager - Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

From: [Greg Chemello](#)
To: [CONNOLLY Gail](#)
Cc: [Amanda Tzannes](#); [Martin Garred](#)
Subject: RE: Letter from Deputy Premier clarifying Ministerial condition 11 - Gold Coast City Plan 2015
Date: Tuesday, 4 November 2014 3:59:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Gail

I refer to our meeting between Council and Department of State Development, Infrastructure and Planning officers on 24 September 2014 in which Council sought clarification regarding Condition 11 of the Deputy Premier's approval for the public notification of the draft Gold Coast City Plan 2015.

The Deputy Premier's condition was based on the need for the city plan to reflect the State Planning Policy (SPP) and needs to be read and interpreted within the context of the intent and principles of the SPP.

Specifically, the SPP acknowledges that in some circumstances state interest matters will compete or even conflict. In these circumstances, it is important to consider the regional and local circumstances when determining how best to resolve these conflicts at a local government level.

Based on the above, I can appreciate that the absolute protection of all matters of state environmental significance (MSES) is not always going to be feasible, especially in the context of the Gold Coast urban areas. Within urban areas where there are existing development commitments, it would be unreasonable to expect the city plan to retrospectively protect all MSES values.

Ultimately, council needs to take a balanced approach to the identification and protection of MSES values in the city plan by facilitating protection in areas of significance through the incorporation of development assessment provisions and recognising where previous zoning decisions and development commitments mean that protection is now not feasible.

I trust this clarifies the matter.

Regards

Greg Chemello
Deputy Director-General
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government

tel +61 7 3452 7686
post PO Box 15009 City East Qld 4002
visit Level 6, 63 George Street Brisbane
greg.chemello@dsdip.qld.gov.au
www.dsdip.qld.gov.au

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graphic



From: CONNOLLY Gail [mailto:GAILCONNOLLY@goldcoast.qld.gov.au]
Sent: Wednesday, 29 October 2014 12:40 PM

To: Greg Chemello

Subject: Letter from Deputy Premier clarifying Ministerial condition 11 - Gold Coast City Plan 2015

Importance: High

Hi Greg,

I understand that when you met with Huxley and other Council officers recently (9 October 2014) regarding Council's progress on Ministerial Condition 11 for the City Plan 2015, you advised that a letter from the Deputy Premier was imminent with the intention of clarifying the intent of the Ministerial Condition, specifically what is intended by the word "protect".

Could you let me know when we might get a letter please (we are trying to finalise this aspect of the City Plan in the next few weeks).

Regards,

Gail

Gail Connolly

Director

Planning and Environment

City of Gold Coast

T: 07 5582 8271 M: Access refused under s

PO Box 5042 Gold Coast Mail Centre Qld 9729

gailconnolly@goldcoast.qld.gov.au

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Are you and your family prepared for what Mother Nature might throw at us this summer? Get ready Gold Coast!

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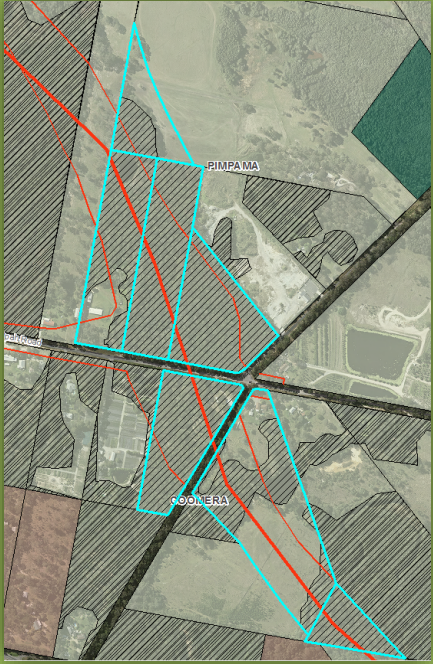
Internal Record of Actions and Agreements – Post State Interest Review

Council of the City of Gold Coast
Draft Gold Coast City Plan 2015

Ministerial Conditions – This has been superseded, see D15/28094 for updated version

Ref. Number	Condition	Reason	Post State Interest Review Discussions
1.	<p>Prior to public notification, amend Strategic Framework Map 5 and Extractive Resources Overlay Map 1-4 to appropriately protect key resource areas within the Draft City Plan 2015 by:</p> <ul style="list-style-type: none"> a) Removing the former KRA64 Charlies Crossing; b) Identifying the amended resource/processing area and amended separation area for KRA65 Jacobs Well (Deposit B); c) Identifying the transport routes and transport route separation areas between the Pacific Motorway and Pimpama Jacobs Well Road (Wharf Road and Mirambeena Drive); d) Identifying the amended resource/processing area for KRA68 Oxenford; e) Identifying the separation area for KRA69 Stapylton; f) Identifying the separation area for KRA70 West Burleigh; and g) Identifying the amended Resource/processing for KRA96 Reedy Creek. 	<p>To ensure the planning scheme appropriately identifies and protects KRAs and to ensure the planning scheme appropriately integrates the State Interest – Mining and extractive resources.</p>	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <ul style="list-style-type: none"> a. In response to condition 1, <ul style="list-style-type: none"> i. amend the Extractive resources overlay map to: <ul style="list-style-type: none"> A. Remove KRA64 Charlies Crossing B. Change the Resource/Processing Area and Separation Areas of Deposit B in KRA65 Jacobs Well to align with the State's SPP mapping. C. Include the Mirambeena Drive transport route as an additional southbound haulage route for KRA65 Jacobs Well as shown in the State's SPP mapping. D. Change the Resource/Processing Area and Separation Areas of KRA68 Oxenford to align with the State's SPP mapping. E. Change the Separation Areas of KRA69 Stapylton to align with the State's SPP mapping. F. Change the Separation Areas of KRA70 West Burleigh to align with the State's SPP mapping. G. Change the Resource/Processing Area of KRA96 Reedy Creek to align with the State's SPP mapping. ii. amend Strategic Framework Map 5 – Focus Areas for Economic Activity to: <ul style="list-style-type: none"> A. Reflect the changes made to the Extractive Resources Overlay Map, including identification of KRA96 Reedy Creek as a 'Non-Committed Resource Area'. iii. that the Mayor write to the Honourable Jeff Seeney MP, Deputy Premier and Minister for State Development Infrastructure and Planning, to request updates to the SPP KRA mapping to incorporate the findings of the Gold Coast Extractive Industries report by Buckley Vann Town Planning Consultants dated January 2013. b. As a consequential change to the amendments made for condition 1, amend Table 5.10.4: Extractive Resource Overlay (row 1, relating to Separation area and 100m Transport route separation area): <p><i>Any material change of use for a sensitive land use or reconfiguration of a lot (with the exception of subdivision of land parcels contained within an industrial zone) on an allotment partially or entirely located within any of the following areas as identified in the Extractive resources overlay map:</i></p> <ul style="list-style-type: none"> i. '100m Transport route separation area'; ii. 'Separation area' <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
2.	<p>Prior to public notification, amend zoning maps (ZM1, ZM2, ZM3, ZM6, ZM8, ZM12, ZM17, ZM22 and ZM32), to remove the Extractive Industry – Indicative Buffer hatching from all zoning maps, with the exception of map ZM6, where Council may retain an indicative buffer immediately adjoining Lot 11 and 900 on SP127985.</p>	<p>The draft plan identifies indicative buffers on the zoning maps internal to the Key Resource Area Extraction/Processing area. The buffers do not align with the separation areas shown on the SPP Mapping and those shown on the Extractive Resources Overlay Map contained within the draft plan. Given the buffers are arbitrary and conflict with the intent of the SPP, the condition requires them to be removed from the planning scheme. An exception has been included for KRA67, where residential lots have been established in the extraction/processing area, this is considered a reasonable approach to protect the sensitive uses.</p>	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <ul style="list-style-type: none"> a. In response to condition 2: <ul style="list-style-type: none"> i. remove all Extractive industry 'indicative buffers' from the zone maps with the exception of the area of 'indicative buffer' immediately adjacent to Lot 11 and 900 on SP127985. <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
3.	<p>Prior to public notification, delete the Editor's note in relation to 'indicative separations areas' in Section 3.5.5 of the Strategic Framework (Element – Natural Resources) and the</p>	<p>Relates to Condition 2. This condition requires removal of notes within the planning scheme that give effect to the indicative buffers shown on the zoning maps.</p>	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <ul style="list-style-type: none"> c. In response to condition 3:

	associated 'Note' contained below PO3 in Table 6.2.16-2 of the Extractive Industry Zone Code.		<p>i. amend section 3.5.5.1 of the Strategic framework to include the following concept:</p> <p><i>Within Key Resource Area (KRA 67) – Northern Darlington Range an 'indicative separation area' is shown on the zone map due to the proximity of the resource/processing area to sensitive land uses. Extractive industry operations will provide an appropriate separation area/buffer in this location to ensure adequate separation distances to these sensitive land uses</i></p> <p>ii. amend Specific Outcome 3.5.5.1(8) within section 3.5.5.1 of the Strategic framework:</p> <p><i>In committed areas, the extraction and haulage of the resource protects environmental values on the land as far as practicable, prevents significant impacts on nearby sensitive uses, including the use of appropriate separation areas/buffering and does not scar vegetated ridgelines and elevated land when viewed from outside the resource area.</i></p> <p><i>The width and nature of separation areas/buffering will vary from site to site, and be dependent on factors such as topography, vegetation and proximity to sensitive land uses.</i></p> <p>iii. remove the existing 'Editor's note' within section 3.5.5.1 of the Strategic framework:</p> <p><i>Editor's note - 'Indicative separation areas' are shown on the zone maps for committed resource areas to signify that buffers may be necessary within the zoned area to achieve the outcomes of this element. The width and nature of these buffers will vary from site to site, and depending on factors such as topography, vegetation and proximity to sensitive land uses. Appropriate buffer widths will be determined as part of the development assessment process.</i></p> <p>iv. remove the existing 'Note' below Performance Outcome P03 of the Extractive industry zone code (Table 6.2.16-2):</p> <p><i>Note: Buffers may be required within both the Resource Area/Processing Area and Separation Area of the Key Resource Area to achieve the above Performance Outcome. Buffer widths will vary and will be dependent on contextual factors including topography, vegetation and proximity to sensitive land uses. Buffers will be determined through the development assessment process and addressed as part of the Extractive Industry Management Plan.</i></p> <p>The department is satisfied Council has complied with the outcomes required by the condition and that the consequential amendments made by Council as listed above do not impact upon the planning scheme integrating the state interest in mining and extractive industries.</p>
4.	Prior to notification, remove all "Road Requirement Lines" from Zoning Maps (ZM0 - ZM44), where not associated with a local government road requirement.	Future road requirements should be managed by DSDIP in its concurrence agency role not in the planning scheme. The SPP does not require planning scheme's to identify DTMR land requirements associated with upgrades to the existing state-controlled road network.	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <p>a. In response to condition 4:</p> <p>i. remove the 'Road Requirement Lines' from the zone maps.</p> <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
5.	Prior to notification, remove the Integrated Regional Transport Corridor 'IRTC' from Strategic Framework Map 6 – Integrated Transport.	<ul style="list-style-type: none"> The IRTC is not gazetted as a future state-controlled road and is therefore not to be recognised under the SPP; The IRTC has no funding commitment and is not identified within Connecting SEQ 2031; 	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <p>a. In response to condition 5:</p> <p>i. amend Strategic framework map 6 – Integrated transport to remove the Intra-Regional Transport Corridor (IRTC).</p>

		<ul style="list-style-type: none">• The current corridor is shown as a grade separated second motorway, DTMR has indicated an urban arterial road would be more appropriate. This planning is yet to be completed;• DTMR has randomly purchased land along the corridor at motorway standard;• The current alignment runs through the Boral Quarry at Staplyton (KRA 69), the Gold Coast Marine Precinct at Coomera and requires significant bridge crossings;• The IRTC was formerly known as the Koala Highway as the current alignment traverses areas of high ecological significance and has not been subject to detailed investigations/feasibility studies;• The DSDIP Planning and Property group has advised it is likely to be removed from the SEQ Regional Plan as part of the current review process; and• The IRTC stops at Stapylton Jacobs Well Road and is not shown within the Logan Planning Scheme.	<p>The department is satisfied Council has complied with the outcomes required by the condition.</p> <p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <p>d. In response to condition 6:</p> <p>i. amend the zoning of lots within the Special purpose zone and the IRTC as follows:</p> <p>Ormeau area</p> <p>A. 3SP119029 to Open Space zone</p> <p>B. 1RP911811 to Rural zone</p> <p>C. 100RP911810 to Rural zone</p> <p>Pimpama area</p> <p>D. 2RP181859 to Rural zone</p> <p>E. Change the following lots to Rural zone and include in Rural landscape and environment precinct as per 'Map 1 – Pimpama area new Rural Landscape and Environment Precinct':</p> <ul style="list-style-type: none">• 1RP897928• 1, 2 and 3 RP135848• 6RP156460• 2SP222680• 4RP860719. <p>Map 1: Pimpama area new Rural Landscape and Environment Precinct</p>  <p>East Coomera area</p> <p>F. Change 25SP174768 to Conservation zone</p> <p>G. Change the following lots to Emerging Community zone:</p> <ol style="list-style-type: none">1. 3SP2165022. 4SP2165033. 30, 31 and 32SP171954
6.	Prior to notification, amend Zoning Maps (ZM2, ZM7, ZM8, ZM14, ZM18, ZM22 and ZM26), to remove the Special purpose zoning for all land within the Integrated Regional Transport Corridor (IRTC) and zone the land to align with adjoining properties.		


			<p>Coomera (South) area</p> <p>H. Change the following lots to Conservation zone:</p> <ol style="list-style-type: none"> 1. 20 and 21 RP177591 2. 1RP849227 3. 30SP150729 4. 32SP156726, subject to advice from the Department of State Development, Infrastructure and Planning <p>I. 31SP150729 to Medium Density Residential zone</p> <p>Coomera Marine Precinct area</p> <p>J. 28SP122377 to Waterfront and Marine Industry zone</p> <p>Helensvale/Gaven area (adjoining rail corridor)</p> <ol style="list-style-type: none"> K. 7RP818969 to Open Space zone L. 1RP864000 to Open Space zone M. 2RP863999 to Open Space zone N. 3RP887429 to Open Space zone <p>Nerang Broadbeach Road</p> <p>O. 3SP180847 to Limited Development zone and include in Conceptual Land Use Map 11 (Merrimac/Carrara Floodplain) to best fit 2003 planning scheme Guragunbah LAP precincts.</p> <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
7.	Prior to public notification, amend PO14, AO14 and AO15 of Part 8.2.4 Coastal Erosion Hazard Overlay Code to remove any requirement for land to be dedicated to the Crown.	The code currently requires land seaward of the foreshore seawall line and land below the high water mark to be dedicated to the Crown. This is not a requirement under the SPP and duplicates SDAP requirements. The overlay code places onus on the state to take over ownership of the land which has potential future maintenance/funding considerations.	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <p>a. In response to condition 7:</p> <ol style="list-style-type: none"> i. remove the requirement for land to be dedicated to the Crown. ii. insert a new requirement that land is to be 'transferred to Council' within PO14, AO14 and AO15 of the Coastal erosion hazard overlay code. <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
8.	<p>Prior to public notification, amend the strategic framework as outlined below:</p> <ol style="list-style-type: none"> a) In Part 3.5.2.1, amend Specific Outcome (8) by removing the following "...<i>but do not include special industry areas as these uses are not to establish in the City Plan area</i>"; b) In Part 3.8.1, remove Strategic Outcome (12); and c) In Part 3.8.6.1, remove Specific Outcome (7). 	The abovementioned strategic outcome and specific outcomes are attempting, in part, to prohibit Special Industry uses within the entire City Plan area. This is considered to be in conflict with the SPP, specifically, the state's interest in the development and construction industry. In addition, these outcomes significantly limit the ability for development applications to be assessed on their merits. The inclusion of these provisions within the proposed planning scheme have the potential to significantly impact upon economic development within the local government area and are considered contrary to the intent of the SPP.	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <p>e. In response to condition 8:</p> <ol style="list-style-type: none"> i. Amend the Strategic framework, section 3.5.2 Element – Industry and business areas by deleting '<i>but do not include special industry areas as these uses are not to establish in the City Plan area</i>' ii. Amend the Strategic framework, section 3.8.1 Strategic outcomes (A safe, well designed city) to state '<i>Special industry uses occur in very limited circumstances in the City Plan area due to their noxious and hazardous nature</i>'. iii. Amend the Strategic framework, section 3.8.6 Element – Environmental health and amenity to include the following Specific outcomes: <ol style="list-style-type: none"> A. <i>Special industry uses only occur in high impact industry areas where:</i> <ol style="list-style-type: none"> (a) <i>they achieve minimum separation areas of 500 metres for distilling alcohol or 1500 metres for all other activities to existing or planned sensitive uses; and</i>

			<p>(b) <i>it is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development.</i></p> <p><i>This includes the health and safety of persons engaged, employed or resident on the site of any other development within the uses area of influence, including residential and non-residential uses.</i></p> <p>B. <i>The Rocky Point Sugar Mill is recognised as an existing special industry use that contributes to the city's economy. The operation of the sugar mill is protected from incompatible activities (including the encroachment or intensification of residential or other sensitive uses within its separation area) so that it may continue to be accommodated within the city.</i></p> <p>The department is satisfied Council has complied with the outcomes required by the condition and that the consequential amendments made by Council as listed above do not impact upon the planning scheme integrating the state interest of development and construction.</p>
9.	<p>Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment – Material Change of Use and 5.10 Levels of Assessment - Overlays), Part 6 Zones and Part 8 Overlays to address conflicts between the specific outcomes in section 3.3.4 and 3.3.5 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new communities and special management areas.</p>	<p>Whilst the strategic framework supports the development of new communities and special management areas within the Gold Coast, the department has identified line of sight conflicts within the planning scheme that place significant restrictions on such development. This is considered to be in conflict with Part C: Principles of the State Planning Policy which seek to ensure development regulation and restriction is proportional to potential impacts. The guiding principles also seek to ensure strategically consistent development is facilitated and supported.</p>	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 20 May 2014:</p> <p>4.1 To make the following amendments to the proposed planning scheme (version submitted for State interest review) to meet Ministerial Condition 9 outlined in correspondence received from the Honourable Jeff Seeney MP, Deputy Premier and Minister for State Development, Infrastructure and Planning (dated 15 April 2014), as follows</p> <p>a State identified site – Worongary (Pacific View Estate)</p> <p>I. As directed by the State Government the draft City Plan 2015 proceed to public notification with the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', showing the western portion of the site as 'Suburban Neighbourhood accommodating larger lots on sloping sites', and that the wording 'minimum lot size 1,500m²' be added in consideration of the slope and other development constraints to provide indicative development guidance.</p> <p>II. As directed by the State Government the draft City Plan 2015 Overlay Map (Nature Conservation – biodiversity areas) be amended to align with the 'Green Space/ Environmental Corridor' shown on the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', to reduce the level of protection of the ecological values present on the remainder of the site.</p> <p>b State identified site - Guragunbah State Planning Regulatory Provision – Broadlakes</p> <p>I. That table of assessment 5.5.15: Emerging Community zone be amended to include the following: (Refer Council minutes)</p> <p>II. That a consequential amendment be made to Table 6.2.15-1 Emerging Community zone to include the following: (Refer Council minutes)</p> <p>c State identified site – Pimpama</p> <p>I. That the revised draft Nature Conservation Overlay – Biodiversity Areas in Appendix A be included within the City Plan 2015.</p> <p>II. That the revised draft Conceptual Land Use map 7 – Pimpama in Appendix A be approved "in principle", subject to further refinement for inclusion within the City Plan 2015.</p> <p>III. That the revised Sensitive Use Overlay map in Appendix A be included</p>

			<p>within the City Plan 2015.</p> <p>d State identified site - Merrimac/Carrara Floodplain Special Management Area</p> <p>I. That a 'Note' be included within Element 3.3.5 Merrimac/Carrara Floodplain Special Management Area of the Strategic Framework as follows:</p> <p>Note: Building heights and residential densities will vary across the Merrimac/Carrara floodplain, where complying with all flooding and environmental objectives for the special management area.</p> <p>II. That an overall outcome be included within Part 6.2.18 Limited Development (constrained land) zone code as follows:</p> <p>(e) Built Form –</p> <p>Building heights and residential densities will vary across the Merrimac/Carrara floodplain, where complying with all flooding and environmental objectives for the special management area.</p> <p>Subsequently, Council amended the resolution relating to the Pacific View Estate site at its City Plan 2015 Subcommittee on 27 May 2014, as per below:</p> <p>6.1 To note that since making resolution 4.1 (a) of 20 May 2014, The State Government have advised Council: <i>"The State does not believe the recommendation to include a minimum allotment size achieves compliance with the Deputy Premier's condition 9 and as such should not proceed to public notification until the condition has been fully satisfied."</i></p> <p>6.2 To rescind resolution 4.1 (a) of 20 May 2014 that reads:</p> <p>a State identified site – Worongary (Pacific View Estate)</p> <p>I As directed by the State Government the draft City Plan 2015 proceed to public notification with the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', showing the western portion of the site as 'Suburban Neighbourhood accommodating larger lots on sloping sites', and that the wording 'minimum lot size 1,500m²' be added in consideration of the slope and other development constraints to provide indicative development guidance.</p> <p>II As directed by the State Government the draft City Plan 2015 Overlay Map (Nature Conservation – biodiversity areas) be amended to align with the 'Green Space/ Environmental Corridor' shown on the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', to reduce the level of protection of the ecological values present on the remainder of the site.</p> <p>6.3 To further resolve to make the following amendments to the draft City Plan 2015 (version submitted for State interest review) to meet Ministerial Condition 9 outlined in correspondence received from the Honourable Jeff Seeney MP, Deputy Premier and Minister for State Development, Infrastructure and Planning (dated 15 April 2014), as follows:</p> <p>a State identified site – Worongary (Pacific View Estate)</p> <p>I. As directed by the State Government the draft City Plan 2015 proceed to public notification with the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', showing the western portion of the site as 'Suburban Neighbourhood accommodating larger lots on sloping sites'.</p> <p>II. As directed by the State Government the draft City Plan 2015 Overlay Map (Nature Conservation – biodiversity areas) be amended to align with the 'Green Space/ Environmental Corridor' shown on the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', to reduce the level of</p>
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			<p>protection of the ecological values present on the remainder of the site.</p> <p>The department is satisfied Council has complied with the outcomes required by the condition and that the consequential amendments made by Council as listed above do not impact upon the planning scheme integrating the state interest of development and construction.</p>
10.	<p>Prior to public notification, amend the draft plan for development which is core to, ancillary to or directly associated with the development of an existing and operational tourist attraction, including:</p> <ol style="list-style-type: none"> amend Part 3.5.4 – Element – Tourist Economy, to implement the objective of reducing regulatory burden and streamlining assessment for existing and operational tourist attractions make necessary amendments to Table 5.5.13: Material Change of Use – Major Tourism Zone to exempt Material Change of Use for tourist attraction and the following uses if ancillary to a tourist attraction: <ol style="list-style-type: none"> indoor sport and recreation outdoor sport and recreation major sport, recreation and entertainment facility food and drink outlet hotel theatre shop. amend Table 5.10.16: Potential and actual acid sulphate soils overlay to read “No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a council approved acid sulphate soils management plan.” make necessary amendments to the draft plan to exempt Operational Works development in the Major Tourism Zone. 	<p>Refer to MBN14/57 for detailed background and reasons for DSDIP's recommendations of the above condition.</p>	<p>Council made the following resolution at the City Plan 2015 Subcommittee on 13 May 2014:</p> <ol style="list-style-type: none"> In response to condition 10: <ol style="list-style-type: none"> amend the Strategic framework, section 3.5.4 Element – Tourist economy to include the following: <p><i>Reduced regulation and a streamlined assessment process for existing and operational tourist attractions supports the continued growth and expansion of the city's tourist economy.</i></p> amend the Levels of assessment for the Major tourism zone to exempt material change of use for tourist attraction and the following uses if ancillary to a tourist attraction: <ol style="list-style-type: none"> Indoor sport and recreation Outdoor sport and recreation Major, sport, recreation and entertainment facility Hotel Theatre Shop make necessary amendments to the Levels of assessment to exempt operational works in the Major tourism zone; amend the Levels of assessment, Table 5.10.16 – Potential and actual acid sulphate soil overlay to read “<i>No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a Council approved acid sulphate soils management plan</i>” make necessary amendments to exclude overlays as assessment criteria for exempt material changes of use and operational works. <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
11.	<p>Prior to adoption, amend Part 3 Strategic Framework and Part 8 Overlays (8.2.12 Nature Conservation Overlay Code and associated Overlay Maps) to identify and facilitate the protection of matters of state environmental significance.</p>	<p>To ensure matters of state environmental significance (MSES) are appropriately identified and protected in the planning scheme.</p> <p>Note: this is a new requirement under the SPP.</p>	<p>Email from Althena Davidson 08/09/201 – Providing justification for MLES and Offsetting</p>
12.	<p>Prior to adoption, amend Part 8.2.3 Bushfire Hazard Overlay Code and associated overlay mapping and SC6.3 City Plan policy – Bushfire management plans to include provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose natural hazards study and risk assessment.</p>	<p>To ensure the planning scheme utilises the best information available when identifying bushfire hazard areas or utilises an appropriate methodology.</p>	<p>Meeting with Council on 10/09/2014:</p> <p><u>Meeting outcomes/agreements</u></p> <ul style="list-style-type: none"> Previous council mapping did not follow the state methodology requirements, as such Council has decided to utilise the State mapping for preparing a bushfire hazard overlay map within the proposed planning scheme. PSBA agreed to work with Council on undertaking reliability tests and noted that they advocate Council's achieve a 90% reliability score.

			<ul style="list-style-type: none"> Susan from DSDIP noted that for SIR we do not require the detailed reliability testing, rather we require Council to demonstrate that they have gone through a validation process in responding to the technical manual Susan from DSDIP noted that Council has prepared their former mapping under the SPP1/03 methodology and that a full risk assessment against the AS has not been completed at this stage. Susan noted that Council just needs to demonstrate that provisions for bushfire safety have been incorporated into the proposed planning scheme. Acknowledgement that Council has undertaken a desktop analysis to date and that some of this may need to be relooked at given the use of the new state mapping. Susan noted that Council is required to submit a response to the technical manual when providing the scheme to the minister for adoption. <p>Email from Council on 14/11/2014</p> <ul style="list-style-type: none"> Providing tracked changed version of draft bushfire hazard overlay code. Check for compliance against QPP standard suite of overlay and purpose statement. Some minor changes from QPP wording, however these are considered necessary to allow for operation of the overlay mapping which has been updated since QPP. Tracked changes and comments from previous review of the bushfire hazard code are considered to sufficiently address state interest requirements. All building act conflicts have either being resolved or amended. In some cases, agreement has been reached between Council and DSDIP to maintain certain provisions. No further action required in relation to bushfire code. Response provided to council outlining above. Copy of State draft model bushfire code also provided.
13.	Prior to adoption, delete the note listed in Acceptable Outcome (8) of Part 9.4.11 Transport Code.	The note reads “service vehicles do not use local roads.” This significantly restrains commercial development and in certain situations, it may only be possible for service vehicles to use local roads, and/or for safety reasons the department may limit access to state-controlled roads.	
14.	Prior to adoption, amend Part 8.2.2 Airport Environs Overlay Code and associated overlay mapping to identify aviation facilities within the Gold Coast local government area and reflect the SPP Code: Strategic airports and aviation facilities (Appendix 4 of the SPP) or similar development assessment requirements.	The planning scheme should appropriately integrate and facilitate protecting the safety and efficiency of the Gold Coast/Coolangatta Airport and associated aviation facilities. The Airport environs overlay code does not fully reflect the State Planning Policy. In addition, the planning scheme should identify aviation facilities within the Gold Coast LGA.	<p>Meeting with Council on 29/07/2014</p> <p><u>Meeting outcomes:</u></p> <p>Martin advised that a state guideline has been recently provided to accompany Appendix 5 of the SPP (airports and aviation facilities), which provides further clarity regarding the appropriate code provisions to address development where located within the ANEF contours.</p> <p>David Hood asked if the state were seeking Council to alter its current policy position in terms of revising residential densities surrounding the airport in the ANEF contours. It was advised this was not the case and Martin advised that the listed uses in Table 3 should be made ‘Assessable’ based on the material contained within the new state guideline.</p> <p><u>Intended actions for Council in response to Condition 14 & C14 a) - 1b:</u></p> <ul style="list-style-type: none"> AO7.1 of the SPP code will not be included in the City Plan 2015 Airport Code on the basis that the policy/state interest for ANEF can be incorporated by making the land uses in Table 3 ‘Assessable’ (minimum code assessable (If not already Impact) to allow for a condition of approval for noise attenuation). -Adopt the levels of assessment in Table 3—Levels of assessment for development within ANEF contours within an Overlay table of Assessment. The land uses in Table 3 made Code Assessable by the overlay table of assessment will be assessed against AO7.2 of Appendix 5 of the SPP for development located within the ANEF contours. Council will include the table of assessment options for review by the state and presentation to the City Plan 2015 sub-committee for endorsement.

15.	<p>Prior to adoption, amend the planning scheme to include the SPP Code: Ship-sourced pollutants reception facilities in marinas (Appendix 1 of the SPP) or similar development assessment requirements.</p>	<p>The planning scheme does not include the SPP Code for Ship-sources pollutants reception facilities in marinas or other similar development assessment requirements.</p> <p>Note: This is a new requirement under the SPP.</p>	<p>Council made the following resolution at the City Plan 2015 Special Committee Meeting on 22 October 2014:</p> <p>a) That the draft 'Ship sourced pollutants reception facilities in Marinas Development Code' be adopted and included in the draft City Plan 2015 prior to adoption.</p> <p>b) That appropriate amendments be made to the Strategic Framework to support the new code e.g.</p> <p><i>Marina Development facilitates the proper and convenient disposal of ship-sourced pollutants and are designed and operated to ensure the risk of spillage from operations is minimised.</i></p> <p>The department is satisfied Council has complied with the outcomes required by the condition.</p>
16.	<p>Prior to adoption, amend the planning scheme to ensure adequate front boundary setbacks are maintained to all properties with frontages to Ferry Road, Southport between Energex's Bundall Substation (Lot 1, 2 and 3 on RP89651) and Southport Substation (Lot 1 on RP801646 and Lot 893 on SP191060) that directly abut the existing 110kV overhead power lines, through the following performance outcome and acceptable outcomes:</p> <p><i>Performance Outcome</i></p> <p>Development does not compromise the integrity, functionality, access to or efficient delivery of the electricity corridor.</p> <p><i>Acceptable Outcome</i></p> <p>Front boundary setbacks are as follows:</p> <p>a) Medium Density Residential Zone – 4 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.</p> <p>b) Mixed Use, Neighbourhood Centre and Centre Zones – 2 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.</p>	<p>Significant front setback reductions are proposed to the properties located along the western alignment of Ferry Road, Southport – (between Energex's Southport Substation and Bundall Substation). Given the location of the existing overhead 110kV power line located within the Ferry Road Reserve this has the potential to impact on safety clearances provided to the conductors and adjoining structures.</p> <p>Note: This is a new requirement under the SPP.</p>	
17.	<p>Prior to adoption, amend Strategic Framework Map 7, the Water Catchments and Dual Reticulation Overlay Map and other relevant parts of the planning scheme to identify and protect bulk water supply infrastructure and major electricity infrastructure.</p>	<p>The SPP seeks to ensure that planning for safe, secure and efficient water supply is integrated into the planning scheme. The proposed planning scheme does not correctly identify and protect all aspects of bulk water supply infrastructure or major electricity infrastructure.</p> <p>Note: This is a new requirement under the SPP.</p>	
18.	<p>Prior to adoption, identify water supply buffer areas within the draft City Plan and amend Part 9.4.4 Healthy Waters Code to reflect the specific outcomes and measures contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 or similar development assessment requirements.</p>	<p>The SPP requires development within Water Supply Buffer Areas to comply with the Seqwater Development Guidelines or similar. The provisions in the Code are not considered to be similar to the Seqwater Development Guidelines as they do not have similar scope. The requirements of the Seqwater Development Guidelines are considered essential to maintain the high quality of this catchment, especially considering the removal of other drinking water quality provisions from the planning scheme.</p> <p>Note: This is a new requirement under the SPP.</p>	<p>Email to Council (Gavin Collar) on 28/08/2014 – Responding to questions about how to address SIR requirements.</p> <p></p> <p>TRIM RE SEQ Water infrastructure.</p> <p>Email to Council (Samantha Bonney) on 08/09/2014 advising:</p> <p>In relation to your first point, there is a footnote in the SPP which noted Water supply buffer do not apply within urban areas as defined in the SPR. I have included an excerpt of the definition below,</p>

			<p>an area identified as an area intended specifically for urban purposes, including future urban purposes (but not rural residential or future rural residential purposes) on a map in a planning scheme</p> <p>If Council is intended to include the SEQ Water development guidelines in full within the scheme, then I would suggest amending the outcomes and using an editor's note to suggest advice should be sought from SEQ Water etc.</p>
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Part B—Legislative requirements – This has been superseded, see D15/28094 for updated version

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc.).

State Interest: <i>Queensland Planning Provisions (Version 3)</i>			
Ref. Number	Planning Scheme Reference	Requirement	Post State Interest Review Discussions
B1 (a)	Part 2: State planning provisions	<p>Action: Amend the structure of Part 2: State planning provisions, so that section 2.1 identifies the State Planning Policy (SPP) and section 2.2 identifies the regional plan reflected within the draft City Plan. The wording and structure of section 2.1 (SPP) should be updated to reflect the update Queensland Planning Provisions (QPP) requirements for this section.</p> <p>Council should also ensure that all references in the planning scheme to the former topic-based individual state planning policies are removed and all references updated to refer to the SPP (December 2013).</p> <p>Reason: To comply with the requirements of the Queensland Planning Provisions Version 3 (QPP Version 3) and to appropriately reflect the new hierarchy of state planning instruments.</p>	<p>Council amended the planning scheme prior to consultation to address this item.</p> <p>List of SPPs still need to updated – Minister to advise at adoption.</p>
B1 (b)	Part 2.4: Standard City Plan Provisions	<p>Action: Amend section 2.4 to refer to the QPP Version 3 dated 25 October 2013.</p> <p>Reason: To correctly identify the approved version of the QPP.</p>	<p>Council amended the planning scheme prior to consultation to address this item.</p> <p>Note: Council will need to address QPP V3.1 at the time of adoption.</p>
B1 (c)	Part 3: Strategic Framework Part 5: Tables of Assessment Part 8: Overlays	<p>Action: Amend Part 5: Levels of Assessment and Part 8: Overlays to address inconsistencies between outcomes identified within the strategic framework and other development provisions contained within the draft city plan such as the designated levels of assessment and the restrictions imposed by overlay provisions. Particular attention should be given to the line of sight associated with the conceptual land use plans for new communities.</p> <p>Reason: The QPP Drafting Principle 3 seeks to ensure planning schemes focus on land use and development outcomes. In addition, the QPP notes the need for the strategic framework to provide the basis for producing the delivery mechanism of the scheme (i.e. the line of sight between the strategic framework and the tables of assessment, overlays and codes).</p>	<p>Addressed through Ministerial Condition 9. See above.</p> <p>No further action recommended.</p>
B1 (d)	Part 5: Tables of Assessment 5.3.3 Determining the assessment criteria	<p>Action: Amend the wording in Section 5.3.3, Item 2 (c) to read <i>“that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.”</i></p> <p>Reason: To comply with the requirements of QPP Version 3.</p>	<p>Council amended the planning scheme prior to consultation to address this item.</p> <p>No further action recommended.</p>
B1 (e)	Part 5: Tables of Assessment 5.4 Prescribed levels of assessment	<p>Action: Amend the structure of the levels of assessment so that prescribed levels of assessment are contained within section 5.4, rather than incorporating the prescribed levels of assessment in sections 5.5-5.8.</p> <p>Reason: To comply with the requirements of QPP Version 3.</p>	<p>Council amended the planning scheme prior to consultation to address this item.</p> <p>No further action recommended.</p>
B1 (f)	Part 5: Tables of Assessment Table 5.10.19: State controlled roads overlay, rail corridor and transport noise corridor overlay	<p>Action: Remove the trigger <i>“any code or impact assessable material change of use for a sensitive land use (excluding Office, Relocatable home park, Short-term accommodation and Tourist Park) or reconfiguration of a lot on an allotment that is adjacent to a “State controlled road” as identified on the State controlled roads, rail corridor and transport noise corridors overlay map.</i></p> <p>Reason: To comply with the requirements of QPP Version 3. The QPP notes that the Transport Noise corridor overlay is provided for information purposes only and does not regulate development under the planning scheme. These requirements also overlap and conflict with the requirements outlined in the <i>State Development Assessment Provisions</i> which are utilised by the Department of State Development, Infrastructure and Planning to assess development application in the vicinity of State-controlled roads.</p>	
B1 (g)	Part 5: Tables of Assessment Table 5.5.2: Material change of use – Medium density residential zone	<p>Action: Under tourism and entertainment activities, the Code Assessable trigger for “Short-term accommodation if including direct access to Gold Coast Highway,” should identify relevant assessment criteria.</p> <p>Reason: To comply with the requirements of QPP Version 3.</p>	

B1 (h)	Part 6.2: Zone Codes	<p>Action: Amend the purpose of the Major tourism zone code, Extractive industry zone code, Innovation zone code, Limited Development (constrained land) zone code, Rural Zone code and Special purpose zone code to reflect the mandatory purpose statements within the QPP.</p> <p>Reason: To comply with the requirements of QPP Version 3.</p>	
B1 (i)	Part 8 Overlays	<p>Action: Amend the following overlay codes to reflect standard suite of overlays and associated purpose statements:</p> <ul style="list-style-type: none"> • Acid sulphate soils overlay code; • Airport environs overlay code; • Bushfire hazard overlay code; • Extractive resources overlay code; • Flood overlay code; • Heritage overlay code; and • Landslide hazard overlay code. <p>Reason: To comply with the requirements of QPP Version 3.</p>	Draft flood code reviewed on 21/11/2014 – complied with QPP overlay
B1 (j)	Part 9.2: Statewide Codes 9.2.1 Reconfiguring a lot (subdividing one lot into two) and associated operational work code	<p>Action: Remove Compliance Outcome CO2 from <i>Table 9.2.1-1: Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring compliance assessment.</i></p> <p>Reason: To comply with the requirements of QPP Version 3. The requirements relating to minimum lot size associated compliance assessment of reconfiguring a lot (subdividing one lot into two lots) and associated operational works are contained in Schedule 18, Table 1, Item 1 (b) of the <i>Sustainable Planning Regulation 2009</i>. As such, there is no need for this requirement to be duplicated within the planning scheme.</p>	
B1 (k)	Schedule 1: Definitions SC1.1 Use Definitions	<p>Action: Amend the wording in Column 2: Definition for “Rooming Accommodation” and “Theatre” to reflect the standard definition provided for within the QPP.</p> <p>Reason: To comply with the requirements of QPP Version 3.</p>	
B1 (l)	Schedule 1: Definitions SC1.2 Administrative Definitions	<p>Action: Amend the wording in Column 2: Definitions for the following administrative definitions to reflect the standard definition provided for within the QPP:</p> <ul style="list-style-type: none"> • <i>Adjoining Premises;</i> • <i>Basement;</i> • <i>Ground Level;</i> • <i>Household; and</i> • <i>Storey.</i> <p>Reason: To comply with the requirements of QPP Version 3.</p>	
State Interest: <i>Building Act 1975</i>			
Ref. Number	Planning Scheme Reference	Requirement	
B2 (a)	6.2.5 Neighbourhood centre zone code AO6.2 West Burleigh historic township precinct	<p>Action: In AO6.2 replace “Building materials” with “Building appearance.”</p> <p>Reason: The requirement for a particular building material can affect the performance of a building in many areas such as fire resistance, insulation or noise mitigation as well as the energy efficiency provisions of the National Construction Code (NCC). Section 78A of the <i>Sustainable Planning Act 2009</i> (SPA) requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Email to Council on 11/09/2014 advising:</p> <p>I have had a look into this and the alternative wording put forward by Council. To avoid any conflicts with the building act and ensure the AO is clear in the outcomes its trying to achieve, would council be willing to utilise the working as shown in red below?</p> <p><i>“Building design features, patters, textures and colours used are complimentary to those of nearby buildings”</i></p> <p>If Council is happy with the above wording, I think we can say council has addressed the building act conflicts on these two items.</p>
B2 (b)	6.2.6 Sport and recreation zone code SO6 & PO6	<p>Action: Remove the tables within SO6 and PO6 of the Sport and Recreation Zone Code which makes references the “equivalent persons” for Student Housing, Campus Buildings, Laboratories etc.</p>	<p>Email to Council on 22/08/2014 advising:</p>

		<p>Reason: As the tables include areas that are defined as building classes within the NCC that do not match, this will affect provisions in these areas for access and egress – Provisions for escape. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>I agree with Council's approach to the utilisation of a note to deal with this issue given the unique circumstances. I think the wording may need to be slightly expanded upon and have provided a possible note below for Council's consideration.</p> <p>Note: The reference to 'equivalent persons' in the table does not take the meaning applied under the National Construction Code (NCC) and is only intended to be used in demonstrating compliance with this self-assessable outcome.</p>
B2 (c)	6.2.23 Township zone code AO7.2	<p>Action: In AO7.2 replace "Building materials" with "Building appearance."</p> <p>Reason: The requirement for a particular building material can affect the performance of a building in many areas such as fire resistance, insulation or noise mitigation as well as the energy efficiency provisions of the NCC. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Email to Council on 11/09/2014 advising:</p> <p>I have had a look into this and the alternative wording put forward by Council. To avoid any conflicts with the building act and ensure the AO is clear in the outcomes its trying to achieve, would council be willing to utilise the working as shown in red below?</p> <p><i>"Building design features, patters, textures and colours used are complimentary to those of nearby buildings"</i></p> <p>If Council is happy with the above wording, I think we can say council has addressed the building act conflicts on these two items.</p>
B2 (d)	6.2.17 Innovation zone code SO4 & PO5	<p>Action: Remove the tables within SO4 and PO5 of the Innovation Zone Code which makes references the "equivalent persons" for Student Housing, Campus Buildings, Laboratories etc.</p> <p>Reason: As the tables include areas that are defined as building classes within the NCC that do not match, this will affect provisions in these areas for access and egress – Provisions for escape. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Email to Council on 22/08/2014 advising:</p> <p>I agree with Council's approach to the utilisation of a note to deal with this issue given the unique circumstances. I think the wording may need to be slightly expanded upon and have provided a possible note below for Council's consideration.</p> <p>Note: The reference to 'equivalent persons' in the table does not take the meaning applied under the National Construction Code (NCC) and is only intended to be used in demonstrating compliance with this self-assessable outcome.</p>
B2 (e)	6.2.19 Mixed use zone code Land use AO11	<p>Action: Delete AO11 in the Mixed use zone code.</p> <p>Reason: The design and layout of a building's floor area in relation to services and utilities limits the application of and potential uses of a building. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Email to Council on 03/09/2014 advising:</p> <p>As discussed in our meeting last Thursday, following my discussions with Building Codes Queensland, Legislative Item B2 (e) can be disregarded and Council can leave the acceptable outcomes relating to internal floor to ceiling height within the planning scheme.</p>
B2 (f)	Part 9: Development codes	<p>Action: Remove provisions for sill heights in all buildings mentioned in the draft plan, including:</p> <ul style="list-style-type: none"> 9.3.5 Dual occupancy code – Remove SO9 and AO7.2 relating to sill heights 9.3.6 Dwelling Unit code – Remove SO6 and AO2.1 relating to sill heights 9.3.8 High-rise accommodation design code – Remove A013 relating to sill heights 9.3.12 Multiple accommodation code – Remove AO6.1 relating to sill heights 9.4.8 Small lot housing (infill focus) code – Remove SO4 and AO3 relating to sill heights. <p>Reason: Conflicts with building provisions in NCC for window safety. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	
B2 (g)	Part 9: Development codes	<p>Action: Remove or amend the provision for the reflection of heat and light within the draft plan, including:</p> <ul style="list-style-type: none"> 9.3.6 Dwelling Unit code – Remove SO5 and AO1.5 9.3.12 Multiple accommodation code- Remove AO2.5 9.3.18 Surf life saving club code – Removed AO1.3. <p>Reason: The NCC contains energy efficiency provisions for the building's external fabric, including windows. As such this can affect the energy efficiency provisions of the glass. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Email to Council on 03/09/2014 advising:</p> <p>In relation to light and reflection, the conflicts with the Building Act relate to a requirement which prevents local planning schemes introducing provisions which have the ability to prevent the home owner from adding sustainable housing measures – refer Division 2 Limiting effect of prohibitions etc. for particular sustainable housing measures – 246O to 246U of the attached document. However, as noted last Thursday these provisions only relate to certain classes of buildings. Provided Council can demonstrate that the AO in the planning scheme relating to the reflection of heat and light do not apply to the building classes in the attached documents, then the provisions can remain in the planning scheme as there is no direct conflict.</p>

B2 (h)	Part 9: Development codes	<p>Action: Remove natural light and natural ventilation requirements from the draft plan, including:</p> <ul style="list-style-type: none"> 9.3.8 High-rise accommodation code – AO6.1 9.3.12 Multiple accommodation code – AO3.1 <p>Reason: Volume 1 (Class 2 to Class 9 Buildings) and Volume 2 (Class 1 and Class 10 Buildings) of the Building Code of Australia require buildings to meet energy efficiency standards. Therefore, provisions relating to building energy efficiency cannot be included in a planning scheme and have no legal effect. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	
B2 (i)	Part 8: Overlays 8.2.3 Bushfire hazard overlay code and associated mapping Note: Relates to Condition 8	<p>Action: Remove or amend SO1 of the Bushfire Hazard overlay code. Local governments need to identify/designate the natural hazard area for bushfire, based on the acceptable or tolerable level of risk established on fit for purpose study or risk assessment and not transfer this cost and responsibility to the applicant.</p> <p>For a building work application in a bushfire hazard area, it is the building certifiers' role to establish the level of bushfire hazard, and if/what mitigation measures are required at Building Approval stage.</p> <p>Remove SO3 and AO3 and replace with an editor's note. Even though assessment against the Australian Standard is required for buildings in a designated bushfire hazard area as part of the building approval stage, applicants should be made aware of this requirement as early as possible so that any design considerations, which may also impact on other planning requirements, can be resolved if necessary. The most appropriate way of alerting the applicant to this requirement is through the use of an 'editor's note'.</p> <p><i>For example:</i> <i>Editor's note – Buildings in a designated Bushfire Hazard Area must meet the requirements of AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire-Prone Areas.</i></p> <p>Reason: Section 78A of the SPA relates that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Meeting 20 August 2014 –</p> <p>Try to get response back to council before next Thursdays meeting. See memo.</p> <ul style="list-style-type: none"> Primary issues is around how future residual risk can be managed?? See notes. Building certifier role is too restrictive. Can council include a requirement to ensure that the person is suitably qualified to review the self-assessable outcomes. Relates to ongoing management and that the property owner is able to ensure there is ongoing management. Model code – its not endorsed or final. Its too flexible and there is too much uncertainty. This city plan 2015 – council can tell us what they can do in the future. Council can improve the code. <p>Mapping differences between Council and state mapping. Council mapping does not use CSIRO methodology. However, to be conservative, council wish to keep both maps and do a higher level of verification.</p> <p>Meeting with Council on 10/09/2014.</p> <p>Council presented new draft bushfire code for discussion. Susan from DSDIP agreed to the amended wording of SO1 and supported the inclusions of an out clause by obtaining a written assessment. However, it was noted this would exclude people from building provisions and the out clause would only apply to the planning provisions. Susan suggest this should be made clear through an editors note or wording in the code etc.</p> <p>Email from Council on 14/11/2014</p> <ul style="list-style-type: none"> Providing tracked changed version of draft bushfire hazard overlay code. Check for compliance against QPP standard suite of overlay and purpose statement. Some minor changes from QPP wording, however these are considered necessary to allow for operation of the overlay mapping which has been updated since QPP. Tracked changes and comments from previous review of the bushfire hazard code are considered to sufficiently address state interest requirements. All building act conflicts have either being resolved or amended. In some cases, agreement has been reached between Council and DSDIP to maintain certain provisions. No further action recommended in relation to bushfire code. Response provided to council outlining above. Copy of State draft model bushfire code also provided.
B2 (j)	Part 8: Overlays 8.2.3 Bushfire hazard overlay code and associated mapping Note: Relates to Condition 8	<p>Action: Remove or amend SO2, AO2 and AO5 of the Bushfire Hazard overlay code. The outcome does not comply with Section 78A of SPA because it includes requirements relating to the siting and construction of the building. The draft plan cannot specify <i>exactly where</i> and <i>how</i> a building can be built on a lot in relation to the bushfire hazard.</p> <p>Reason: Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Meeting with Council on 10/09/2014.</p> <p>Council presented new draft bushfire code for discussion. Susan from DSDIP agreed to aspects B & C being included as advice and agreed that item D should be deleted. Susan noted that the planning scheme should enable people to make the best decisions before getting to a building application stage.</p>
B2 (k)	Part 8: Overlays	<p>Action: Remove AO14.2 of the Bushfire Hazard overlay code.</p>	<p>Email to Council on 27/10/2014:</p> <ul style="list-style-type: none"> Added track changes to the draft Bushfire Code (from Martin and Susan of DSDIP).

	8.2.3 Bushfire hazard overlay code and associated mapping Note: Relates to Condition 8	Reason: Additional tanks, hardstands, fittings or pumps should not be a requirement of a planning scheme. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i> .	<ul style="list-style-type: none"> Comments made based on draft model bushfire code. No further action recommended.
B2 (l)	Schedule 6 SC6.3 City Plan policy – Bushfire management plans Note: Relates to Condition 8	Action: <ul style="list-style-type: none"> Amened all parts SC6.3 Bushfire management plan policy as council needs to identify/designate the natural hazard area for bushfire, based on the acceptable or tolerable level of risk established on fit for purpose study or risk assessment and not transfer this cost and responsibility to the applicant. Amend part 6.3.2.2 “What do bushfire hazard areas mean for development?” to remove conflicts with the <i>Building Act 1975</i> as outlined below: <ul style="list-style-type: none"> (a) all new developments are designed to have adequate defendable space/asset protection zones and road layouts that facilitate the same as well as to provide safe entry and exit for residents during emergencies; (b) all new development is provided with water supply facilities, fire fighting vehicle fittings and appropriate access arrangements for fire fighters and ongoing fire management Amend the table in Appendix 1 – Checklist to remove the following performance outcomes <ul style="list-style-type: none"> Compliance with an approved Fire Management Plan Building design and construction minimises/mitigates hazard Provision of defendable areas (space)/asset protection zones. Reason: Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i> .	Memorandum from City of Gold Coast dated 13 August 2014 Memo provided a number of amendments to deal with building act conflicts. Amendments agreed to by DSDIP, no further action recommended.
B2 (m)	Part 8: Overlays 8.2.4 Coastal erosion hazard overlay code	Action: In Table 8.2.4-1: Coastal erosion hazard overlay code (ocean front land) – for self-assessable development remove provisions SO2, SO3, SO4, SO5, SO6 and SO7. The most appropriate way of alerting the applicant to this requirement is through the use of an ‘editor’s note’. For Example: <i>Editor’s note:</i> <i>Erosion prevention devices, including building footings, are certified by a Registered Professional Engineer of Queensland (RPEQ) specialising in civil engineering.</i> Reason: The building assessment provisions (BAPs) cover the field in relation to construction requirements for buildings, including structural stability. The BAPs contain, for example, requirements for footings and a planning scheme cannot prescribe additional requirements. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i> .	Meeting with Council on 28/08/2014. <ul style="list-style-type: none"> Council understands that the Building act only requires that the materials excavated must be used to nourish the beach Council do not believe there is anything in the building act that deals with structural integrity matters. Council is seeking further advice from the State with regards to the conflicts. Council to provide a written request. Meeting with Council on 2/10/2014. <ul style="list-style-type: none"> Council waiting on DSDIP response to memo sent on 29.09.2014 Meeting with Council in 30/10/2014 <ul style="list-style-type: none"> Discussion around amending wording of SO outcomes to refer to development rather than buildings and to include ‘design and locate’ to demonstrate the outcomes are addresses both planning and construction aspects. Email to City of Gold Coast on 31/10/2014 <ul style="list-style-type: none"> Reviewed draft Coastal erosion hazard overlay code based on previous days discussions. Provided advice that draft code resolves legislative item B2(m)
B2 (n)	Part 8: Overlays 8.2.4 Coastal erosion hazard overlay code	Action: Amend the Coastal erosion hazard overlay code as outlined below: <ul style="list-style-type: none"> Redraft PO3 and associated acceptable outcomes to remove matters relating to building work Amend AO14 to remove reference to Building works. Reason: Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i> .	Meeting with Council on 28/08/2014. Comments as above. Email to City of Gold Coast on 23/10/2014 <ul style="list-style-type: none"> Reviewed memo provided via email on 29/09/2014 Provided advice that draft code resolves legislative item B2(n)
B2 (o)	Part 8: Overlays 8.2.7 Flood overlay code	Action: Amend SO2-SO5 of the Flood overlay code. As a general rule for including <i>Building Act 1975</i> provisions in planning schemes, any outcomes that relate to the physical construction of a building are not appropriate for inclusion as an assessment provision in a planning scheme. The most appropriate mechanism is via an Editor’s Note <i>For example:</i>	Meeting with Council on 2/10/2014. <ul style="list-style-type: none"> Freeboard of 300m is sent within the Building Regs and QDC, Council can declare higher under the Building Regs but must include an editors note advising accordingly. ACTION: check AO2 – AO5 – Potential conflict with Building Act. Email from Council on 14/11/2014 <ul style="list-style-type: none"> Providing tracked changed version of draft flood hazard overlay code.

		<p><i>Editor's note – Building work in a designated Flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.</i></p> <p>Reason: Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<ul style="list-style-type: none"> SO3 has been deleted. SO2, S04 and SO5 have be amended, DSDIP satisfied that outcomes are not in conflict with building act and are appropriate to ensure hazard is sufficiently managed. No further action recommended.
B2 (p)	Part 8: Overlays 8.2.9 Landslide hazard overlay code	<p>Action: Remove or redraft SO2, SO3 and PO2 of the Landslide hazard overlay code. The building assessment provisions will address built form considerations for the sloping site. It appears that council is concerned with earthworks (operational works) and ensuring that the site will continue to be stable. If so, these provisions should be redrafted to include the amount of allowable earthworks as it is not a building issue.</p> <p>Reason: Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	<p>Meeting with Council on 28/08/2014.</p> <ul style="list-style-type: none"> Council are not trying to regulation – the planning scheme is primarily seeking technical sign off etc. Martin agreed to look at alternative working that Council could use for SO2, SO3 and PO2 to deal with Building Act Conflicts. <p>Meeting with Council on 2/10/2014.</p> <ul style="list-style-type: none"> Happy to amend SO2. Noted SO3 is to be deleted. ACTION: Council to confirm above via email for DSDIP confirmation. <p>Email to Council 03/11/2014:</p> <ul style="list-style-type: none"> Reviewed draft landslide hazard overlay code included changes made in response to SIR Legislative requirements. Advised council that changes made resolve legislative requirement B2 (p).
B2 (q)	Part 8: Overlays 8.2.13 Rail corridor environs overlay code	<p>Action: Remove (a) – (d) of AO1 of the Rail corridor environs overlay code.</p> <p>Reason: These are building matters and QDC MP 4.4 covers the construction of buildings in noise corridors. Council may designate noise corridors in accordance with the <i>Building Act 1975</i>. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p> <p>Council is advised that land can be designated as a Transport Noise Corridor (TNC) if the land is within 100m of railway land or a State-controlled road, or between 100m and 250m, of a State-controlled road or railway land if the noise level caused by traffic on the road at that distance is at least 58dB(A) and for railway land, the noise level from rolling stock operating on that land, at that distance, is at least 70dB(A).</p> <p>Where a TNC has been declared the transport chief executive must give notice to the council who must, under section 246ZA of the <i>Building Act 1975</i>, as soon as practicable after receiving the notice, include a record of the TNC in the planning scheme. QPP provides further guidance on reflecting this appropriately.</p>	
B2 (r)	Part 8: Overlays 8.2.15 Road traffic noise management overlay code	<p>Action: Remove (a) – (d) of AO1 of the Road traffic noise management overlay code.</p> <p>Reason: These are building matters and QDC MP 4.4 covers the construction of buildings in noise corridors. Council may designate noise corridors in accordance with the Building Act. Section 78A of the SPA requires that a local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted by the <i>Building Act 1975</i>.</p>	
State Interest: <i>Sustainable Planning Act 2009</i>			
Ref. Number	Planning Scheme Reference	Requirement	
B3 (a)	Part 3: Strategic Framework Note: Relates to Condition 6	<p>Action:</p> <ul style="list-style-type: none"> In section 3.5.2.1, amend specific outcome 8 by removing the following “<i>but do not include special industry areas as these uses are not to establish in the City Plan area.</i>” In section 3.8.1, remove Strategic Outcome (12) “<i>Special industry uses are not established within the City Plan area.</i>” In section 3.8.6.1, remove specific outcome (7) “<i>Special industry uses are not established in the City Plan area.</i>” 	No Further Action recommended. Resolved through changes made by Council in response to Ministerial Condition 8.

		<p>Reason: The abovementioned strategic outcome and specific outcomes are attempting, in part, to prohibit Special Industry uses within the entire City Plan area. This is considered to be in conflict with the requirements of Section 234 of the SPA. In addition, these outcomes significantly limit the ability for development applications to be assessed on its merits.</p>	
B3 (b)	Part 5: Levels of Assessment Part 5.5: Material Change of Use	<p>Action: In Part 5.5: Levels of assessment – Material change of use, amend Table 5.5.2 (Medium density residential zone) and Table 5.5.3 (High density residential zone) removing the following “if statements” from the Code Assessment trigger for a Dwelling House</p> <p>a) on a lot with an area less than 400m2; or</p> <p>b) on a lot with a frontage less than 15 metres;</p> <p>Reason: The Code Assessment trigger for a dwelling house within the Medium and High density residential zones seeks to capture small lot housing through the use of the following two ‘if statements’ (on a lot with an area less than 400m2 or on a lot with a frontage less than 15 metres). However, the above ‘if statements’ are considered to conflict with the requirements outlined in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> which nominates development that cannot be declared development of a particular type as per section 232(2) of the SPA. Schedule 4, Table 2, Item 2 identifies that a single Class 1(a) building can only be listed within a planning scheme as self-assessable development.</p>	
B3 (c)	Part5: Levels of Assessment Table 5.5.15: Emerging Community Zone	<p>Action: Amend Table 5.5.15: Material Change of Use – Emerging Community Zone to reflect and facilitate development envisaged under the Guragunbah SPRP (September 2013) as self assessable development.</p> <p>Reason: Section 88 (1)(d) requires a local planning scheme to coordinate and integrate the matters, include the core matters, dealt with by the planning scheme, including any State and regional dimensions of the matters. Whilst the draft City Plan 2015 identifies urban development areas of the Guragunbah SPRP through Conceptual Land Use Map 3 – Broadlakes, such development would be subject to impact assessment. To reflect the Guragunbah SPRP in the City Plan; Council is required to facilitate development under the Guragunbah SPRP as self assessable development.</p>	
B3 (d)	Entire draft City Plan	<p>Action: Amend the draft plan to appropriately incorporate the Coomera Town Centre Structure Plan.</p> <p>Reason: Section 761A of the SPA requires a local government to incorporate the structure plan in the planning scheme, when a local government’s declared master planned area has a structure plan.</p>	<p>Meeting with Council on 29/07/2014</p> <p>David Hood asked in general how Council could best address this ‘legislative requirement. Martin advised that other Council’s were able to use part 10 to include the structure plan to meet the requirements of 761A of SPA. Martin considered it appropriate for Gold Coast to use Part 10 and advised he would send an email to Council to confirm.</p> <p>Email to David Hood on 30/10/2014:</p> <ul style="list-style-type: none"> Advised that amendments to SPA section 761A have been approved by parliament. Outlined the new section and the need for Council to demonstrate that the way in which the structure plan has been incorporated does not impact upon the strategic intent of the structure plan of the development entitlements/obligations.
State Interest: <i>Mineral Resources Act 1989</i>			
Ref. Number	Planning Scheme Reference	Requirement	
B4 (a)	Schedule 2: Mapping	<p>Action: Granted Mining Leases should be depicted in maps, either strategic framework or overlay.</p> <p>Reason: S 4B (3) of the <i>Mineral Resources Act 1989</i> requires that Granted Mining Leases, Mineral Development Licences or Mining Claims be shown.</p>	

Part C—Advice – This has been superseded, see D15/28094 for updated version

Table 1—Planning for liveable communities and housing

Liveable communities			
Ref. Number	Planning scheme reference	Advice	
C1 (a)	Part 9: Development codes 9.4.7 Reconfiguring a lot code	<p>Action: Amend PO5 and AO5.1 of the Reconfiguring a lot code to more clearly articulate the need for development in greenfield areas to be designed in a manner that supports connection to fibre telecommunications infrastructure.</p> <p>Reason: The ability for developments in greenfield areas to accommodate future connections to fibre telecommunications infrastructure is critical to achieving integrated approaches to land use and infrastructure planning as a means to improving communities' access to services and maximise the benefits of infrastructure investment.</p>	
Housing supply and diversity , <i>Queensland Building Act</i>			
Ref. Number	Planning scheme reference	Advice	
C2 (a)	Part 8: Overlays	<p>Action: Review overlay provisions so that compliance assessment of subdivisions (1 lot into 2) and associated operational works can be facilitated in appropriate locations across the city. It is not clear from the existing overlay mapping if every allotment within the city is effected by an overlay provision, although this is inferred through the editor's note contained in Table 5.6.1.</p> <p>Reason: Compliance assessment of subdivisions (1 lot into 2) and associated operational works provides an opportunity to reduce red tape and ensure low risk developments are assessed using a simple and efficient process. Council is encouraged to review overlay provisions as a means to facilitating compliance assessment for low risk subdivisions.</p>	
C2 (b)	Part 5: Tables of Assessment Part 8: Overlays Schedule 2: Mapping	<p>Action: Recommend that council adopt graduated residential density standards in the medium density residential zone and the residential density overlay maps applying to this zone.</p> <p>Reason: To assist with facilitating a diverse and comprehensive range of housing options for existing and projected future residents.</p>	
C2 (c)	Levels of Assessment - Table 5.5.1: Material change of use - Low density residential zone (Page 3) 6.2.1 - Low density residential zone code; Section 6.2.1.2 Purpose (page 2)	<p>Action: It is recommended that the level of assessment for dual occupancy, where not meeting the listed location requirements for self-assessment, be changed to Code Assessable in Low density residential zoned areas and more consideration be given to making the location provisions of dual occupancies in low density residential zones less restrictive.</p> <p>Reason: The planning scheme should include provisions that support a choice of housing by providing diverse housing for different sized family groups (from singles to large families) and persons requiring care and support (such as children, the elderly and persons with a disability).</p> <p>In regard to 'dual occupancies' it is noted that the Level of Assessment Table 5.5.1 for the low density residential zone, where not in the large lot precinct, has Dual occupancy as self-assessable where on:</p> <ul style="list-style-type: none"> a) corner lot/s; b) lot/s with both street and rear lane access; or c) lot/s within a 400 metre walk of a mixed use centre or specialist centre. <p>AND</p> <p>Impact assessable where not on lots meeting these location requirements.</p> <p>In addition the department notes that the purpose of the 'low density residential zone' states that dual occupancy development should be found only on one of the above three locations.</p> <p>It is considered that the requirement for 'Impact Assessment' and provisions requiring dual occupancies to be limited to three distinct location types across low density residential neighbourhoods to be</p>	

		unnecessarily restrictive. The restrictive nature of the above location provisions is considered to limit the ability to facilitate housing choice and diversity to meet the needs of a community.	
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Table 2—Planning for economic growth

Agriculture			
Ref. Number	Planning scheme reference	Advice	
C3 (a)	Part 3 Strategic Framework, 3.5.6.1	Action: In Section 3.5.6.1, amend Part 3 (a) to be agricultural supplies store. Reason: To align wording with the strategic framework to defined land uses under the QPP.	
C3 (b)	Part 3 Strategic Framework, Part 3.5.5 Element – Natural resources, 3.5.5.1, Specific outcomes (5)	Action: Change “forestry for wood production occurs in <i>rural production areas</i>”, to “...occurs in the <i>rural zone</i>” Reason: Forestry for wood production is a recognised rural use in the QPP and SPP and should therefore be supported in the whole of the rural zone, not just certain sections.	
C3 (c)	Part 5: Tables of Assessment Table 5.5.18 MCU – Limited development (constrained land) zone	Action: Amend the Code assessable trigger for Animal husbandry to “ <i>less than 10 animals</i> .” Reason: The current wording identifies Animal Husbandry as code assessable if more than 10 animals and impact assessable if otherwise. The current wording triggers a higher level of assessment for a use with fewer impacts.	
C3 (d)	Part 5: Tables of Assessment, Table 5.5.20 (2): MCU – Rural Zone (Rural landscape and environment precinct),	Action: Council is encouraged to investigate decreasing the amount of rural activities which are impact assessable in this precinct Reason: The Rural landscape and environment precinct is still in the rural zone therefore it is inappropriate to constrain agricultural growth through inappropriately high assessment levels. It is considered that environmental constraints within this precinct can be managed and assessed as part of a code assessable application, thereby providing an opportunity to reduce the level of assessment for rural activities.	
C3 (e)	Part 6: Zone Codes, 6.2.20 Rural Zone code, Purpose, Part 3 (vi)	Action: Council should consider removing aquaculture as an activity not related to rural production Reason: Aquaculture is considered a rural activity in the QPP and SPP.	
C3 (f)	Part 6: Zone Codes 6.2.20 Rural Zone Code, 6.2.2.20.2, Purpose, Part 3 (a) (iv)	Action: Remove part (iv). Reason: Permanent plantations are an appropriate rural activity in the rural zone. QPP includes the use as a rural activity and the SPP supports the long-term viability and growth of the agriculture sector.	
C3 (g)	Part 8: Overlays, 8.2.16 Sensitive use separation overlay code, 8.2.16.2, Purpose, Part 1 (b), Page 1, and throughout Planning Scheme where relevant	Action: Remove reference to GQAL and replace with Class A and B land (Agricultural Land Classification (ALC)) and locally important agricultural areas (as per SPP agriculture) if council wishes to include such areas. Council is also advised that Class A and B agricultural land is now mapped under the SPP. Council may want to consider updating the mapping used on the Sensitive use separation overlay to reflect the new SPP agricultural classification mapping by adding areas of land mapped as ALC Class A and B which are not already represented in the Overlay mapping layer. Reason: The SPP no longer utilises the term GQAL. New mapping has become available with the introduction of the SPP.	
C3 (h)	9.3.14 Rural activity code, 9.3.14.2 Purpose, Parts 1 and 2 (a)	Action: Reconsider the approach that rural activities should not impact the amenity of an area. Reason: Rural activities provide rural amenity and should be an expected part of the rural zone. Constraining agricultural growth through amenity issues is likely to place onerous requirements on rural activities.	
C3 (i)	9.3.14 Rural activity code, Table 9.3.14 – 2 Rural activity code – for assessable development, Setbacks, PO1 and AO1	Action: Remove arbitrary setback distances and replace with industry guidelines where available. Guidelines include: <ul style="list-style-type: none">○ <i>Queensland Guidelines for Meat Chicken Farms 2012;</i>○ <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland;</i>○ <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> and	

		<p>○ <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i></p> <p>Reason: Arbitrary separation distances and where setback distances are prescribed are generally not supported as these should be scientifically based. More effective management of development impacts can be achieved by compliance with established industry guidelines. The use of arbitrary setbacks can also unfairly constrain agricultural development.</p>	
C3 (j)	City Plan Policy – Land Development guidelines, SC2.1.7.3, Material for filling, (1) Unsuitable materials	<p>Action: Include biosecurity risk materials (i.e. weed seeds and propagules, pests (e.g. fire ants) and disease) or include a provision to ensure fill is not contaminated by biosecurity risk materials as mentioned.</p> <p>Reason: Weeds, pest animals and ants have significant economic, environmental and social impacts.</p>	
C3 (k)	City Plan Policy – Landscape work, SC6.10.8.2 – Open space management plan, SC6.10.8.2.3 What is required	<p>Action: Council should consider expanding the requirement to include “methods to manage biosecurity risks, such as the introduction and spread of weeds, pest animals and disease.”</p> <p>Reason: Weeds, pest animals and ants have significant economic, environmental and social impacts.</p>	
C3 (l)	City Plan Policy – Landscape work, SC6.10.19.2 Declared plants	<p>Action: The reference to the Queensland Rural Lands Protection Board should be removed as it is out-dated. Suggested alternative text:</p> <p>The following plants are prohibited from use within the City of Gold Coast.</p> <ul style="list-style-type: none"> • All 'Declared Plants of Queensland' as legislated under the Queensland <i>Land Protection (Pest and Stock Route Management) Act 2002</i>. For more information contact the Department of Agriculture, Fisheries and Forestry - Queensland. <p>Reason: Weeds, pest animals and ants have significant economic, environmental and social impacts.</p>	
C3 (m)	Schedule 1, Definitions, Conservation estate, Page 26 and Nature Conservation – Biodiversity areas overlay map	<p>Action: Remove “State Forest” from the definition of “Conservation estate” and all State Forest and Timber reserve areas from Nature Conservation – Biodiversity Areas Overlay Map, associated overlay code, and wherever else relevant to ensure timber and quarry resources are accessible for use.</p> <p>Reason: While State Forest administered under the <i>Forestry Act 1959</i> greatly contribute to the conservation and protection of many natural ecosystems and to the provision of habitat for many native fauna and flora species and scenic amenity and landscape character, State Forests are primarily reserved for timber and quarry material production: Continued access to State Forest timber and quarry resources are required for the state to meet obligations under long-term timber sales agreements, to help meet local and regional demand and to help underpin regional infrastructure development.</p>	
C3 (n)	Part 9: Development Codes	<p>Action: Consider including model codes for Poultry and Aquaculture in the draft plan as per the Agricultural SPP Guideline.</p> <p>Reason: Using the model codes will ensure that the development assessment process for poultry farming and aquaculture is more in line with long-term agricultural activities, and improves the consistency of poultry and aquaculture farming development assessment processes in Queensland. The assessment level and required outcomes for poultry and aquaculture farming are dependent on the scale of operation.</p>	
Development and construction			
Ref. Number	Planning scheme reference	Advice	
C4 (a)	Part 3: Strategic Framework Part 6: Zones Part 9: Development codes	<p>Action: The planning scheme prescribes commercial operating hours in a number of places within the draft plan including, Part 3: Strategic Framework and within the codes contained in Part 6: Zones and Part 9: Development codes. Council should note that trading hours within Queensland are regulated by way of the <i>Trading (Allowable Hours) Act 1990</i>, supported by the Trading (Allowable Hours) Regulation 2004 and various orders made by the Queensland Industrial Relations Commission. In addition, it is noted that the Queensland Industrial Relations Commission has the jurisdiction to decide trading hours in excess of the minimum allowable hours.</p>	

		<p>Based on the above, council should consider including a note in the planning scheme where operating hours are nominated, stating that trading hours are regulated by the state and may vary from those nominated within the draft plan.</p> <p>Reason: To avoid confusion between operating hours regulated under the planning scheme and trading hours regulated under state legislation.</p>	
C4 (b)	Schedule 2: Mapping Zoning Maps	<p>Action: Recommend that council consider rezoning of the following government land as being land suitable for infill and redevelopment opportunities. The revised zoning of these areas will allow redevelopment of some sites, while improving social diversity and optimising client outcomes through private sector sales and developments.</p> <ol style="list-style-type: none"> 1. Batten Street and Miskin Street, Nerang - The department requests the identified areas to be up zoned to Medium Density Residential Zone taking into consideration its potential for redevelopment and its location in relation to a variety facilities and services in the Nerang Centre area. 2. Area south of Lilli Pilli Drive, Southport ('Keebra Park') - The department requests the identified areas to be up zoned to Medium Density Residential Zone taking into consideration its potential for redevelopment and its location in relation to a variety of commercial and community facilities. 3. Coachwood Drive, Molendinar - The department requests the identified areas to be up zoned to Medium Density Residential Zone taking into consideration its potential for redevelopment and its location in relation to a variety facilities and services <p>Reason: To consider rezoning of government land identified as being suitable for residential infill and redevelopment opportunities to assist with facilitating a diverse and comprehensive range of housing options for existing and projected future residents.</p>	
Mining and extractive resources			
Ref. Number	Planning scheme reference	Advice	
C5 (a)	<p>Part 3 :Strategic Framework 3.5.5: Element – Natural Resources</p> <p>Note: Relates to Condition 1</p>	<p>Advice:</p> <ul style="list-style-type: none"> • 3.5.5.1 (1) - This outcome should be reworded to more reasonably reflect how the impacts of extractive industry are considered through the planning and development framework. It is recommended this outcome is reworded to: <i>The prudent use of renewable and non-renewable natural resources supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be managed to an acceptable level.</i> • 3.5.5.1 (9) - To ensure a satisfactory balance is maintained between the overlapping agricultural and extractive interests in this area of the Gold Coast, this specific outcome should be reworded to reflect the outcomes of the <i>North East Gold Coast Land Use Economic and Infrastructure Strategy 2009</i> in particular the <i>Priority Sand Extraction Areas</i> identified on <i>Map 5.3 Land use strategy</i>. It is recommended this outcome is reworded to: <i>Within the Jacobs Well area, extraction is limited to the Priority Sand Extraction Areas identified in the North East Gold Coast Land Use Economic and Infrastructure Strategy 2009. Beyond these areas, the good quality agricultural land resource takes precedence and is preserved for agricultural use.</i> • 3.5.5.1 (10) - This outcome should be amended to allow for the sustainable use of these State significant resources. It is recommended this outcome is reworded to: In the non-committed areas at Reedy Creek and the Northern Darlington Ranges, operations in the non-committed areas are designed to protect areas of ecological significance and ecological corridors on the site, the amenity of nearby residential land is maintained and the scenic amenity of surrounding areas is not permanently reduced. <p>Reason: A strong resource industry and economical supply of construction materials is essential for the Gold Coast economy. The Strategic framework, by using general terms that do not provide for potential extractive industry, may set extremely difficult standards for extractive industry to expand or establish thereby placing at risk a sustainable supply of construction materials to the Gold Coast in the foreseeable future. These comments are intended to ensure that extractive industry is assessed against the impacts of extractive industry on localised areas rather than the broad intent for the entire scheme area.</p>	
C5 (b)	Part 6: Zone codes 6.2.16 Extractive industry zone code	<p>Action: 6.2.16 (3) (a) (i) - Replace the word 'natural' with 'extractive'.</p> <p>Reason: The specific resource type should be specified.</p>	

C5 (c)	Part 6: Zone codes 6.2.16 Extractive industry zone code	<p>Action: 6.2.16.2 (3) (a) (ii) - Amend item to 'effective buffers are maintained between the extractive industry and existing and future sensitive uses to prevent significant impacts on existing or future sensitive land uses and residential zoned land'.</p> <p>Reason: The current wording places the onus of accommodating buffers entirely on the extractive industry.</p>	
C5 (d)	Extractive Industry Development Code Table 9.3.7-1 PO4	<p>Advice: AO4 should be amended to: 'Development on ridgelines should be designed to be screened from surrounding land and set back 40 metres from boundary ridges'.</p> <p>Reason: The simple requirement for extractive industry to provide 40 metre setbacks to any ridgeline may sterilise parts of a resource in undulating country.</p>	
C5 (e)	9.3.7 Extractive industry development code	<p>Advice:</p> <ul style="list-style-type: none"> Section 9.3.7.2 - Add to Purpose statement 9.3.7.2 (1) 'to ensure that extractive resources can be utilised to their greatest extent'. Add to Purpose outcome 9.3.7.2 (2) after (c) 'Sites are designed to optimise the resource use for the benefit of the local community while protecting amenity'. Table 9.3.7-1 PO1 - Add extra item '(c) is designed so that operation and staging of the extractive industry promotes the efficient extraction of the resource'. <p>Reason: The Gold Coast region is a high growth area with constraints on future expansion of extractive industry. Design of existing quarries should seek optimal resource use to forestall the need to open new quarries on adjoining regions as much as possible. This outcome is also compatible with the Extractive Industry Code developed by the Cement Concrete and Aggregate Australia (CCAA) and the purpose of the Extractive Resources overlay code 8.2.6.2.</p>	
C5 (f)	Schedule 2: Mapping Zone Maps	<p>Advice: Zone Map 3 Woongoolba and Zone Map 8 Jacobs Well - Amend these zone maps to reflect the full extent of current extractive operations.</p> <p>Reason: Extractive operations on Lot 459 WD11 and Lot 276 WD130 are not shown. Also the Extractive Industry zone near Jacobs Well itself does not show the full extent of current extractive operations. The zoning would logically reflect the requirement of the planning scheme that extractive operations can only occur in the extractive industry zone; or council should amend the Rural zone code to allow for appropriately conditioned extractive industry to occur where a resource is located.</p>	
C5 (g)	Table 5.5.16 MCU – Extractive industry zone page 89 & 9.3.7 Extractive industry development code	<p>Advice: The Extractive Industry Guidelines developed by Cement Concrete Aggregates Australia (CCAA) support the following operational hours:</p> <ul style="list-style-type: none"> Blasting operations are limited to 9:00am to 5:00pm Monday to Friday; and Extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm Monday to Saturday. <p>Reason: Blasting has the greatest potential impact thus is limited to general daytime working hours; however the production rates for processing activities and associated haulage require longer hours to meet market and project demand.</p>	
Tourism			
Ref. Number	Planning scheme reference	Advice	
C6 (a)	Part 3: Strategic Framework Part 5: Tables of Assessment	<p>Action: The department seeks council to be risk tolerant and ensure the levels of assessment are consistent with the policy intent and directions in the strategic framework. Given council's commitment to encourage tourism, the department recommends code assessment level of assessment for Nature Based Tourism in both the open space and conservation zone.</p> <p>Reason: Section 3.5.4 Element – Tourist economy, elevates nature based tourism activities within Springbrook and also compatible tourism activities in non-urban environments. The department supports council in elevating tourism opportunities in these locations.</p> <p>State Interest - Tourism, outcome 3 requires local government to facilitate development. It is noted council has contextualised its support for tourism land uses in the Springbrook locality however the level of assessment tables require tourism associated land use (i.e. short term accommodation, nature-based tourism, food and drink outlets, shop) in the conservation and open space zone as impact assessable in a number of instances.</p>	

C6 (b)	Part 5: Tables of Assessment Table 5.8.3: Operational work – Landscape Works	<p>Action: Consider including a self-assessable trigger and applicable self-assessable outcomes for Operational Work – landscape works associated with a Material Change of Use within the Major Tourism Zone.</p> <p>Reason: The State Interest – Tourism seeks to ensure that tourism planning and development is streamlined. The department considers Operational Works for Landscaping could be assessed as self-assessable development where associated with a Material Change of use in the Major Tourism Zone.</p>	
C6 (c)	Part 5: Tables of Assessment Table 5.10.16: Potential and actual acid sulphate soils overlay	<p>Action: Consider including a self-assessable trigger for development in the Major Tourism Zone where impacted by the Potential and actual acid sulphate soils overlay. A self-assessable outcome could be included to ensure works are undertaken in accordance with an approved management plan.</p> <p>Reason: The State Interest – Tourism seeks to ensure that tourism planning and development is streamlined. The department considers the above action would reduce unnecessary regulatory approvals for minor development in the major tourism zone. It would allow theme park operations to obtain approval for a management plan covering their entire site and therefore reduce the need to application to trigger a higher level of assessment where works are undertaken and managed in accordance with an approved management plan.</p>	

Table 3—Planning for the environment and heritage

Biodiversity			
Ref. Number	Planning scheme reference	Advice	
C7 (a)	8.2.12, Nature Conservation Overlay Code – for self assessable development, Self assessable acceptable outcomes, wetlands and watercourses, SO2, Part (a), and; 8.2.12 - 2, Nature Conservation Overlay Code – for assessable development, acceptable outcomes, wetlands and watercourses, AO4.1. Note: Relates to Condition 7	<p>Action: Include declared Fish Habitat Areas as another dot point. For example (d) 100m from the boundary of a mapped declared Fish Habitat Area, as identified on Nature conservation – wetland and watercourse overlay map. In the case of AO 4.1, alter sentence to include declared Fish Habitat Areas.</p> <p>Reason: Fish Habitat Areas are identified as Matters of State Environmental Significance (MSES) to provide protection from inappropriate activities that may impact the unique and productive nature of these ecosystems.</p>	
C7 (b)	Part 3: Strategic Framework Section 3.7.4 under Element – Nature conservation Part 8: Overlays Nature Conservation Overlay Code and Mapping Note: Relates to Condition 7	<p>Action: Protected areas have not been identified and referred to in the planning scheme. The Gold Coast local government area, the following Protected Areas and State forests which should be identified in the planning scheme mapping and text: Nerang NP, Nerang CP, Nerang SF, Coombabah Lake CP, Pine Ridge CP, Southern Moreton Bay Is NP, Pimpama CP, South Stradbroke Is CP, Tamborine NP, Springbrook NP, Springbrook NP (Recovery), Woongoolba CP, Burleigh Knoll CP, Tallebudgera CP, Fleays Wildlife Park CP, Burleigh Heads NP, Tomewin CP, Nicoll Scrub NP, Lamington NP and Currumbin Hill CP.</p> <p>Protected areas should also be identified within the strategic framework, as outlined below:</p> <ul style="list-style-type: none"> Section 3.7.3.1 (1) (c) Include “areas of high conservation value including national parks and other protected areas”. Section 3.7.4.1 (3) The city’s areas of high biodiversity value should include protected areas. <p>Reason: The protection and management of biodiversity values is primarily discussed within element 3.7.4 ‘Nature conservation’ of the strategic framework but this section fails to mention the importance of Queensland’s Protected Area estate and State forests in the protection and conservation of native flora, fauna, ecosystems and ecological processes. Protected areas should be identified and referred to in the</p>	

		planning scheme to be consistent with requirements of the SPP to describe 'Matters of National and State Environmental Significance' (MSES) including areas of high conservation value such as protected areas.	
C7 (c)	Part 6: Zone Codes 6.2.8.2 Conservation Zone Code	<p>Action: Amend reference to 'state parks' within the Conservation Zone Code.</p> <p>Reason: (3) (a) (ii) refers to 'state parks'. This is incorrect terminology. Current protected area tenures in Queensland are national park, conservation park or resource reserve listed under the <i>Nature Conservation Act 1992</i>. State forests are tenure under the <i>Forestry Act 1959</i> which should not be referenced within this zone code.</p>	
Coastal environment			
Ref. Number	Planning scheme reference	Advice	
C8 (a)	Section 3.7.5.1 under Element – Coastal, wetland and watercourse areas	<p>Action: Expand (9) to protect the broader ecological values of aquatic, riparian and intertidal ecosystems from marine industry activities such as dredging.</p> <p>Reason: (9) States that, "dredging will be managed to maintain boat access and channel integrity in areas of high boat traffic while maintaining foreshore integrity". It is recommended that the management of dredging should not only maintain foreshore integrity, but should also maintain the broader ecological values of the area.</p>	
Water quality			
Ref. Number	Planning scheme reference	Advice	
C9 (a)	Part 3 Strategic Framework	<p>Action: Acid sulfate soils (ASS) are not discussed in the strategic framework despite being an important planning and development issue on the Gold Coast. Incorporation of this issue within the strategic framework will assist with setting the direction for the ASS code and the City Plan Policy SC6.2.</p> <p>Reason: Protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of ASS by providing preference to land uses that will avoid or minimise the disturbance of ASS. To assist with setting the direction of the planning scheme to inform the ASS overlay code and associated Planning Scheme Policy.</p>	
C9 (b)	Part 5: Tables of assessment Table 5.10.16 Potential and actual acid sulfate soils overlay	<p>Action: Re-work the (a) to (c) triggers by either:</p> <ol style="list-style-type: none"> 1. Inserting 'or' at the end of item (a) to read as: (a) is identified on the Potential and actual acid sulfate soils overlay map; and/or ; OR 2. Removing (b) from the triggers (as (a) refers to the Map 1 which incorporates 'potential and actual acid sulfate soils AND 'land with a natural ground level at or below 20m AHD'. 3. Add the word 'contour' after AHD in (c) (i) and (ii) to read asland at or below the 5m AHD contour. 4. Remove the word 'with' from item (b). <p>Reason: This change will improve clarity and ensure the triggering of activities meeting the relevant excavation or filling thresholds at or below 5m AHD on land below the 20m AHD contour but not identified as potential and actual ASS on the overlay map.</p>	
C9 (c)	Part 8: Overlays 8.2.1 Acid sulfate soils overlay code Figure 8.2.2.1-1	<p>Action: Name the existing figure to apply to Operational Works DAs and add a second illustration for MCU/RAL DAs that shows the relevant excavation and fill thresholds.</p> <p>Reason: The existing figure just outlines when the code applies; however as the trigger varies for MCU/ROL and OPW applications, it is likely to cause confusion as this is not clearly labelled or described.</p>	
C9 (d)	SC6.02 City Plan Policy – Acid sulfate soils management	<p>Action:</p> <ul style="list-style-type: none"> • Replace references to sulphate with sulfate. • Reference the documents referred to on page 2 correctly. The documents listed on page 2 should be correctly referenced. This reference information is available on the Department of Natural Resources and Mines website http://www.nrm.qld.gov.au/land/ass/products.html. • Amend the section concerning <i>development to which the policy applies</i> to include excavating 100m³ or more of soil or sediment and filling 500m³ or more of material with an average depth of 0.5m or greater. 	

		Reason: For consistency with the rest of the proposed planning scheme.	
C9 (e)	Part 9: Development Codes 9.4.6 On-site sewerage facilities code Note: Relates to Condition 14	Action: It is requested that the requirements of the Seqwater Development Guidelines apply to all on-site sewerage facilities with Water Supply Buffer Areas. Reason: On-site sewerage facilities pose a significant risk to water quality, unless they are designed, installed, and maintained to appropriate standards. The application of Seqwater Development Guidelines (or similar standards) in the WSBA is required by the SPP.	

Table 4—Planning for hazards and safety

Emissions and hazardous activities			
Ref. Number	Planning scheme reference	Advice	
C10 (a)	Schedule 1: Definitions SC1.2 Administrative Definitions	Action: <ul style="list-style-type: none"> Review the term “hazardous material” and its definition from the City Plan’s administrative definitions. Consider amending the definition within the draft City Plan to align with the “hazardous chemicals” definition contained in the glossary of the SPP. Remove references to SPP5/10 where applicable. Example: SC1.2 Administrative definitions: “zones for sensitive land uses” as per definition in SPP 5/10. Reason: The <i>Dangerous Goods Safety Management Act 2001</i> was repealed on 31/12/2011 along with its definition for hazardous materials. The term hazardous material has since been replaced by the term “hazardous chemical” by the <i>Work Health and Safety Act 2011</i> .	
C10 (b)	9.3: Use Codes 9.3.10 Industrial design code	Action: Review the Industrial Design Code, and consider the following: <ul style="list-style-type: none"> a) Consider replacing the use of the term “dangerous goods” with the term “hazardous chemicals”; b) remove reference to the superseded <i>draft SPP mandatory requirement: dangerous goods and combustible liquids</i> for self-assessable outcome: SO6; c) include “toxic release” in addition to fire and explosion risks for assessable development performance outcome: PO5; d) remove references to the superseded <i>draft SPP mandatory requirement: dangerous goods and combustible liquids</i> for assessable development acceptable outcome: AO5.1; e) review <i>SPP Guidance on development with hazardous chemicals</i> and consider the use of the model self-assessable levels of assessment and self-assessable outcomes for Low and/or Medium impact industry; f) review <i>SPP Guidance on development with hazardous chemicals</i> and consider the use of the model levels of assessment for assessable development and the corresponding performance and acceptable outcomes for Medium and/or High impact industry. g) review assessment provisions in place for development within a flood hazard map involving hazardous chemicals taking account of the model self-assessable outcomes and assessable development performance and acceptable outcomes within <i>SPP Guidance on development with hazardous chemicals</i>. Reason: The draft <i>Industrial Design Code</i> is the key document for managing development involving risks from hazardous chemicals. More specifically: <ul style="list-style-type: none"> a) Hazardous chemicals is the term used in the SPP to describe those chemicals that have the potential to create risks to health and safety, particularly when stored or handled in large quantities or at high temperature or pressures; b) The <i>draft SPP mandatory requirement: dangerous goods and combustible liquids</i> was superseded on 2/12/2013 by SPP and its <i>Guidance on development with hazardous chemicals</i>. It is recommended that if council wish to limit the type and quantity of hazardous chemicals for self-assessable industry then it should refer to the thresholds in the <i>Guidance on development with hazardous chemicals</i>. c) Hazardous chemicals include those that are corrosive or toxic in addition to those that are flammable or explosive. Off-site risks from development involving toxic or corrosive gases are required to be managed in addition to fire and explosion risks; 	Email from Council on 14/11/2014 <ul style="list-style-type: none"> Providing tracked changed version of draft flood hazard overlay code. New PO & AO included in the flood hazard code to deal with storage of hazardous chemicals in a flood hazard area. No further action recommended in relation to flood hazard code.

		<p>d) The SPP's <i>Guidance on development with hazardous chemicals</i> replaced the <i>draft SPP mandatory requirement: dangerous goods and combustible liquids</i> on 2/12/2013;</p> <p>e) The SPP's <i>Guidance on development with hazardous chemicals</i> presents an opportunity to provide self-assessable outcomes for Low and/or Medium impact industry in a way other than restricting quantities of hazardous chemicals. Restricting hazardous chemicals inventories may have the unwanted flow on effect of restricting Low and Medium impact industry unnecessarily;</p> <p>f) A lack of acceptable outcomes for assessable development increases confusion and uncertainty when starting a new development and demonstrating to an assessment manager such a development appropriately manages their risks from hazardous chemicals. The model acceptable outcomes present an example way of achieving assessable development outcomes which increases upfront certainty for industry and reduces confusion for assessment managers enabling faster decision making.</p> <p>g) The SPP's <i>Guidance on development with hazardous chemicals</i> enables the Queensland Flood Commission's recommendations by providing model ways of managing the risks from development in flood affected areas with hazardous chemicals. It is recommended that these model ways of managing hazardous chemical flood risks be included the City Plan.</p>	
C10 (c)	<p>Part 5: Tables of Assessment</p> <p>Part 8: Overlays</p> <p>8.2.7 Flood Overlay code</p>	<p>Action: Review assessment provisions in place for development within a flood hazard map involving hazardous chemicals taking account of the model self-assessable and assessable development levels of assessment and corresponding self-assessable or assessable development performance and acceptable outcomes within SPP <i>Guidance on development with hazardous chemicals</i>.</p> <p>Reason: The Flood Commission's recommendations for development in flood affected areas involving hazardous chemicals have been addressed through the state interest for emissions ad hazardous activities and should be considered by council within the planning scheme.</p>	<p>Meeting with Council on 2/10/2014.</p> <ul style="list-style-type: none"> Council to include in Flood Code and will include a note to refer to the thresholds table <p>Email from Council on 14/11/2014</p> <ul style="list-style-type: none"> Providing tracked changed version of draft flood hazard overlay code. New PO & AO included in the flood hazard code to deal with storage of hazardous chemicals in a flood hazard area. No further action recommended in relation to flood hazard code.
Natural hazards			
Ref. Number	Planning scheme reference	Advice	
C11 (a)	<p>Part 8: Overlays</p> <p>Schedule 2: Mapping</p> <p>Bushfire hazard overlay</p> <p>Note: Relates to Condition 8</p>	<p>Action: Amend/Update the bushfire hazard overlay code based on the following:</p> <ul style="list-style-type: none"> Consider if the following acceptable solutions are applicable for their local situation: <ul style="list-style-type: none"> Any residential buildings are within 70m of a hydrant with reticulated water supply The location of water supplies is readily identified from the street frontage with clear signage directing fire fighters to its access point. Mains gas supplies are installed in accordance with AS1596-2002 and the requirements of relevant authorities, and metal piping is exclusively used Electricity supplies in the area are protected and not vulnerable to falling trees or wildfire threatening the viability of transmission poles a fire access trail which: <ul style="list-style-type: none"> has a minimum cleared width of 10m metres and a minimum height clearance of 4m has a formed width and gradient, and erosion control devices to local government standards; and has vehicular access at each end; and provides passing bays and turning areas for fire fighting appliances at frequent intervals (every 200m or where practical). Consider the use of the 'Guidelines for Fire Fighting Hydrant Systems in Residential Developments and Commercial and Industrial lots and associated Vehicle Access' to support (typically) group title developments in bushfire prone areas. Reconsider the inclusion of aspect as it is no longer considered in DCS mapping methodology. <p>Reason: Potential to further reduce the risks associated with natural hazards by including provisions that require development to:</p> <ol style="list-style-type: none"> avoid natural hazard areas or mitigate the risks of the natural hazard; and support, and not unduly burden, disaster management response or recovery capacity and capabilities; and directly, indirectly and cumulatively avoid an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and 	<p>Meeting with Council on 28/08/2014.</p> <p>Meeting with Council on 10/09/2014 – See Ministerial Condition 12 for notes. Matters generally resolved.</p>

		(d) maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard	
C11 (b)	Part 8: Overlays Landslide hazards overlay code	<p>Action: Prior to public notification, provide rationale to support the using a 20% slope in SO1 and AO1 of the landslide hazard overlay code contained in the draft plan. Council is also requested to provide rationale regarding the slope percentage of moderate, high and very high hazard areas.</p> <p>Reason: To identify the acceptable or tolerable levels of risk, based on a fit for purpose natural hazards study and risk assessment</p>	<p>Meeting with Council on 28/08/2014.</p> <ul style="list-style-type: none"> SPP assumes a 15% slope threshold CGC raised threshold to 20% as Council believed 15% would unnecessary increased regulation across the city. Decision was based on SMEC report. Council to provide further justification as to why for Natural hazards team to consider. <p>Meeting with Council on 2/10/2014.</p> <ul style="list-style-type: none"> Council to provide journal article on which the 20% recommendation in the SMEC report was based. Martin to seek advice from DSDIP natural hazards team that this is acceptable. <p>Emil received from Gavin Collar on 7/10/2014.</p> <ul style="list-style-type: none"> Requesting review of SMEC report and Australian Geomechanics article as the basis for Council 20% slope hazard. <p>Emil to City of Gold Coast 13 October 2014</p> <ul style="list-style-type: none"> Advising natural hazards team have reviewed the submitted documents and are satisfied the item has been fully addressed and no further action is recommended.
C11 (c)	Part 8: Overlays Bushfire Hazards overlay code Note: Relates to Condition 8	<p>Action:</p> <ul style="list-style-type: none"> Part 8.2 03 Bushfire Hazard Overlay Code/ Bushfire/ Management Trails A0 10.2, it is recommended that the following points be added <ul style="list-style-type: none"> a minimum cleared height of 4m minimum culvert load bearing of 8 tonne Part 8.2 03 Bushfire Hazard Overlay Code/ Bushfire/Management Trails A0 10.6 - Recommend amending point - "400m" to "200m where practical" Part 8.2 03 Bushfire Hazard Overlay Code/ Bushfire/Advice to New Residents AO15 - Council to indicate what information will be required within the Queensland Fire and Rescue Service (QFRS) cover sheet and how this will be sought. QFRS is now the Queensland Fire and Emergency Services (QFES) and this should be changed throughout the code. <p>Reason: To ensure the outcomes within the Bushfire hazard overlay code are consistent with QFES operational requirements.</p>	
C11 (d)	Part 8: Overlays Flood overlay	<p>Action: Performance outcomes in the flood code are consistent with the SPP. The heading 'built floor levels' appears to be used twice under assessable development, council may wish to consider reviewing the structure of the code to assist in useability. Council could consider the acceptable solutions provided in the draft SPP guideline if they are appropriate for the Gold Coast local situation.</p> <p>Reason: To avoid confusion with regards to interpretation and useability of the draft City Plan.</p>	<p>Meeting with Council on 2/10/2014.</p> <ul style="list-style-type: none"> Council advised that this had been done through code revisions already undertaken. <p>Email from Council on 14/11/2014</p> <ul style="list-style-type: none"> Providing tracked changed version of draft flood hazard overlay code. PO2/PO3 and associated AOs have been amended No further action recommended.
C11 (e)	Schedule 1: Definitions SC1.2: Administrative definitions	<p>Action: The draft plan utilises both "Designated flood" and "Designated Flood Event", whilst only providing a definition for "Designated Flood". More specifically, the definition of "Designated Flood Level" refers to a "Designated Flood Event" which is not defined by the draft plan.</p> <p>Council should consider amending the definition for "Risk Assessment" to align with the definition from the AS31000:2009 (Risk assessment is the overall process of risk identification, risk analysis and risk evaluation).</p> <p>Reason: To avoid confusion with regards to interpretation and useability of the proposed planning scheme.</p>	<p>Meeting with Council on 2/10/2014.</p> <ul style="list-style-type: none"> Council has made the relevant changes to assist in readability of the code. Council need to consider if changing the risk assessment definition will affect other parts of the scheme.

Table 5—Planning for infrastructure

Energy and water supply	
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Ref. Number	Planning scheme reference	Advice	
C12 (a)	Schedule 5: Land Designated for Community Infrastructure	<p>Action: Lot 3 on SP227574 (Parkwood Substation) should be included in the Schedule 5, as it was designated as (k) operating works under the <i>Electricity Act 1994</i>. This can either be as part of the Gold Coast University Hospital Designation, or as a stand alone outcome.</p> <p>Reason: Parkwood Substation (Lot 3 on SP227574) was designated as part of the greater Gold Coast University Hospital. The designation gazettal notice does not specify the substation lot, as it was later subdivided from land that was designated as part of the Hospital Designation. Lot 3 on SP227574 was subdivided from Lot 1 on SP227558, which was formed from Lots 496 and 497 on WD6012, Lot 190 on SP220166 (previously Lot 188 on WD6012) and Lot 459 on SP 222438 (previously Lot 458 on WD6223). The Parkwood Substation is vital to ensuring the continued safe operation of the Gold Coast University Hospital.</p>	
C12 (b)	Schedule 2: Mapping Zone Maps	<p>Action: Amend the zoning for:</p> <ul style="list-style-type: none"> Lot 999 on RP162832 and Lot 1 on RP168388 to Special Purpose to reflect the current use of the site by Energex for energy supply Lot 32 on RP811793 to Low Impact Industry to reflect the current use of the site for landscape supplies and the zoning of immediately adjoining properties. <p>Reason: To reflect current uses of the abovementioned properties and ensure that land being utilised for energy supply purposes is appropriately reflected within the proposed planning scheme.</p>	
C12 (c)	Part 3: Strategic Framework s3.8.6.1 (1) & (5a) Note: Relates to Condition 13	<p>Action: The statement regarding protecting major electricity infrastructure is supported. It is suggested that the term 'substation' be added to 5(a), as it only mentions 'major electrical infrastructure'.</p> <p>Reason: The SPP seeks to ensure that planning schemes protects existing and approved future major electricity infrastructure and electricity substations.</p>	
C12 (d)	Part 5: Tables of Assessment Section 5.5 Levels of assessment – Material change of use	<p>Action: The exempt level of assessment for 'substation' in all zones is supported. The impact level of assessment in all zones for 'major electricity infrastructure' is not supported. It is recommended that the level of assessment be reduced in appropriate zones, being:</p> <ul style="list-style-type: none"> Sport and recreation zone Open space zone Low impact industry zone Medium impact industry zone High impact industry zone Community facilities zone Extractive industry zone Innovation zone Rural zone Emerging community zone Special purpose zone <p>Reason: Electricity infrastructure is regularly located in these zones throughout Queensland and should be recognised as consistent uses.</p>	
C12 (e)	Part 8: Overlays Note: Relates to Condition 13	<p>Action: While the draft plan was prepared prior to the SPP coming into the effect, council should consider including an Overlay Map for Regional Infrastructure Corridors and Substations showing Energex and Powerlink corridors and substations.</p> <p>The SPP identifies that local planning schemes can contribute to reducing the cost of providing essential energy services by recognising and protecting existing and approved future supply infrastructure corridors and associated facilities.</p> <p>It is important that Energex' existing 110kV corridors are protected from encroachment, especially where Energex has 'double width' corridors which currently only have a single powerline, with room preserved for a second line. Encroachment within such corridors has the potential to make developing new infrastructure unnecessarily costly.</p>	



		<p>It should be noted that council's existing planning scheme shows the Powerlink network and Energex' 110kV network, albeit on the zoning maps.</p> <p>Such an overlay would also be useful to council as it is relevant to the provisions within the proposed planning scheme codes including the Child Care Centre use code which includes setbacks from such infrastructure.</p> <p>Overlays are not mandatory components of planning schemes. However, where they are used, it may be useful to include an overlay dealing with electricity infrastructure. The associated overlay code could then contain requirements relating to encroaching development, as well as for the development of the infrastructure itself. Generally, Energex are concerned with the potential for sensitive development within 100m of their infrastructure, and this is the area of influence an overlay may relate to. Alternatively the overlay could simply identify the easements themselves.</p> <p>Reason: The SPP seeks to ensure that planning schemes protects existing and approved future major electricity infrastructure locations and corridors (including easements) and electricity substations from development that would compromise the corridor integrity and the efficient delivery and functioning of the identified infrastructure.</p>	
C12 (f)	Schedule 5: Land designated for Community Infrastructure	<p>Action: The Powerlink community infrastructure listed in Schedule 5 remains current; however the real property descriptions listed in section (m) are not the current property descriptions.</p> <p>Reason: Council should note the new real property descriptions in Schedule 5 and amend where necessary.</p>	
C12 (g)	Schedule 2: Mapping Sensitive Use Separation Overlay Map	<p>Action: It is requested that the Mudgeeraba Water Treatment Plant (WTP) be recognised on this mapping with the inclusion of a Community Infrastructure Buffer Zone.</p> <p>Reason: The Mudgeeraba WTP is an important part of the bulk water supply network on the Gold Coast and should be afforded similar protection to other Seqwater infrastructure (i.e. Molendinar WTP and the Desalination Plant).</p>	
C12 (h)	Schedule 2: Mapping Sensitive Use Separation Overlay Map Note: Relates to Condition 13	<p>Action: The Sensitive Use Separation Overlay Map should show the pipeline supplying raw water from Hinze Dam to Molendinar WTP as "Hinze Dam to Molendinar Raw Water Main"</p> <p>Reason: The pipeline supplying raw water from Hinze Dam to Molendinar WTP is a critical part of the bulk water supply infrastructure network and should be protected from development which threatens its integrity and efficient operation.</p>	
C12 (i)	Schedule 2: Mapping Strategic Framework Maps Strategic Infrastructure Sites & Corridors – Planning Strategy Map 7 Note: Relates to Condition 13	<p>Action: This map does not include location of key water infrastructure such as the Hinze Dam Water Treatment Plant (WTP); Southern Regional Water Pipeline; Robina Reservoir, etc.</p> <p>Planning Strategy Map 7 (Strategic Infrastructure Sites and Corridors) currently shows some Seqwater facilities e.g. the Gold Coast Desalination Plant, however it does not include other Seqwater 'bulk water supply infrastructure' as outlined in the SPP and require inclusion. Accordingly the following should be included, or corrected with appropriate map legend, for easy identification:</p> <ul style="list-style-type: none"> • Southern Regional Water Pipeline • Network Integration Pipeline • Hinze Dam to Molendinar Raw Water Main • Hinze Dam Water Treatment Plant (WTP) • Mudgeeraba WTP – word correction • Molendinar Reservoir – WTP already included on map • Robina Reservoir (x 2) • Staplyton Reservoir. <p>Gold Coast Desalination Plant, Mudgeeraba WTP and Molendinar WTP are already indicated on the map. Please note that the word "Treatment" should replace "Purification" for each WTP facility indicated. If the naming should be confused with sewer treatment infrastructure, please consider using a different map legend icon.</p> <p>Reason: These infrastructure assets are related to 'required separation distances' as contained in the SPP, and therefore should be clearly identified. These facilities are considered strategically important</p>	

		given they are key bulk water infrastructure facilities. The SPP acknowledges these facilities, within water quality and energy and water supply and accordingly need to be appropriately integrated when council is making or amending a planning scheme.	
C12 (j)	Schedule 5: Land designated for Community Infrastructure	<p>Action: The title of Table SC5-2 should be amended to reflect the fact that it includes items which are not operated by Council. Schedule 5 should also include reference to the details of designation in relation to future development.</p> <p>Reason: The second part of Schedule 5 is Table SC5-2: Council operated community infrastructure. This table lists items including Hinze Dam and catchment, and Molendinar Water Purification Plant, which are owned and operated by Seqwater. It is assumed that this table includes community infrastructure which has been designated by council (rather than operated by council) and the title should be amended accordingly. It should also be made clearer exactly what provision apply in relation to development on designated sites.</p>	
State transport infrastructure			
Ref. Number	Planning scheme reference	Advice	
C13 (a)	Schedule 2: Mapping Strategic Framework Maps	<p>Action: Add Tugun-Currumbin Road to the 'State and Major Roads' layer of the maps.</p> <p>Reason: Tugun-Currumbin Road is a State-controlled road, not currently shown on the mapping.</p>	
C13 (b)	Part 3 : Strategic Framework Schedule 2: Mapping Strategic Framework Maps	<p>Action: Amend the relevant sections of the planning scheme, in particular Strategic Framework Map 6, to rename "Investigation for Heavy Rail" as "Preserved public passenger transport corridor".</p> <p>Reason: SPP mapping identifies this section of corridor as "future public passenger transport corridor". This corridor is preserved and should be identified as such. To avoid future confusion between the planning scheme and the SPP terminology, it is recommended the corridor be renamed to reflect the SPP description.</p>	
C13 (c)	Schedule 2: Mapping Strategic Framework Map 3 – Light Rail Urban Renewal Area Light Rail Urban Renewal Area Overlay Map	<p>Action: Council is strongly recommended to consider amending the Light Rail Urban Renewal Area to include the western portion of Main Beach, Budds Beach, all parts of Chevron Island and the southern portion of Paradise Island.</p> <p>Reason: The SPP seeks to facilitate development surrounding state transport infrastructure and existing and future state transport corridors that is compatible with, or supports the most efficient use of, the infrastructure and transport network. Given the significant investment in the light rail network and the proximity of the abovementioned excluded areas, including the areas within the urban renewal area will ensure the ongoing light rail operations are supported by sufficient residential densities and achieve a more integrated land use and transport development footprint along the corridor.</p>	
C13 (d)	Schedule 2: Mapping Strategic Framework Map 6 – Integrated Transport	<p>Action: Southport-Burleigh Road should be highlighted as a High Frequency Public Transport Route. Currently the map does not identify this section of corridor as being high frequency public transport.</p> <p>Reason: Given that Southport-Burleigh Road is represented as being high frequency bus corridor (as identified in the Gold Coast City Transport Strategy 2031 through depiction of the 710 bus route on page19), the information in the Planning Scheme and Transport Strategy documents should be consistent.</p>	
C13 (e)	Part 8: Overlays 8.2.6 Extractive resources overlay code	<p>Action: Amend AO4 of the Extractive resources overlay code to remove reference to "<i>Department of Main Roads Road Planning and Design Manual.</i>" It is recommended that AO4 be reworded as outlined below:</p> <p style="padding-left: 40px;"><i>The number of properties with access points to the transport route is not increased, or Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</i></p> <p>Reason: It is considered that referencing an external third party document within the AO has the potential to cause confusions. In addition, the <i>Road Planning and Design Manual</i> is likely to be changed as necessary by the State, which may cause the AO to become redundant or irrelevant.</p>	
C13 (f)	Part 9.4.11 Acceptable Outcome 10 – Transport Code	<p>Action: Consider including as part of A010(b) significant extensions to existing educational establishments as requiring an "off road public passenger transport facility." Reference should also be made to on-road bus facilities, not only off-road facilities.</p>	

		<p>Reason: Significant extensions to existing schools trigger the need for provision of “off road public passenger transport facilities.” Infrastructure solutions for bus facilities should not preclude the ability to provide an on-road facility over the use of private land. The preferred bus arrangement will depend on network operations, site context, and infrastructure requirements. Therefore in some cases, on-road facilities may be warranted.</p>	
C13 (g)	Schedule 1 Definitions	<p>Action: Under definition for ‘High frequency public transport’, remove reference to ‘go’.</p> <p>Reason: The marketing term for ‘go’ will no longer be used for TransLink’s High Frequency network.</p> <p>Further, given the Planning Scheme is a 10/20 year document whereas TransLink’s planning only has a 5 year service horizon, identifying the “Go” network as “high frequency public transport network” is more appropriate. The ‘go network’ is a marketing terminology that may change over the life of the document. High frequency public transport should be defined by the level of service i.e. where there is a public transport service/s every 15 minutes or better between 7am and 7pm seven days a week, either existing or planned by the State government or local authority.</p>	
C13 (h)	Part 3 Strategic Framework	<p>Action: Change reference of “Rapid Bus Network” to “urban high frequency bus services”.</p> <p>Reason: It is unclear what council means when referencing the ‘rapid bus network’ as it is not defined in the document. The bus rapid transit planning guide (by the ITDP) defines bus rapid consisting of the following:</p> <ul style="list-style-type: none"> • High-quality bus based transit system; • Delivering fast, comfortable and urban mobility; • Provision of grade separation and right-of-way infrastructure; • Rapid and frequent operations; • Pre-board fare collection and payment mechanisms; • Distinctive marketing identity of the system. <p>Given this, it does not appear that this level of facility will be achieved on the Gold Coast (as an interim solution to LRT), therefore a more conventional term such as ‘urban bus services/corridor’ is suggested.</p>	
C13 (i)	Strategic Framework 3.4.2.1 Specific Outcomes (14) Biggera Waters	<p>Action: Include a description on public transport for this centre.</p> <p>Reason: Public transport has not been referenced for Biggera Waters compared to the other centres. All major centres defined in the planning scheme should contain a reference to the level of public transport at each centre.</p>	
C13 (j)	Part 3 – Strategic Framework – Page 37 – 3.8.6.1	<p>Action: Point 5 (g) should be amended to read ‘light and heavy rail, the major road network and public passenger transport corridors, infrastructure and facilities’.</p> <p>Reason: These changes will ensure all key land-based state transport infrastructure/facilities/corridors are protected.</p>	
C13 (k)	Part 9.4.11-3 – Transport Code - Car Parking Rates – Educational Establishment	<p>Action: Consider including a mandatory requirement that an Educational establishment being Preparatory, Primary, Secondary and Before and after school care (including significant extensions) to provide a passenger set-down/pick-up area.</p> <p>Reason: The draft car parking rates for Educational Establishment does not require an applicant/developer to provide a passenger set-down/pick-up area as mandatory. There is a need for a safe and adequate pick-up/drop-off area to cater for Private Vehicle access to a school site.</p>	
Strategic airports and aviation facilities			
Ref. Number	Planning scheme reference	Advice	
C14 (a)	Part 8: Overlays 8.2.2 Airport environs overlay code, Airport Environs Overlay Maps	<p>Action: Amend 8.2.2 Airport environs overlay code and associated overlay mapping to reflect the Performance Outcomes and Acceptable Outcomes of the SPP Code: Strategic airports and aviation facilities or similar development assessment requirements.</p> <p>Specifically, amend the draft Airport Environs Overlay Code to ensure the planning scheme reflects the SPP. Necessary amendments include, but may not be limited to:</p>	<p>Meeting with Council on 29/07/2014</p> <p>Council are being asked to map a number of aviation facilities within the Gold Coast that not currently mapped in the City Plan. Mapping these facilities (within 1.5km) requires referral to Air services Australia. This would require amendment of overlay maps and a new AO under the Aviation facilities section of the Code.</p>

	<p>Note: Relates to Condition 10</p>	<p>1. Part C – Assessable Development Criteria:</p> <ul style="list-style-type: none"> a) PO1 Height of building and other structures relates to the safety and efficiency of the Operational Air Space. As such it is recommend amending the title to Operational Air Space, and including the transient aviation activities contained within PO9, as part of this code. b) PO2 Acoustic treatment to buildings is inconsistent with the SPP as it does not specify compatible and incompatible land uses within the ANEF contours, nor the desirable indoor design sound levels for sensitive land uses. As such it is recommended that PO2 be amended to reference Table D: Compatible and incompatible land uses within ANEF contours, and Table E: Desirable indoor design sound levels for sensitive land uses, on page 81 and page 82 of the SPP respectively. c) PO3 Advertising devices and artificial light sources is inconsistent with the strategic intent of the SPP as it addresses illuminated advertising devices and does not address reflective surfaces or laser lights. As such it is requested that PO3 be amended to reference lighting and reflective surfaces. It is acknowledged that the code addresses reflective roof materials in PO6; however it is suggested that these provisions be included within an amended PO3 addressing light and reflective surfaces. d) PO4 Development within public safety areas provides no acceptable outcomes. As such it is suggested that PO4 be amended to reflect the acceptable outcomes in the SPP Code. Alternatively, amend the performance outcome to 'Development does not increase the risk to public safety', and relocate dot points PO4 (a), (b) and (c) from performance outcomes to acceptable outcomes. e) PO5 Aviation facilities is inconsistent with the SPP as it does not identify all aviation facilities and their requirements. As such it is suggested that the code provisions and associated overlay maps be amended to reflect those aviation facilities identified in Table A: Aviation facilities, in Appendix 1 of the SPP Guideline: State interest – strategic airports and aviation facilities, pages 40-41. f) PO7 Potential bird or bat strike on aircraft refers, in AO7.3, to land uses that attract birds and bats. These land uses are not clearly defined and as such it is recommend that PO7 be amended to make reference to Table C: Land uses associated with increases in wildlife strikes and hazards, on page 81 of the SPP. g) PO8 Emission of particulate matter and air turbulence contains a performance outcome that does not fully reflect the strategic intent of the SPP. As such it is requested that the performance outcome be amended to reflect that provided in PO3 Emissions, p 79, of the SPP. <p>2. Part A – Self-Assessable Development Criteria contains similar issues to those raised in detail above. As such it is suggested requests that Part A be revisited in a redrafting exercise of the overlay code.</p> <p>Reason: Strategic airport is defined in the Glossary of the SPP, page 65, as 'an airport identified in Table 2 of the SPP.' Gold Coast/Coolangatta Airport is identified as a Strategic Airport in Table 2: Strategic airports, on page 40 of the SPP.</p> <p>It is a state interest to protect the safety and efficiency of strategic airports and aviation facilities within the Gold Coast local government area, and adjoining local government areas, in accordance with the strategic airports and aviation facilities chapter of the SPP (excerpt above).</p> <p>The Airport environs overlay code does not fully reflect the SPP.</p>	<p>These facilities are Mt Somerville (NSW) and Coolangatta.</p> <p><u>Meeting outcomes:</u></p> <p>Martin advised that mapping is to be undertaken by the state to be released approx September 2014</p>
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Meetings and General Advice – This has been superseded, see D15/28094 for updated version

Date	Attendees	Discussion Points	Actions
20/08/2014		Email to Grant Harris regarding LGIP's and PIP's.  TRIM RE Advice regarding Local Govern	
13/08/2014		Email to Di Kling regarding Coomera Town Centre Structure Plan  Advice regarding Legislative Requireme	

EXECUTIVE CORRESPONDENCE
DEPUTY PREMIER / ASSISTANT MINISTER
DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE AND PLANNING

Deputy Premier's Office

DPO Tracking Number TT251114

Date 25/11/2014

DPO Allocation

- | | |
|--|--|
| <input type="checkbox"/> Jeff Popp | <input type="checkbox"/> Carrie Hall |
| <input type="checkbox"/> Mary Sharp | <input type="checkbox"/> Brooke Tranent |
| <input checked="" type="checkbox"/> Matt Adams | <input type="checkbox"/> Julie Pickerill |
| <input type="checkbox"/> Dimity Elson | |
| <input type="checkbox"/> Corinne Amos | |
| <input checked="" type="checkbox"/> Adam Yem | |

Response

- ☒ Priority - 5 days
- ☐ Routine - 15 days
- ☐ Other - days
- ☐ Briefing Note
 ☐ Decision ☐ Noting ☐ Meeting *
- ☐ DPO direct response
 (copy attached)
- ☐ NRN / NFA

Signatory

- ☒ Deputy Premier
- ☐ Assistant Minister
- ☐ Chief of Staff
- ☐ Deputy Chief of Staff
- ☐ Senior Policy Advisor

Acknowledgement

- ☐ Standard
- ☐ Courtesy and Final
- ☐ Planning Scheme
 Amendment
- ☐ Submission

Signatory

- ☐ Deputy Premier
- ☐ Assistant Minister
- ☐ Chief of Staff
- ☐ Deputy Chief of Staff
- ☐ Senior Policy Advisor

Drafting Instructions

(* provide purpose, date, time, venue, attendees, departmental officer to attend meeting)

Resolve confusion and provide simpler example.

Signed / Initialled

DSDIP

Source File Number F14 12281

Source Tracking Number MC14/4435

Date due to DPO 4/12/14

DSDIP Allocation

- ☐ Office of the Director-General
- ☐ Office of the Coordinator-General
- ☒ Planning and Property
- ☒ Regional Services
- ☐ State Development
- ☐ Major Projects Office / EDQ
- ☐ Business Solutions and Partnerships
- ☒ Copy to Regional Services (5)



Approval

Response approved Coordinator-General, DSDIP

..... / / 2014

Response approved Director-General, DSDIP

..... / / 2014

26, 11 / 2014

Brooke Tranent

From: MAYOR <mayor@goldcoast.qld.gov.au>
Sent: Tuesday, 25 November 2014 4:02 PM
To: Deputy Premier
Subject: CORRESPONDENCE FROM MAYOR TOM TATE, CITY OF GOLD COAST
Attachments: 25112014155021-0001.pdf

Dear Deputy Premier

Please find attached copy of correspondence from Mayor Tate. The original will be dispatched by mail today.

Kind regards

Liz Rodgers

Communications & Engagement Officer
Office of the Mayor
City of Gold Coast

T: (07) 5581 6061 F: (07) 5581 6054
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

Council of the City of Gold Coast - confidential communication

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City of Gold Coast

Office of the Mayor

25 November 2014

Our ref : MS#6589098

PO Box 5042

Gold Coast MC QLD 9729

Australia

Telephone +61 7 5581 5283

Facsimile +61 7 5581 6054

Email mayor@goldcoast.qld.gov.au

www.goldcoast.qld.gov.au

Hon Jeff Seeney MP
Deputy Premier
Minister for State Development,
Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier

I refer to your letter dated 17 November 2014 discussing clarification of condition 11 on your approval for public notification of the draft Gold Coast City Plan 2015 and specifically in regards to your statement that *"Council needs to take a balanced approach to the identification and protection of MSES values in the city plan by facilitating protection in areas of significance through the incorporation of development assessment provisions and recognising where previous zoning decisions and development commitments mean that protection is now not feasible"*.

Can you please provide a simpler explanation as to what you mean by this statement as I am only an engineer and am unsure of the direction you are providing?

Do you want the draft city plan, namely Part 3 Strategic Framework and Part 8 Overlays, to change to support the protection of matters of State environmental significance (MSES) that Council is yet to identify?

In the mean time I would like to wish you and your family a very happy and safe Christmas and a wonderful new year.

I truly look forward to working with you, Campbell and Tim in the New Year and beyond for the betterment of both the Gold Coast and Queensland.

Yours sincerely

TOM TATE
MAYOR

Merry Xmas -
Cheers -
Tom

CC All Councillors, City of Gold Coast
D Dickson, Chief Executive Officer, City of Gold Coast
W Moran, Chief of Staff, Office of the Mayor, City of Gold Coast

From: [Meaghan Dwyer](#)
To: [Executive Services](#)
Cc: [Martin Garred](#); [Regional Services](#)
Subject: Request to reassign MC14/4435 to Regional Services
Date: Tuesday, 27 January 2015 10:36:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image001.png](#)

Hi ESU

Could you please reassign MC14/4435 to Regional Services? The response has been drafted by Martin in consultation with Greg Chemello and James Coutts and is now ready to progress through Regional Services approval channels.

Thanks

Meaghan

Meaghan Dwyer
Correspondence Coordinator
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3452 7669 (ext 27669)
post PO Box 15009 City East Queensland 4002
visit Level 6 63 George St, Brisbane
Meaghan.Dwyer@dsdip.qld.gov.au

www.dsdip.qld.gov.au

www.dsdip.qld.gov.au/about-planning/#overview

Planning Reform



 Please consider the environment before printing this email

From: Teresa Luck
Sent: Tuesday, 27 January 2015 10:30 AM
To: Martin Garred
Cc: Meaghan Dwyer
Subject: Re: gold coast coro

Hi Martin. Ok for regional services to progress.

Meaghan....can you work with Martin as needed to progress and amend action tracking.

Cheers
Teresa

Sent from my iPhone

On 23 Jan 2015, at 5:11 pm, "Martin Garred" <Martin.Garred@dsdip.qld.gov.au> wrote:

Hi Teresa,

We have been emailing between Greg and James in relation to a response to MC14/4435.

Everyone is now happy with the attached and Greg has asked that I used this version, but the actual item is assigned to Greg in source. Just wanted to check if you are okay for us to load the response in and progress it or if you are happy to finalise it from your end?

Thanks
Martin

Martin Garred
A/Manager – Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213
mobile 
martin.garred@dsdip.qld.gov.au

From: Greg Chemello
Sent: Friday, 23 January 2015 4:47 PM
To: James Coutts
Cc: Martin Garred; Andrew De Zilva
Subject: RE: gold coast coro

Brilliant!

Martin, please use this version.

Regards
Greg Chemello
Deputy Director-General
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3452 7686
mobile 
post PO Box 15009 City East Qld 4002
visit Level 6, 63 George Street, Brisbane
greg.chemello@dsdip.qld.gov.au
www.dsdip.qld.gov.au @QldDSDIP
 Please consider the environment before printing this email

<image002.png>

From: James Coutts
Sent: Friday, 23 January 2015 4:36 PM
To: Greg Chemello
Cc: Martin Garred; Andrew De Zilva
Subject: RE: gold coast coro

Hi Greg,
Now that Outlook's working properly again, I'm able to forward this. As mentioned, I had been working on suggested amendments very similar to yours, so have updated your

version with the bits of mine that are different. See what you think.
Cheers, James.

From: Greg Chemello
Sent: Friday, 23 January 2015 10:16 AM
To: Martin Garred; Andrew De Zilva
Cc: James Coutts; Amanda Tzannes
Subject: RE: gold coast coro

Had a fiddle (see attached)/

Regards
Greg Chemello
Deputy Director-General
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3452 7686
mobile Access refused under s.4
post PO Box 15009 City East Qld 4002
visit Level 6, 63 George Street, Brisbane
greg.chemello@dsdip.qld.gov.au
www.dsdip.qld.gov.au @QldDSDIP
 Please consider the environment before printing this email

<image002.png>

From: Martin Garred
Sent: Thursday, 22 January 2015 11:46 AM
To: Greg Chemello; Andrew De Zilva
Cc: James Coutts; Amanda Tzannes
Subject: RE: gold coast coro

Hi Greg/James-

I have attached a draft response. I have used a caretaker template, however can easily change if you think it should wait until after the election.

Thanks Martin

Martin Garred
A/Manager – Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213
mobile Access refused unde
martin.garred@dsdip.qld.gov.au

From: Greg Chemello
Sent: Wednesday, 21 January 2015 10:01 AM
To: Andrew De Zilva; Martin Garred
Cc: James Coutts
Subject: RE: gold coast coro

Ah yes...

Our clarification should be that, yes in balancing the state interests of say environmental protection and housing, Council's scheme can include development within MSES areas...

Regards
Greg Chemello
Deputy Director-General
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3452 7686
mobile Access refused under s.
post PO Box 15009 City East Qld 4002
visit Level 6, 63 George Street, Brisbane
greg.chemello@dsdip.qld.gov.au
www.dsdip.qld.gov.au [<image001.png>@QldDSDIP](#)
 Please consider the environment before printing this email

<image002.png>

From: Andrew De Silva
Sent: Wednesday, 21 January 2015 9:32 AM
To: Martin Garred
Cc: James Coutts; Greg Chemello
Subject: RE: gold coast coro

Hi Martin

I spoke to James about the attached letter and it would be appreciated if you could draft a response for Greg please.

Thanks
Andrew

From: Martin Garred
Sent: Tuesday, 20 January 2015 1:44 PM
To: Andrew De Silva
Subject: RE: gold coast coro

Hi Andrew,

I am aware of the background to this. We have had a few meetings with Greg and the former Director for Planning at Council which triggered our original letter.

I didn't realise this was still sitting in the department, if needed we could draft a response on behalf of PPG. Happy for you to discuss that with James though.

I believe Council are wanting a clear direction that state environmental matters can be removed in urban areas. The DPs original letter suggested that a more balanced approach was needed but did go as far as explicitly saying this.

Happy to discuss.

Martin

Martin Garred
A/Manager – Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213

mobile Access refused under

martin.garred@dsdip.qld.gov.au

From: Andrew De Zilva
Sent: Tuesday, 20 January 2015 1:23 PM
To: Martin Garred
Subject: gold coast coro

Hi Martin

Are you aware of this coro? It appears to be overdue but sitting with PPG?

I can raise it at the coro meeting with James tomorrow but just wanted to check on the background with you.

Andrew

Andrew De Zilva
Planning Advisor
Office of the Deputy Director-General, Regional Services
Department of State Development, Infrastructure and Planning
Queensland Government
tel +61 7 3452 7047
post PO Box 15009 City East Qld 4002
visit Level 12 100 George Street Brisbane
E Andrew.Dezilva@dsdip.qld.gov.au

<Caretaker - Director-General Letter - Response to Councillor Tate
clarif....doc>

From: [Frances Bottle](#)
To: [Tony Williams](#)
Subject: RE: FOR REVIEW AND ENDORSEMENT : MC14/4435 : Gold Coast City Council - seeking clarification of condition 11 attached to approval of public notification of draft Gold Coast City Plan 2015 - Tom TATE - TT251114
Date: Tuesday, 27 January 2015 2:07:22 PM

Endorsed thank you

Frances Bottle
A/Executive Regional Director
Regional Services South
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3882 8400 fax 07 3882 8414
post PO Box 833 North Lakes QLD 4509
visit 6 Endeavour Boulevard North Lakes QLD 4509
frances.bottle@dsdip.qld.gov.au

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-----Original Message-----

From: Tony Williams
Sent: Tuesday, 27 January 2015 1:54 PM
To: Frances Bottle
Subject: FOR REVIEW AND ENDORSEMENT : MC14/4435 : Gold Coast City Council - seeking clarification of condition 11 attached to approval of public notification of draft Gold Coast City Plan 2015 - Tom TATE - TT251114

Hi Frances

This correspondence item was reassigned to Regional Services today and is currently well overdue. ESU have indicated that they will not be changing the timeframes.

I have attached the email from Martin Garred that outlines this response has been endorsed by Greg Chemello and James Coutts from PPG as well.

If you could let me know if you are happy for this to go through to the Office of the DDG as required, I will progress as appropriate.

Thanks

T

Tony Williams
Executive Services Manager
Regional Services South
Ph: 4613 8904 (38904)

-----Original Message-----

From: Tony Williams
Sent: Tuesday, 27 January 2015 1:47 PM
To: Tony Williams
Subject: HP TRIM Ministerial Incoming Correspondence : MC14/4435 : Gold Coast City Council - seeking

clarification of condition 11 attached to approval of public notification of draft Gold Coast City Plan 2015 -
Tom TATE - TT251114

-----< HP TRIM Record Information >-----

Record Number : MC14/4435

Title : Gold Coast City Council - seeking clarification of condition 11 attached to approval of public
notification of draft Gold Coast City Plan 2015 - Tom TATE - TT251114



Department of
**State Development,
Infrastructure and Planning**

Our ref: MC14/4435, MC14/4544
TT251114, TT271114

Your ref: MS#6589098

30 JAN 2015

Councillor Tom Tate
Mayor
Council of the City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

~~Dear Councillor Tate~~ *Tom*

I refer to your letter of 25 November 2014 to the Honourable Jeff Seeney MP, Deputy Premier, Minister for State Development, Infrastructure and Planning seeking clarification about the way in which matters of state environmental significance are incorporated into the draft Gold Coast City Plan 2015.

As you may be aware, a General Election of the Legislative Assembly of Queensland has been called for 31 January 2015. By convention, during the election period, the Queensland Government assumes a caretaker role. Therefore, I am responding to your correspondence. I apologise for the delay in responding.

The State Planning Policy requires local governments to take a balanced approach to the integration of state interest matters when preparing planning schemes. One matter of state interest does not automatically override or "trump" others. For example, there would likely be sites on the Gold Coast with attributes that mean they are highly suitable for some form of urban development, but they also contain a matter of state environmental significance. The state interests of biodiversity protection and housing supply need to be balanced in such circumstances.

As part of the balancing process, council may well determine that urban purposes are most appropriate for some (or perhaps all) of these sites, despite the presence of some matters of state environmental significance. In some locations, council may well reach the alternative conclusion - that the interest in providing housing supply is not as important as retaining a matter of environmental significance on a part or all of various sites.

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7009
Website www.dsdip.qld.gov.au
ABN 29 230 178 530

By adopting this approach, council can ensure the city plan will not unnecessarily constrain the development of the city's future urban areas, thus enabling growth to proceed in a streamlined manner, while still protecting the most important environmental attributes of the city.

Should further assistance be required in relation to how matters of state environmental significance should be integrated into the draft city plan, the department will work with council to assist in arriving at provisions that establish the appropriate balance.

If you require any further information, please contact Martin Garred, Manager, Planning, on 5644 3213 or martin.garred@dsdip.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DE', written over a vertical line.

David Edwards
Director-General

From: [DAVIDSON Althena](#)
To: [Martin Garred](#)
Subject: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets
Date: Wednesday, 4 February 2015 2:22:47 PM
Attachments: [image005.png](#)
[image006.png](#)
[Draft City Plan - Nature Conservation Code.docx](#)
[Draft City Plan Policy - Ecological Site Assessment.docx](#)
[Draft City Plan Policy - Environmental Offsets.docx](#)
[OMN1_Nature Conservation – Biodiversity Areas Edit.pdf](#)
[OMN2_Nature Conservation - Priority Species Edit.pdf](#)
[OMN3_Nature Conservation - Vegetation Management Edit.pdf](#)
[OMN4_Wetlands_and Watercourse_Edit.pdf](#)

Hi Martin,

Further to our conversation last week, we would appreciate the Department's informal review of the draft City Plan 2015 for compliance with:

- Ministerial condition 11 relating to protecting matters of state environmental significance
- Queensland environmental offsets legislation and policy

I have attached the following draft planning scheme components:

- Nature conservation overlay code
- Biodiversity areas overlay map
- Vegetation Management overlay map
- Priority species overlay map
- Wetlands and watercourse overlay map
- Ecological site assessment policy
- Environmental offset policy

Please be aware that the attachments are still in draft form as we are still responding to submissions. Feel free to contact me if you have any questions or require any further information.

Regards

Althena Davidson

Coordinator Environment Planning
City Planning
City of Gold Coast

T: 5582 8042
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



Draft City Plan 2015

8.2.12 Nature conservation overlay code



Photograph 8.2.12-1

Example of a Nature conservation area located at Rocky Creek Bonogin . Photography by Russell Shakespeare.

8.2.12.1 Application

This code applies to assessing all Material change of use, Reconfiguration of a lot and Operational works (Vegetation clearing, Changes to ground level, Infrastructure) development indicated as self, code or impact assessable in **Part 5.5 Levels of assessment – Material change of use**, **Part 5.6 Levels of assessment – Reconfiguring a lot**, **Part 5.8 Levels of assessment – Operational works – Change to ground level**, **Part 5.8 Levels of assessment – Operational work – Vegetation clearing**, **Part 5.8 Levels of assessment – Operational work – Infrastructure** and **Part 5.10 Levels of assessment – Overlays** for all land containing the following mapped areas:

Overlay map	Mapped area
Nature conservation – Biodiversity areas	Matters of State Environmental Significance Protected Areas Matters of Local Environmental Significance Hinterland core habitat system; Coastal wetlands and islands core habitat system; Substantial remnants; Hinterland to coast critical corridors.
Nature conservation – Priority species	Matters of State Environmental Significance ;

Overlay map	Mapped area
	Koala habitat areas; Koala habitat areas (KADA); and State significant species. Matters of Local Environmental Significance Local significant species.
Nature conservation- Vegetation management	Matters of State Environmental Significance Regulated Vegetation. Matters of Local Environmental Significance High value vegetation; Medium value vegetation; and General value vegetation.

And for all land containing, or sharing a property boundary with the following mapped areas:

Overlay map	Mapped area
Nature conservation – Wetlands and watercourses	<p>Matters of State Environmental Significance</p> <p>State significant aquatic systems</p> <p>State significant wetlands</p> <p>Matters of Local Environmental Significance</p> <p>Major watercourse;</p> <p>Watercourse;</p> <p>Local significant wetlands.</p>

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

When this code is referred to in a table of assessment in **Part 5**:

- (1) **Part A** of the code applies only to self-assessable development.
- (2) **Part B** of the code applies only to development requiring compliance assessment.
- (3) **Part C** of the code applies only to assessable development.

Note: Buffers are taken as the maximum distance applicable for the site and are not cumulative.

8.2.12.2 Purpose

- (1) The purpose of the Nature conservation overlay code is to identify and protect matters of environmental significance and ensure that development is consistent with, and contributes to, the achievement of the objectives of the Nature conservation strategy.
- (2) The purpose of the code will be achieved through the following outcomes:
 - (a) Matters of environmental significance are identified, protected in situ and enhanced to maintain flora and fauna diversity within:

Hinterland core habitat systems;

Coastal wetlands and islands core habitat systems;

Substantial remnants; and

Hinterland to coast critical corridors.
 - (b) Degraded matters of environmental significance are protected and rehabilitated.
 - (c) Outside of Biodiversity Areas, vegetation is maintained and disturbance is minimised.
 - (d) Significant species and their habitat are identified, protected, enhanced and maintained.
 - (e) Wetlands, watercourses and their associated buffers (as prescribed in SO2) are protected and enhanced.
 - (f) Buffers are provided between matters of environmental significance and any proposed impacts.
 - (g) Appropriate tenure, and management arrangements are provided for matters of environmental significance and their associated buffers.
 - (h) Where offsets are proposed, a notice of election and agreed delivery arrangement is secured.

8.2.12.3 Criteria for assessment**PART A – SELF-ASSESSABLE DEVELOPMENT CRITERIA****Table 8.2.12-1: Nature conservation overlay code – for self-assessable development**

Self-assessable acceptable outcomes	
Biodiversity areas	<p>SO1</p> <p>Development does not result in the removal of high, medium, general or regulated vegetation within areas identified on the Nature conservation –biodiversity areas overlay map.</p> <p>Note:</p> <p>This SO does not apply to a dwelling house.</p> <p>Non compliance with SO1 requires assessment against PO2 and PO3.</p>
Wetlands and watercourses	<p>SO2</p> <p>Development does not occur within the following areas:</p> <ul style="list-style-type: none"> (a) 100m from the mapped boundary/outer bank of a State significant aquatic area, as identified on Nature conservation – wetlands and watercourse overlay map; (b) 100m from the outer landward boundary of a State significant wetland, as identified on Nature conservation – wetlands and watercourse overlay map; 100m from the outer landward boundary of a Local significant wetland, as identified on Nature conservation – wetlands and watercourse overlay map; (c) 60m from the mapped boundary/outer bank of a major watercourse identified on Nature conservation – wetlands and watercourse overlay map. Where the boundary has not been mapped, the boundary shall be verified onsite; or (d) 30m from the mapped boundary/outer bank of a watercourse identified on Nature conservation – wetlands and watercourse overlay map. Where the boundary has not been mapped, the boundary shall be verified onsite. <p>Note:</p> <p>This SO does not apply to a dwelling house with a lot size of less than 4000m² where located outside of a water resource catchment as mapped in OMW1 Water catchments and dual reticulation overlay map.</p> <p>(e) Non compliance with SO2 requires assessment against PO4.</p>
Vegetation management	<p>SO3</p> <p>Development does not result in the removal of high, medium, general or regulated vegetation within areas mapped on the Nature conservation – vegetation management overlay map.</p> <p>Note:</p> <p>This SO does not apply to a dwelling house.</p> <p>Non compliance with SO3 requires assessment against PO5 – PO9</p>
Priority species	<p>SO4</p> <p>Development does not result in the removal of assessable koala feed and shelter trees within areas identified as Koala Habitat areas (KADA) on the Nature conservation – priority species overlay map.</p> <p>Note:</p> <p>Non compliance with SO4 requires assessment against PO10 – PO14.</p>
<p>Advisory note</p> <p>Self-assessable development must comply with all self-assessable development criteria in the applicable codes.</p>	

PART B – DEVELOPMENT REQUIRING COMPLIANCE ASSESSMENT CRITERIA

There are no compliance assessment criteria for this code.

PART C – ASSESSABLE DEVELOPMENT CRITERIA**Table 8.2.12-2: Nature conservation overlay code – for assessable development**

Performance outcomes	Acceptable outcomes
Ecological site assessment	
PO1 An Ecological Site Assessment is prepared in accordance with SC6.7 City Plan policy – Ecological site assessments .	AO1 Proposed works do not impact on: <ul style="list-style-type: none"> (a) areas identified on Nature conservation – vegetation management overlay map; (b) buffers to wetlands and watercourses being: <ul style="list-style-type: none"> 100m from the mapped boundary/outer bank of a State significant aquatic area, as identified on Nature conservation – wetlands and watercourse overlay map; 100m from the outer landward boundary of a State significant wetland, as identified on Nature conservation – wetlands and watercourse overlay map; 100m from the outer landward boundary of a Local significant wetland, as identified on Nature conservation – wetlands and watercourse overlay map; 60m from the mapped boundary/outer bank of a Major Watercourse identified on Nature conservation – wetlands and watercourse overlay map. Where the boundary has not been mapped, the boundary shall be verified onsite; or 30m from the mapped boundary/outer bank of a Watercourse identified on Nature conservation – wetlands and watercourse overlay map. Where the boundary has not been mapped, the boundary shall be verified onsite; and (c) individual trees within areas mapped on the Nature conservation – priority species overlay map.
Biodiversity areas	
PO2 Development does not impact on Protected Areas as identified on the Nature conservation –biodiversity areas overlay map .	AO2.1 No acceptable outcome provided.
PO2 Development within the Hinterland to Coast Critical Corridors as identified on the Nature conservation – biodiversity areas overlay map is located and designed to: <ul style="list-style-type: none"> (a) provide corridors of sufficient dimensions that will enable adequate movement of fauna through the site; (b) protect in situ matters of environmental significance and associated buffers; (c) protect in situ, vegetation identified on the Nature conservation – vegetation management overlay map and habitat for native flora and fauna; (d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; (e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and (f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors. 	AO2.1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note : Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining corridor dimensions.	

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Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>Development within Hinterland Core Habitat Systems, Coastal Wetlands & Islands Core Habitat Systems and Substantial Remnant Areas as identified on the Nature conservation – biodiversity areas overlay map is located and designed to:</p> <ul style="list-style-type: none"> (a) protect in situ matters of environmental significance and associated buffers identified onsite through an ecological site assessment; (b) protect, in situ, vegetation identified on the Nature conservation – vegetation management overlay map and habitat for native flora and fauna; (c) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland Core Habitat Systems, Coastal Wetlands and Islands Core Habitat Systems and Substantial Remnant Areas. 	<p>AO3</p> <p>No acceptable outcome provided.</p>
Wetland and watercourse	
<p>PO4</p> <p>Buffers are provided to wetlands and watercourses identified on the Nature conservation – wetlands and watercourse overlay map to ensure the:</p> <p>protection of matters of environmental significance identified onsite through an ecological site assessment and vegetation identified on the Nature conservation – vegetation management overlay map;</p> <p>unimpeded movement of fauna along the watercourse;</p> <p>water quality is maintained;</p> <p>bank stability; and</p> <p>protection of property and infrastructure.</p> <p>Note: The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Nature conservation – wetland and watercourse overlay map.</p> <p>Note: The buffer width on each side of the watercourse, is measured from the mapped boundary, as shown on Nature conservation – wetland and watercourse overlay map or as identified within an approved ecological assessment.</p> <p>Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths.</p> <p>Note: Artificial watercourses are to be addressed through the Coastal erosion hazard overlay code and map. Where a waterbody contains both natural and artificial banks, the natural banks are to be assessed in accordance with this performance outcome.</p>	<p>AO4.1</p> <p>Buffers of at least 100m wide are provided between the development and the mapped boundary/outer bank of a State significant aquatic area, as identified on Nature conservation – wetlands and watercourse overlay map.</p> <p>AO4.2</p> <p>Buffers of at least 100m wide are provided between the development and the outer landward boundary of a State significant wetland, as identified on Nature conservation – wetlands and watercourse overlay map.</p> <p>AO4.1</p> <p>Buffers at least 100m wide are provided between the development and the outer landward boundary of a Local significant wetland as identified on the Nature conservation – wetlands and watercourse overlay map.</p> <p>AO4.2</p> <p>Buffers at least 60m wide are provided between the development and the mapped boundary/outer bank of a Major Watercourse as identified on the Nature conservation – wetlands and watercourse overlay map.</p> <p>AO4.3</p> <p>Buffers at least 30m wide are provided between the development and the mapped boundary/outer bank of a watercourse as identified on the Nature conservation – wetlands and watercourse overlay map. Where the boundary/outer bank has not been mapped, the boundary/outer bank shall be verified onsite through an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments).</p>
Vegetation management	
<p>PO5</p> <p>Regulated vegetation as identified on the Nature conservation – vegetation management overlay map is protected in situ.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
PO5 High value vegetation as identified on the Nature conservation – vegetation management overlay map is protected in situ.	AO5 No acceptable outcome provided.
PO6 Medium and general value vegetation as identified on the Nature conservation – vegetation management overlay map within biodiversity areas as identified on the Nature conservation – biodiversity areas overlay map is protected in situ.	AO6 No acceptable outcome provided.
PO7 Vegetation is protected when it is: (a) identified as Medium value vegetation on the Nature conservation – vegetation management overlay map ; and (b) located outside the Nature conservation – biodiversity areas overlay map .	AO7.1 Vegetation is not damaged when it is: (a) identified as Medium value vegetation on the Nature conservation – vegetation management overlay map ; and (b) located outside the Nature conservation – biodiversity areas overlay map . OR Where all attempts have been made to avoid and minimise damage to vegetation as stated above, it is offset in accordance with SC6.8 City Plan policy – Environmental offsets, at a ratio of 3:1 (area).
	AO7.2 A Notice of Election is prepared in accordance with SC6.8 City Plan policy – Environmental offsets when damage to vegetation referred to in AO7.1 is proposed.
	AO7.3 An Agreed Delivery Arrangement is prepared in accordance with SC6.8 City Plan policy – Environmental offsets when damage to vegetation, referred to in AO7.1 is proposed.
	AO7.4 Proponent driven offsets only: An Offset delivery plan is prepared in accordance with SC6.8 City Plan policy – Environmental offsets where a proponent driven offset is proposed for damage to vegetation referred to in AO7.1 .
	AO8 No acceptable outcome is provided.
PO8 Disturbance to vegetation is minimised when it is: identified as General value vegetation on the Nature conservation – vegetation management overlay map ; and located outside the Nature conservation – biodiversity areas overlay map .	AO8 No acceptable outcome is provided.
PO9 Buffers are provided that protect the long term viability of high value and regulated vegetation located on or adjacent to the site.	AO9 Buffers at least 30m wide are provided between the development and any retained vegetation identified as high value or regulated vegetation on the Nature conservation – vegetation management overlay map on or adjacent to the site.
Priority species	
PO10 Assessable koala feed and shelter trees are protected in	AO10 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>situ when they are located:</p> <p>in koala habitat areas and koala habitat areas (KADA) as identified on the Nature conservation – priority species overlay map; and</p> <p>within biodiversity areas as identified on the Nature conservation – biodiversity areas overlay map.</p>	
<p>PO8</p> <p>Disturbance to assessable koala feed and shelter trees is minimised when it is located:</p> <p>in koala habitat areas as identified on the Nature conservation – priority species overlay map; and</p> <p>outside biodiversity areas as identified on the Nature conservation – biodiversity areas overlay map.</p>	<p>AO8</p> <p>No acceptable outcome is provided.</p>
<p>PO11</p> <p>Assessable koala feed and shelter trees are protected when they are located:</p> <p>in koala habitat areas (KADA) as identified on the Nature conservation – priority species overlay map; and</p> <p>outside of biodiversity areas as identified on the Nature conservation – biodiversity areas overlay map.</p>	<p>AO11.1</p> <p>Assessable koala feed and shelter trees are not damaged when they are located:</p> <p>(a) in koala habitat areas (KADA) as identified on the Nature conservation – priority species overlay map; and</p> <p>(b) outside of biodiversity areas as identified on the Nature conservation – biodiversity areas overlay map.</p> <p>OR</p> <p>Where all attempts have been made to avoid or minimise damage to any assessable koala feed and shelter trees as stated above, it is offset at a ratio of 3:1 (area) in accordance with SC6.8 City Plan policy – Environmental offsets.</p> <p>AO11.2</p> <p>A Notice of Election is prepared in accordance with SC6.8 City Plan policy – Environmental offsets when damage to assessable koala feed and shelter trees are proposed as referred to in AO11.1.</p> <p>AO11.3</p> <p>An Agreed Delivery Arrangement is prepared in accordance with SC6.8 City Plan policy – Environmental offsets where damage to assessable koala feed and shelter trees are proposed as referred to in AO11.1.</p> <p>AO11.4</p> <p>Proponent driven offsets:</p> <p>An Offset delivery plan is prepared in accordance with SC6.8 City Plan policy – Environmental offsets where a proponent driven offset is proposed for the damage to assessable koala feed and shelter trees is proposed as referred to in AO11.1.</p>
<p>PO12</p> <p>Site design provides safe koala movement opportunities by incorporating measures to maintain connectivity between areas of koala habitat on and adjacent to the site.</p> <p>Note : <i>DEHP's Koala-Sensitive Design Guideline</i> should be consulted for suitable measures to provide for safe koala movement.</p>	<p>AO12.1</p> <p>No acceptable outcome provided.</p>
<p>PO13</p> <p>During the clearing and construction phases, measures are incorporated to protect koalas from death or injury.</p>	<p>AO13.1</p> <p>Threats to koalas as a result of clearing and construction activities are mitigated by:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) ensuring no tree in which a koala is present or a tree with a crown overlapping a tree containing a koala is cleared;</p> <p>(b) undertaking clearing of vegetation in stages, and ensuring:</p> <p>no more than 1 ha is cleared per day for sites less than 6 ha in size;</p> <p>no more than 2 ha is cleared per day for sites greater than 6 ha in size;</p> <p>that between each stage there is at least 12 hours where no clearing occurs; and</p> <p>koala habitat is always linked to allow koalas to move out of the site;</p> <p>(c) use of qualified koala spotters;</p> <p>(d) prohibition of domestic dogs and security dogs on site; and</p> <p>(e) use of koala safety fencing.</p>
<p>PO14</p> <p>State significant species, and their habitat, identified on the Nature conservation – priority species overlay map or through an ecological site assessment, are protected in situ.</p> <p>Note: Performance outcome does not apply to koala habitat areas (KADA). Please refer to PO10 – PO13 where koalas and/or their habitat has been identified on site.</p>	<p>AO14.1</p> <p>No acceptable outcome provided.</p>
<p>PO14</p> <p>Local significant species and their habitat identified on the Nature conservation – priority species overlay map or through an ecological site assessment, are protected.</p> <p>Note: Performance outcome does not apply to koalas. Please refer to PO10 – PO13 where koalas and/or their habitat has been identified on site.</p>	<p>AO14.1</p> <p>For development identified within biodiversity areas on the Nature conservation – biodiversity areas overlay map: Local significant species and their habitat as identified on the Nature conservation – priority species overlay map are protected in situ.</p> <p>AO14.2</p> <p>For development outside of biodiversity areas as identified on the Nature conservation – biodiversity areas overlay map: Local significant species and their habitat as identified on the Nature Conservation – priority species overlay map or through an ecological site assessment are protected.</p> <p>OR</p> <p>Where Local significant species and their habitat are proposed to be damaged, the following occurs:</p> <p>flora species are propagated and utilised in onsite landscaping; and</p> <p>fauna species are safely relocated by a qualified fauna spotter catcher.</p>
Fauna management	
<p>PO15</p> <p>Development design and location provides for the safe movement of native fauna through the site.</p>	<p>AO15</p> <p>Where linear infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions.</p> <p>Note: Fauna friendly movement solutions developed in accordance with the <i>Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices</i>; and the <i>QLD Government Koala-Sensitive Design Guidelines</i> is Council's preferred method for addressing this outcome.</p>
PO16	AO16

Performance outcomes	Acceptable outcomes
<p>Where fauna habitat is proposed to be damaged, management strategies must be implemented to ensure:</p> <ul style="list-style-type: none"> (a) the native fauna is safely relocated to an area of similar habitat; (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat; (c) fauna relocation occurs immediately prior to habitat disturbance; (d) accredited and experienced spotter catchers, licensed by the Queensland Parks and Wildlife Service, are to be present on the site to direct and undertake the removal and relocation of fauna; and (e) where possible, damaged habitat and nesting sites are rehabilitated outside of development areas. <p>Note: A Fauna Management Plan prepared by a suitably qualified person is Council's preferred method for addressing this outcome.</p>	No acceptable outcome provided.

Tenure, ownership and management arrangements

<p>PO17</p> <p>Matters of environmental significance and associated buffers, mapped areas as identified on the Nature conservation – vegetation management overlay map proposed for retention and areas requiring rehabilitation are suitably protected in perpetuity and will:</p> <ul style="list-style-type: none"> enable fire management in accordance with an approved fire management plan and any adopted bushfire management plan; allow unimpeded movement of native fauna through matters of environmental significance and associated buffers; enable maintenance access and regular management; enable auditing and reporting of maintenance and management activities; provide for public access along major watercourses, where such access is consistent with the ecological functions; allow for linkages and buffers to adjacent areas of ecological significance; and allow for a coordinated approach to the management of adjacent areas of conservation estate. 	<p>AO17</p> <p>Matters of environmental significance and associated buffers, mapped areas as identified on the Nature conservation – vegetation management overlay map proposed for retention and areas requiring rehabilitation are transferred to Council ownership as Public Open Space.</p> <p>OR</p> <p>Matters of environmental significance and associated buffers, and mapped areas as identified on the Nature conservation – vegetation management overlay map proposed for retention and areas requiring rehabilitation are retained in private ownership and protected under a statutory covenant (under the <i>Land Title Act 1994</i>).</p> <p>Note: Where the area is adjacent to existing public open space, or is a buffer to a major waterway, Council's preference is for the land to be dedicated as Public Open Space.</p>
<p>PO18</p> <p>An Open Space Management Plan prepared in accordance with SC6.10 City Plan policy – Landscape work is prepared for areas to be dedicated to Council as Public Open Space.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>
<p>PO19</p> <p>A Covenant Management Plan is prepared for areas to be protected under a statutory covenant. The management plan must include the following details:</p> <ul style="list-style-type: none"> rehabilitation area and strategy of works; weed eradication and control requirements; how the covenant area will be maintained and managed in perpetuity; feral and domestic animal exclusion requirements; and required maintenance access. 	<p>AO19</p> <p>No acceptable outcome provided.</p>

Rehabilitation

Performance outcomes	Acceptable outcomes
<p>PO20</p> <p>Disturbed, cleared or modified areas are rehabilitated where they form part of:</p> <ul style="list-style-type: none">(a) an ecological corridor; or(b) matters of environmental significance and associated buffers; or(c) areas identified within an Ecological Site Assessment as requiring rehabilitation. <p>Note : A Rehabilitation Management Plan prepared in accordance with the <i>South East Queensland Ecological Restoration Framework</i> is Council's preferred method for addressing this outcome.</p>	<p>AO20</p> <p>No acceptable outcome provided.</p>

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SC6.7 City Plan policy – Ecological site assessments

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SC6.7.1 Purpose

The purpose of the City Plan policy is to assist applicants to adequately address the performance outcomes stated in the **Nature conservation overlay code** by clearly articulating the Council's requirements for the preparation of an Ecological Site Assessment for a proposed development.

SC6.7.2 Application

This City Plan policy applies to assessable development where an applicant is preparing an Ecological Site Assessment Report in accordance with the acceptable outcomes of the **Nature conservation overlay Code**.

SC6.7.3 About Ecological site assessments

SC6.7.3.1 Assessment process

Ecological site assessment is an integral part of the development design and assessment process and consists of 4 stages (see **Figure SC6.7-1**):

Stage 1:	Identify ecological features Identify and undertake an analysis of the flora, fauna and habitat of the site and its immediate environment to determine the ecological features.
Stage 2:	Identify matters of environmental significance Identify matters of environmental significance on and adjacent to the site.
Stage 3:	Assessment of impacts Determine the potential impacts of the operation and construction phases of the development on the matters of environmental significance of the site, and on long term viability and function of these matters
Stage 4:	Recommendations Recommend any measures or changes to the development design that may be required to avoid or mitigate any impacts of the proposed development design, construction and operation.

Process for undertaking an Ecological Site Assessment

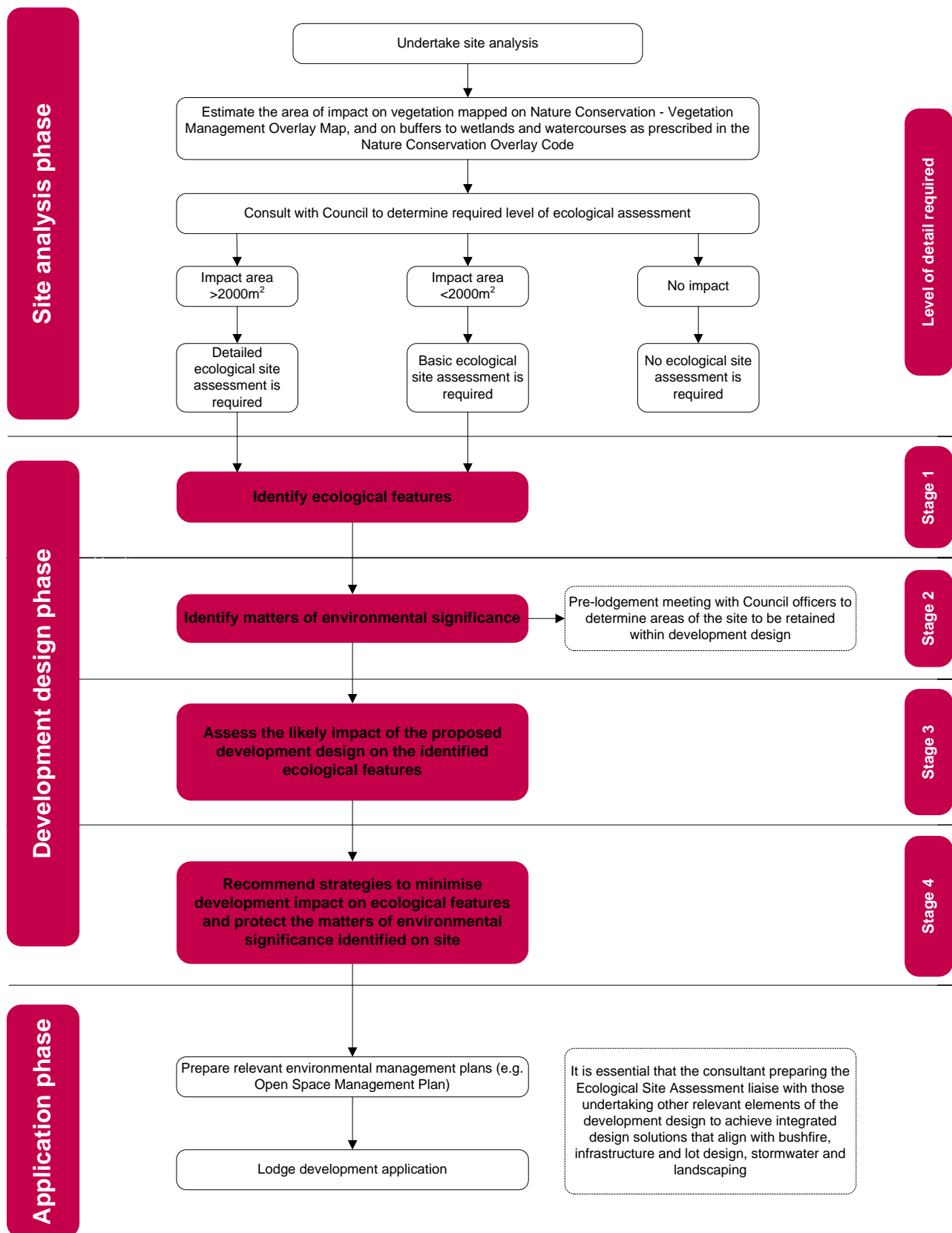


Figure SC6.7-1
Process for undertaking an Ecological Site Assessment

SC6.7.3.2 Documentation

The findings are to be documented in a written report in both hard copy and digital form (including excel spreadsheets containing GPS points for all species records). A sample table of contents is provided in **Appendix 1**.

SC6.7.3.3 Level of detail required

The level of detail required is determined by the area of impact the development will have on:

- vegetation mapped on the **Nature conservation – vegetation management overlay map**, and
- buffers to wetlands and watercourses as prescribed in the **Nature conservation overlay code**.

Table SC6.7-1: Determining the required level of ecological site assessment

	Level of ecological site assessment	
	Basic	Detailed
Area of impact on mapped vegetation and wetland/ watercourse buffers	Less than 2000 m ²	Greater than or equal to 2000 m ²

Requests to undertake a lesser or greater degree of assessment will be reviewed by the Council on the basis of potential environmental impact of the particular development proposal.

SC6.7.3.4 Study area

The study area is the entire property that is the subject of the development application. Consideration should also be given to potential impacts outside the study area.

SC6.7.3.5 Consultant qualifications and experience

The consultant undertaking the Ecological Site Assessment must be appropriately qualified and experienced with tertiary qualifications in environmental science, botany, ecology, zoology or another related discipline, and with demonstrated experience in undertaking flora and fauna surveys and conservation assessments within the South East Queensland Bioregion.

SC6.7.3.6 Validity period of the Ecological assessment report

The validity period of the Ecological Site Assessment prepared in accordance with **SC6.7 City Plan policy – Ecological site assessments** extends for a period of four (4) years from the date of final report completion.

SC6.7.4 Preparing the Ecological site assessment

SC6.7.4.1 Stage 1: Ecological features

Ecological features include flora, fauna and habitat associations, both terrestrial and aquatic, within the study area. To determine these features, information on the presence/potential presence and distribution of flora and fauna and their habitat is to be gathered.

Basic assessment

The assessment is to be undertaken through a site visit and desktop assessment. It will:

- (a) provide a map/survey plan, at the same scale as the proposed development plans, identifying all existing vegetation (including older and dominant taller trees), roads, contour lines (using intervals between 0.5 and 2.0 metres) and any existing buildings or other infrastructure;
- (b) identify and describe the vegetation communities present (including those in a remnant, disturbed and regrowth condition)
- (c) provide a list of expected and known fauna to be determined using existing databases, such as Queensland Museum and WildNet data, Gold Coast Flora & Fauna Database and through on-site observation of scats, scratchings, burrows and habitat types;
- (d) identify the location of wetlands, other water bodies (permanent or ephemeral), and natural drainage lines;
- (e) identify the presence and location of any significant infestations of environmental weeds and/or pest plant species declared under the *Land Protection (Pest and Stock Route Management) Act 2002*;
- (f) identify the location of any properties subject to a Voluntary Conservation Agreement or statutory covenant (for ecological purposes) within or adjacent to the study area;
- (g) identify and describe the location, configuration, composition and functional value of any local habitat link and/or ecological corridor; and
- (h) describe any threats or threatening processes that currently, or may in the future, impact on the site's ecological features.

Detailed assessment

The assessment is to complete all of the requirements for a basic assessment plus:

- (a) undertake a Flora Survey (see **Appendix 2**); and
- (b) undertake a Fauna Survey (see **Appendix 3**).

SC6.7.4.2 Stage 2: Matters of environmental significance

The following must be identified as matters of environmental significance if they occur within the study area.

- (a) matters of national environmental significance under the *Environmental Protection and Biodiversity Conservation Act 1999*, chapter 2, part 3, being:
- world heritage properties;
 - national heritage places;
 - wetlands of international importance (listed under the Ramsar Convention);
 - listed threatened species and ecological communities;
 - migratory species protected under international agreements;
 - Commonwealth marine areas;
 - the Great Barrier Reef Marine Park;
 - nuclear actions (including uranium mines); and
 - a water resource, in relation to coal seam gas development and large coal mining development.
- (b) matters of state environmental significance under the *State Planning Policy July 2014*, being:
- protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992*;
 - marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004*;
 - areas within declared fish habitat areas that are management A areas or management B areas under the *Fisheries Regulation 2008*;
 - threatened wildlife under the *Nature Conservation Act 1992* and special least concern animal under the *Nature Conservation (Wildlife) Regulation 2006*.
 - regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - areas of essential habitat on the essential habitat map for wildlife prescribed as 'endangered wildlife' or 'vulnerable wildlife' under the *Nature Conservation Act 1992*;
 - regional ecosystems that intersect with watercourses identified on the vegetation management watercourse map;
 - regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
 - high preservation areas of wild river areas under the *Wild Rivers Act 2005*;
 - wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of Referable Wetlands under the *Environmental Protection Regulation 2008*;
 - wetlands and watercourses in high ecological value waters as defined in the *Environmental Protection (Water) Policy 2009*, schedule 2; and
 - legally secured offset areas.

~~(c) matters of local environmental significance, being:~~

- Hinterland core habitat systems;
 - Coastal wetlands and islands core habitat systems;
 - Substantial remnants;
 - Hinterland to coast critical corridors;
 - Local significant species;
 - High value vegetation;
 - Medium value vegetation; and
 - General value vegetation.
- (d) areas subject to a Voluntary Conservation Agreement with the Council or registered covenant (for ecological purposes);
- (e) areas subject to a Vegetation Protection Order under the Council's *Local Law No. 6 – Vegetation Management* or similar mechanism;
- (f) areas that contain environmental offsets provided in accordance with Queensland Government offset policies.
- (g) areas that are subject to a statutory covenant (for ecological purposes).

The Ecological site assessment report should clearly document the consultant's reasons for any inclusion or rejection of matters identified as environmentally significant, based on the terms of the above criteria.

SC6.7.4.3 Stage 3: Assessment of impacts

The likely impacts of the proposed development design on the matters of environmental significance of the study area are to be determined. This is to address both the spatial and temporal impacts of the design, construction and operational phases of the development on these matters, and an evaluation of the likely consequences of the impacts.

The assessment should also consider the likely impacts of the proposed development design on the long term viability and function of matters of environmental significance, taking into account the need to:

- provide buffers around any matters of environmental significance that occur, either wholly or partly, on the development site. Buffers should also be provided on the development site for any matters of environmental significance that occur directly adjacent to its boundaries. Such buffers may incorporate both native vegetation and degraded areas requiring rehabilitation. The report should describe the location, dimensions and characteristics of these. Appropriate widths are provided in the **Nature conservation overlay code**;
- designate, protect and enhance ecological corridors on the development site to provide links between the identified matters of environmental significance of the study area and its surrounds. These may incorporate both native vegetation and degraded areas requiring rehabilitation. The report should describe the location, dimensions and characteristics of these. Appropriate dimensions are provided in the **Nature conservation overlay code**;
- achieve an overall net gain in mature and actively regenerating koala habitat in identified koala habitat areas through measures such as restricting native vegetation clearing; reducing risks to koalas during construction activities; sequential clearing with reference to surrounding properties and land use; minimising barriers to safe koala movement and dispersal, except where exclusion fencing is necessary to restrict movement onto threat areas; using appropriate wildlife infrastructure to increase landscape connectivity and avoid high threat areas; and application of other measures as detailed in '*Koala Safety Fencing and Measures Guideline*' (Department of Environment & Heritage Protection, 2010);
- identify areas of the site requiring rehabilitation to support the matters of environmental significance of the study area by enhancing their ecological value and function;
- identify pest plant and environmental weed infestations that require eradication and management; and
- determine management arrangements for each matters of environmental significance on the development site. Such arrangements might include incorporation of matters of environmental significance in areas proposed to be dedicated as public open space or incorporation within private open space as areas subject to a Voluntary Statutory Covenant or Vegetation Protection Order (or similar mechanism).

Examples of potential spatial and temporal impacts include:

- loss or fragmentation of habitat, including wetlands;
- change in structure, composition, complexity and connectivity of vegetation;
- increases in edge effects (e.g. weeds, light and noise);
- introduction of feral/domestic animals;
- changes to fire risks/ regime;
- barriers to wildlife movement (e.g. roads and fencing);
- earthworks and installation of infrastructure (e.g. retaining walls, roads, paths, sewer lines, stormwater treatment devices, etc);
- changes to flow regimes, nutrient, sediment and pollutant loads (stormwater devices, effluent disposal areas).

SC6.7.4.4 Stage 4: Recommendations

A strategy to minimise development impact and protect matters of environmental significance during both the construction and operational phases of the development should be recommended.

The strategy should:

- specify in detail any changes to the development design that may be required to protect and minimise impacts on matters of environmental significance, as well as discuss those impacts that cannot be mitigated, the reasons why, the subsequent consequences and any proposed ecological rehabilitation and/or compensatory packages;
- identify any requirement for an environmental management plan (e.g. a rehabilitation plan, a vegetation management plan, a fauna management plan, weed management plan, landscape plan, covenant management plan, on-site effluent management plan and/or open space management plan, etc) to be prepared for the site to protect the matters of environmental significance of the study area during the construction and operational phases of the development should the application be approved by the Council. Highlight the specific issues that it should address;
- consider and effectively respond to long term impacts such as sea level rise, temperature variability, altered intensity/frequency of rainfall and bushfire events on the viability of terrestrial/aquatic corridors and effect on flora and fauna species distribution;
- address specific koala habitat impacts and provide appropriate mitigation measures; and
- make reference to the acceptable outcomes provided in the **Nature conservation overlay code**.

SC6.7.5 Appendix 1: Table of contents for Ecological site assessment report

Ecological site assessment report for (lot/plan)	
1. Study area description	Provide a brief description of the study area.
2. Development description	Provide a brief outline of the proposed development.
3. Ecological features	Provide detailed information about the ecological features on the site (Where a detailed assessment has been undertaken, this section should also contain a summary of the relevant findings of the flora and fauna report. Full details of the latter should be provided as appendices).
4. Matters of environmental significance	Provide detailed assessment and information about the matters of environmental significance on the site.
5. Assessment of Impacts	Describe the likely extent of impacts on matters of environmental significance.
6. Recommendations	Proposed actions to minimise impacts on and protect matters of environmental significance.
7. Sources of information	Provide a list of reference material and literature cited in the assessment, and a list of individuals/ community groups consulted.
8. Maps and aerial photographs	<p>As a minimum, the following maps should be included:</p> <p>Study area description:</p> <ul style="list-style-type: none"> An up to date aerial photograph of the study area, in full colour and at a scale that enables detailed interpretation. This should include an overlay of the development footprint or, where relevant, the subdivision layout. <p>Matters of environmental significance:</p> <ul style="list-style-type: none"> maps showing the location and extent of any national, state or local matters of environmental significance as listed in section SC6.7.4.2; the likely impacts of the development on these matters; measures required to maintain their viability ; and any recommended measures to minimise impacts to protect any matters of environmental significance (e.g. the location of proposed vegetation / habitat, rehabilitation areas, etc).
Appendices	<p>Provide a list of observed, known and/or expected flora and fauna species.</p> <p>Where a detailed ecological site assessment has been undertaken, include the flora and fauna survey reports.</p>

SC6.7.6 Appendix 2: Flora survey**SC6.7.6.1 Aim**

To collect enough information to:

- identify terrestrial and aquatic flora species (native and exotic) on the site;
- highlight the presence (or expected presence) of any significant flora species (**Appendix 4**); and
- describe and map the terrestrial and aquatic vegetation communities of the study area and assess the integrity and condition of each community.

SC6.7.6.2 Method**Vegetation communities**

Following an initial assessment of the study area, sampling sites within each vegetation community present should be located to ensure that a representative sample is identified and surveyed. A plot-based survey methodology is recommended, with fieldwork at each plot including plant identification, structural analysis and species diversity characterisation of all flora present. The survey methodology should be generally consistent with the established formats used by the Queensland Herbarium

Within each sample site, the following work is to be undertaken:

Plant collection and identification	A list of all plant species should be prepared within each vegetation association, making note of any significant species, including exotic species.
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Classification of vegetation association

A formal classification of each vegetation association should be undertaken consistent with the classification system contained in Ryan et al (2003) to the extent that this is possible. It is, however, noted that the localised scale of the survey work required is likely to identify vegetation communities that are either sub-units of, or additional units to, those identified in the GCCC Nature Conservation Mapping Review Stage 1 Vegetation Mapping project November 2003. It is anticipated that the minimum data set required to adequately describe the terrestrial vegetation of any study area would include all of the following:

- (a) height estimates of each layer or strata within the vegetation community, together with records of dominant or emergent taxa;
- (b) an indication of the structural formation of the canopy (i.e. the crown separation class, e.g. tall open forest) and of each of the remaining stratum layers (i.e. groundcover class, e.g. dense or isolated clumps);
- (c) an indication in the range and mean basal areas (DBH) of the canopy for open forest/ woodland communities;
- (d) an assessment of the level of any previous disturbance to the existing vegetation communities, e.g. fire, weeds, grazing, etc; and
- (e) a list of plant species occurring in each layer or strata within the vegetation community.

Significant flora species

Following a search of existing databases (e.g. such as WildNet and the Gold Coast Flora & Fauna Database) to identify which species are likely to occur in the area, a targeted systematic search is required over the entire study area to determine the presence and location of significant flora species (see **Appendix 4**) utilising 'whole-of-site' traverses or equivalent. This is of particular importance where existing records or local knowledge suggest that significant flora species may be present, or where prior site disturbance may have resulted in an unpredictable distribution of species.

SC6.7.6.3 Documentation

The findings of the flora survey, including the results of any community consultation, should be clearly presented as part of the ecological site assessment report (see the sample Table of Contents in **Appendix 1**). The following information should be included:

- a brief introduction providing a background to the study area, setting the context of the study, outlining the study objectives, and providing a brief outline of the proposed development;
- a summary of the methodology used to conduct the assessment, including the name of the field assessor and the date of the survey, and a justification of the selection of the methodology used;
- a brief summary of any regional floristic or vegetation data used to supplement on-site survey results (cite references);
- a summary of the floristics of the study area, including any significant species (**Appendix 4**), any 'pest plants' as defined under the *Land Protection (Pest and Stock Route Management) Act*; and any environmental weeds as listed in *Gold Coast Citywide Invasive Species Management Strategy 2012* (yet to be released);
- a concise description of the vegetation communities and existing environment within the study area. The description should include a list of the dominant plant species within each structural layer of each vegetation community;
- a list of identified flora species, noting their conservation status as defined by the particular statute (e.g. endangered, vulnerable, near threatened, or common as defined by the Nature Conservation (Wildlife) Regulation of the *Nature Conservation Act*); their city wide significance (see **Appendix 4**); their 'pest plant' status if applicable (Class 1, Class 2 or Class 3) as defined by the *Land Protection (Pest and Stock Route Management) Act*; or their environmental weed status as identified in the *Gold Coast Citywide Invasive Species Management Strategy 2012* (yet to be released);
- an assessment of the 'condition' or 'integrity' of the vegetation associations present over the study area, in terms of site history, fire, prior land use, extent of canopy thinning/ clearance, disturbance by weeds and feral animals, presence of understory, native grasses, fallen woody material, organic litter, recruitment of wood perennial species, native plant species richness, and other relevant notes. Any indication of vegetation dieback and its potential causes should also be included in this assessment;
- an assessment of the distribution and conservation status of identified vegetation associations locally and regionally, including reference to the *Vegetation Management Act* and Regulations.

The above information should be supported by appropriately scaled map(s) clearly indicating:

- the location of all existing vegetation within the study area, contour lines (using intervals between 0.5 and 2.0 metres) and any existing buildings, roads or other infrastructure;
- the location of survey plots and/or transects used during the flora survey;
- the location, extent and conservation status of the different vegetation communities that exist within the study area; and
- The location of any significant species (**Appendix 4**), 'pest plants' or environmental weeds.

The maps should clearly indicate the location and extent of the feature being shown and either be overlaid, or be easily compared with, plans of the proposed development.

The species list(s) should be provided in hard copy and digital format. All species lists must be presented in Microsoft Excel spreadsheet format, and contain at least 6 fields including the genus, species, X and Y coordinates, date observed, and precision (m). GPS coordinates must be provided as Universal Transverse Mercator (UTM) geographic coordinate system format. Separate lists must be submitted for flora and fauna.

SC6.7.7 Appendix 3: Fauna survey

SC6.7.7.1 Aim

To collect enough information to:

- identify terrestrial and aquatic fauna species (native and exotic) on the site;
- highlight the presence (or expected presence) of any significant fauna species (**Appendix 4**);
- highlight the presence and provide a description of any habitat for significant species (defined in **Appendix 4**) and other habitat features such as log-piles, termataries, ephemeral/perennial springs, hollows etc;
- describe and map any known essential habitat identified under the *Vegetation Management Act 1999*; and
- identify the location and extent of any koala habitat on or directly adjacent to the subject site consistent with the *SEQ Koala Habitat Values Map* under *State Planning Policy 2/10 Koala Conservation in South East Queensland* and provide a description of the habitat based on flora and fauna survey effort.

SC6.7.7.2 Methods

Prior to commencing the fauna survey, discussion should be undertaken with the Council officers to ascertain the survey period and detailed trapping requirements suited to the study area. Ideally, both a Site Analysis Report and Flora Survey will have been completed to assist in these determinations.

At least one sampling site should be established in each broad ecosystem and habitat type (i.e. gully, ridge, open forest, closed forest, heathland / shrubland, sedgeland, flowing/ stagnant water bodies, etc). For large study areas it is expected that replicate sampling sites would be established within any widespread ecosystem and habitat types.

Prior to determining the appropriate survey methodology, the study area should be assessed on the basis of habitat types, existing fauna records and any available literature / reports for the surrounding area. Ideally, the survey methodologies should be sufficient to record all fauna species that utilise the study area and to identify the expected nature of use for available habitats (e.g. transient and migratory species, likely resident species).

Surveys should consist of both standardised and targeted methodologies, firstly to identify the fauna assemblage from representative sites within each of the habitat types present, and secondly to gain a comprehensive inventory of the full suite of fauna species present. The survey period requirements will be dependent on habitat diversity within the study area, the size of the area to be surveyed, and the seasonal behaviour of any expected species (e.g. of migratory birds).

Suggested methodologies for a standard fauna survey involve:

Diurnal search	This involves intensive investigation of streams, ground layer (under logs, rocks and leaf litter), low vegetation (under bark and in tree stumps) and caves for target invertebrates (e.g. snails, ants, butterflies and any anticipated significant species) and all amphibians, reptiles, bats and animal signs, e.g. scats, owl pellets, remains and tracks. Minimum Duration: 2hr/ site during the middle part of the day
Pitfall traps	These should comprise at least one pitfall trap line consisting of 3 or more pits (20 litre containers) and a 20 metre drift fence for each habitat type. However, the number of pits/ line length to use is often best determined on site. Pitfall traps should be cleared early morning and late afternoon and should include material in the base for cover during the day. This is a sound means of sampling for amphibians, reptiles and small mammals. Minimum Duration: Trapping over four (4) consecutive days and nights is recommended
Opportunistic records	Covers all fauna observations outside the systematic survey times.
Spotlighting	Should be undertaken on foot, where possible, at a leisurely pace using hand-held 30 – 50 Watt spotlights and/or head torches. Surveys should be undertaken along predetermined transects of varying length and location, depending upon habitat and species' characteristics and should be started in the early evening. This method samples nocturnal mammals (flying, arboreal and terrestrial), birds (owls and nightjars), reptiles (geckos) and frogs. Minimum Duration: 2hr per night during the survey period

Suggested methodologies for a standard fauna survey involve:

Elliot and wire cage traps	<p>A minimum of 20 Elliot 'A' and 1 Elliot 'B' traps should be laid on ground transects 10 or more metres apart. Each transect should include two medium-large wire cage traps on the ground and five platform mounted arboreal traps using a variety of baits. This is a sound means of sampling for arboreal and terrestrial mammals. Trap placement will be influenced by vegetation diversity, the size and shape of habitat patches and by naturally occurring features such as logs, rock outcrops, tree bases and clumping vegetation.</p> <p>Minimum Duration: Trapping over four (4) consecutive nights is recommended</p>
Bird surveys	<p>Bird species are to be recorded, together with an indication of the method of identification (i.e. call or visual observation) and habitat location. Surveys should be conducted from dawn to early morning, dusk to early evening and during the night for nocturnal species. The affiliation with specific habitat types that occur within the study area and any implications for migratory species should be noted. Bird surveys are to be conducted in each of the habitat types / vegetation communities / ecosystems represented in the study area.</p> <p>Minimum Duration: 20 minutes per transect, minimum 4 transects per site or 2 transects per 10hectaresfor larger sites</p>

Suggested methodologies for a targeted fauna survey involve:

Targeted feed tree search	<p>This involves intensive investigation of the site for isolated specimens and groves of feed trees of Glossy Black Cockatoo, and quantification of the density and age of characteristic orts or chewings of Allocasuarina littoralis and A torulosa at these locations.</p> <p>Minimum Duration: 1hr/ hectare during daylight hours</p>
Camera traps	<p>This involves setting camera traps (Scout Guard etc) with motion triggers in appropriate locations for targeted fauna species, such as Spotted-tailed Quoll, Long-nosed Potoroo, Albert's Lyrebird etc. May include baiting to increase the probability of attracting target fauna past camera site.</p> <p>Minimum Duration: 1 week/Trap, 3 traps minimum</p>
Hair tubes	<p>Of different sizes left in site for up to two weeks as an additional method of mammal detection. This is a useful additional technique for the detection of rarer or more cryptic small ground-dwelling mammals (New Holland Mouse, Potoroo, Bandicoot).</p> <p>Minimum Duration: 1 week/site, 20 traps minimum</p>
Targeted ground Search	<p>This involves intensive investigation of streams, ground layer (under logs, rocks and leaf litter), low vegetation (under bark and in tree stumps), caves and other habitat features as appropriate for target fauna. Includes cryptic or rare species such as Stephens Banded Snake, Death Adder, rarer skinks (Ophiocercus, Coeranoscincus etc).</p> <p>Minimum Duration: 16 hours total or 4hrs/10 hectares of site during active time period of target fauna</p>
Targeted bird surveys	<p>Active searching for rare or cryptic bird species possibly expected for the study area, including searching for raptors on warm days, seasonal migrants during summer and winter seasonal conditions, and listening for characteristic vocalisations of rare species (Rails and Crakes, Button Quails etc). Any implications for migratory species should be noted.</p> <p>Minimum Duration: Twenty Minutes Per Transect, minimum 4 transects/site or 2 transects/10hectares</p>
Harp traps	<p>For the capture of micro chiropteran bats. Targeting appropriate flyways in habitat on site.</p> <p>Minimum Duration: 2 harp trap nights up to 50 hectares, 4 harp trap nights for larger sites</p>
Electronic bat detectors	<p>For recording the ultrasonic calls of micro chiropteran bats. Survey options include walking a predetermined transect, stopping to record calls detected, and remote/ stationary detection at specific locations such as stage trees. Surveys of transects should occur at least one hour after sunset.</p> <p>Minimum Duration: 4 full anabat nights up to 50 hectares, 8 anabat nights for larger sites</p>

Suggested methodologies for a targeted fauna survey involve:

Arboreal trapping	Used to identify the presence of gliders and Phascogale which are hard to detect using conventional spotlighting techniques. The method involves setting up specially designed trap stations, typically comprising a wooden platform secured to selected trees with a glider trap. Further information can be found in <i>Mawberry, 1989</i> . Minimum Duration: 40 trap nights
Targeted spotlighting	Should be undertaken on foot, where possible, at a leisurely pace using hand-held 30 – 50 Watt spotlights and/or head torches. Target species include threatened Owls, frogs and Stephens Banded Snake. Minimum Duration: 2hr for each Night of the Survey Period
Nocturnal voice playback and call recording	This technique uses voice playback in representative habitat sites for threatened owl and frog species. Minimum Duration: 1hr for each target species
Opportunistic records	Covers all other fauna observations outside of systematic and targeted survey methodologies.

Suggested methodologies for a koala survey and koala habitat assessment

Koala searches	<p>Koala searches are relevant to proposed development sites that contain high, medium, and/or low value bushland habitat, and/or high or medium value rehabilitation habitat as shown on the <i>South East Queensland Koala Protection Area Koala Habitat Values Map</i>:</p> <p>Sites less than 50 hectares should be searched in their entirety using strip transect techniques, as outlined in the <i>Nature Conservation (Koala) Conservation Plan 2006</i> and <i>Management Program 2006-2016 (DERM 2006)</i> and Dique et al. 2003.</p> <p>The site should be divided into transects of width dependent upon the number of trained and experienced observers walking at approximately 15 to 20m spacings. Observers should walk each transect at a steady pace following set compass bearings, whilst maintaining roughly equal spacings from other observers. Searchers should be equipped with binoculars, compass, map, flagging tape, two-way radios, and at least one GPS unit per transect team to record any koala sightings. The outer-most searcher on each transect should flag the edge to help align the next transect and ensure areas are not missed.</p> <p>Sites greater than 50 hectares may be too large to search entirely, in which case a sampling strategy is required. Transects should be oriented in order to cover representative areas of each different vegetation/habitat type and topography/landform that occurs on the site and should ensure a focus on any mapped areas of high or medium value bushland habitat as shown on the <i>South East Queensland Koala Protection Area Koala Habitat Values Map</i> and any areas that contain locally-preferred koala eucalypts; forest red gum or Queensland blue gum <i>Eucalyptus tereticornis</i>, Tallowwood <i>E. microcorys</i>, swamp mahogany <i>E. robusta</i> and grey gums <i>E. propinqua</i>/<i>E. biturbinata</i> (Biolink Ecological Consultants 2007). The minimum area of overall coverage for transect surveys should be 50 hectares and/or 30% of the site, whichever is greater.</p>
Koala faecal pellet surveys	<p>Koala faecal pellet surveys are relevant to proposed development sites that contain high, medium and/or low value bushland habitat; and/or high or medium or low value rehabilitation habitat; and/or other areas of habitat value as shown on the <i>South East Queensland Koala Protection Area Koala Habitat Values Map</i>:</p> <p>An assessment of koala faecal pellet-based habitat utilization should be undertaken using the Spot Assessment Technique (SAT) to identify koala activity levels across the site (<i>Phillips & Callaghan 2011</i>). SAT sites should be located systematically using a grid over all native vegetation where mapped koala habitat and/or koala habitat trees (see below) are represented. The arrangement of grid cells and the precise location of SAT sites within grid cells (one site per cell) should aim to maximise sampling of any mapped areas of high or medium value bushland habitat as shown on the <i>South East Queensland Koala Protection Area Koala Habitat Values Map</i> and any areas that contain locally-preferred koala eucalypts; forest red gum or Queensland blue gum <i>Eucalyptus tereticornis</i>, Tallowwood <i>E. microcorys</i>, swamp mahogany <i>E. robusta</i> and grey gums <i>E. propinqua</i>/<i>E. biturbinata</i> (Biolink Ecological Consultants 2007). SAT sites should maintain minimum spacings of 80 m to 100 m.</p> <p>For sites less than 50 hectares, SAT surveys should be positioned using a 100 m grid overlay, with one SAT site per 100 m grid cell containing mapped koala habitat and/or koala habitat trees.</p> <p>For sites greater than 50 hectares, SAT surveys can be positioned using a 200 m grid overlay, with one SAT site per 200 m grid cell containing mapped koala habitat and/or koala</p>

Suggested methodologies for a koala survey and koala habitat assessment

	<p>habitat trees.</p> <p>As well as identifying koala activity levels across proposed development sites, SAT surveys facilitate assessment and reporting of the distribution and relative abundance of koala habitat trees and locally-preferred koala eucalypts.</p> <p>The <i>State Planning Policy 2/10: Koala Conservation in South East Queensland</i> defines koala habitat trees as:</p> <p>(a) a food tree of the <i>Corymbia</i>, <i>Melaleuca</i>, <i>Lophostemon</i> or <i>Eucalyptus</i> genera; and</p> <p>(b) a preferred shelter species such as <i>Angophora</i>.</p> <p>To assist with estimation of relative abundance and densities of koala habitat trees and locally-preferred koala eucalypts, the distance from the centre tree to the furthest of the 30 surveyed trees should be recorded for each SAT site.</p> <p>Each SAT survey should be accompanied by a 25 m radial search for koalas undertaken by one or more trained and experienced observers. The results from these searches provide for comparison and cross-checking against results from transect surveys.</p> <p>Note: Other specific methods may be required to target particular fauna species identified as potentially occurring within the study area.</p> <p>Persons undertaking fauna surveys must hold a current Scientific and Educational Purposes Permit (S&EPP) under the <i>Nature Conservation (Administration) Regulation 2006</i> issued from the Department of Environment and Resource Management or equivalent. It is the principal consultants/registered Scientific Users responsibility to ensure that the S&EPP enables survey effort to be undertaken in accordance with techniques prescribed under this policy. All survey work must strictly be conducted in accordance with Conditions of the S&EPP and comply with the provisions of the <i>Animal Care and Protection Act 2001</i>.</p>
Koala Landscape Assessment	<p>Koala landscape assessments are relevant to proposed development sites that contain high, medium or low value bushland habitat; and/or high or medium value rehabilitation habitat as shown on the <i>South East Queensland Koala Protection Area Koala Habitat Values Map</i>:</p> <p>The landscape assessment should refer to the other components of this policy and '<i>Planning Guidelines for Koala Conservation and Recovery – A Guide to Best Practice Planning</i>' (McAlpine et al. 2007). The assessment should report on the range in patch sizes and the mean patch size in hectares for each category of koala habitat as shown on the <i>South East Queensland Koala Protection Area Koala Habitat Values Map</i>, and for all koala habitat categories combined.</p> <p>The landscape assessment should also report on the range in inter-patch distances and the mean inter-patch distance for all koala habitat categories combined.</p>

SC6.7.7.3 Documentation

The findings of the fauna survey, including the results of any community consultation, should be clearly reported as part of the ecological site assessment report (see sample Table of Contents in **Appendix 1**). The following information should be included:

- a brief introduction providing the background to the study area, setting the context of the study, outlining the study objectives, and providing a brief outline of the proposed development;
- detailed information on the scope and duration of the fauna survey and description and justification of the techniques employed for each fauna group (i.e. fish, amphibians, reptile, birds and mammals). In particular, the report should provide details on survey intensity, survey duration, sampling methodology and strategies, qualification of any assumptions based on non-quantitative sampling techniques (i.e. those based on personal observation), and demonstration of how the effects of seasonal variation and climatic conditions have been addressed by the methodology;
- reference to any limitations in duration, scope and techniques of the fauna survey work;
- a summary of any regional fauna data used to supplement on-site survey results (site references);
- a summary assessment of the fauna and fauna habitat types within the study area, including any significant species (**Appendix 4**);
- the results of the fauna survey, expressed for each faunal group (i.e. fish, amphibians, reptiles, birds and mammals), giving a summary description of the fauna values of the study area and in which habitats/ areas they occur. This should include the sites at which each species was recorded and a reference to their abundance at the site (i.e. abundant, common, uncommon, occasional);
- a list of all fauna species present or potentially present in the study area, noting whether they are native or exotic and their conservation status as defined by the particular statute (e.g. endangered, vulnerable, near threatened, common or special cultural significance), as defined by the *Nature Conservation (Wildlife) Regulation of the Nature Conservation Act*; their local significance, their 'pest animal' status if applicable (Class 1, Class 2 or Class 3) as defined by the *Land Protection (Pest and Stock Route Management) Act*.
- identification and assessment of habitat for significant species within the study area such as:
 - trees supporting scratch marks;
 - trees supporting hollows;
 - location and identification of scats, tracks and other traces;
 - fruit and seed falls;
 - fauna trails;
 - fallen logs;
 - termite mounds;
 - ground diggings;
 - rock outcrops;
 - nests in creek/riverine banks; and
 - roost/nest/den trees

The above information should be supported by an appropriately scaled map(s) clearly indicating:

- the location of all existing vegetation within the study area, contour lines (using intervals between 0.5 and 2 0 metres) and any existing buildings or other infrastructure;
- the location of the survey area and a map of trap lines, pitfall lines, bird survey and spotlighting transects, and harp traps/ mist nets;
- the location of any significant species (**Appendix 4**);
- the location of any identified fauna movement corridors, pathways or habitat links and/or breeding sites and clarification of site status (i.e. either active or dormant); and
- identification of important habitat trees, i.e. active den and nest sites, the presence of tree hollows and obvious nests (particularly those of raptors), etc.
- The maps should clearly indicate the location and extent of the feature being shown and either be overlaid, or be easily compared with, plans of the proposed development.

The species list(s) should be provided in hard copy and digital format. All species lists must be presented in Microsoft Excel spreadsheet format, and contain at least 6 fields including the genus, species, X and Y coordinates, date observed, and precision (m). GPS coordinates must be provided as Universal Transverse Mercator (UTM) geographic coordinate system format. Separate lists must be submitted for flora and fauna.

SC6.7.8 Appendix 4: Significant species**Key to significant species tables**

National significant species	Critically Endangered (CT); Endangered (E); Vulnerable (V); Migratory <i>Environmental Protection & Biodiversity Conservation Act (EPBC)</i>							
State significant species	Endangered (E), Vulnerable (V), Near Threatened (NT) , Special Least Concern (SLC) <i>Nature Conservation Act (NCA)</i>							
Local significant species	Abundance		Distribution				Endemism	Listing
	A1	A2	D1	D2	D3	D4	E1	L1
	Low number of records within Gold Coast LGA	Expert Panel Rating	At the limit or near limit of geographical range	Gold Coast LGA or SEQ bioregion is a significant stronghold	Specialised or complex habitat requirements	Expert Panel Rating	Endemic to Gold Coast LGA or SEQ bioregion	Listed under the EPBCA or NCA, automatic inclusion

Significant fauna species

No	Scientific name	Common name	National significant species	State significant species	Local significant species
1	Adelotus brevis	Tusked Frog		V	
2	Assa darlingtoni	Marsupial Frog		NT	
3	Crinia tinnula	Tinkling Froglet		V	
4	Lechriodus fletcheri	Fletcher's Frog			A1 D1 D3
5	Litoria brevipalmata	Green-thighed Frog		NT	
6	Litoria freycineti	Freycinet's Frog		V	
7	Litoria olongburensis	Olongburra Frog	V	V	
8	Litoria pearsoniana	Pearson's Frog		V	
9	Litoria revelata	Revealed Frog		NT	
10	Litoria verreauxii	Verreaux's Frog			A1 D1
11	Mixophyes fleayi	Fleay's Barred Frog	E	E	
12	Mixophyes iteratus	Giant Barred Frog	E	E	
13	Philoria loveridgei	Loveridge's Frog		NT	
14	Uperoleia fusca	Dusky Toadlet			A1 D1
15	Uperoleia laevigata	Smooth Toadlet			A1 D1
16	Actitis hypoleucos	Common Sandpiper	Migratory		A1 D3
17	Anthochaera phrygia	Regent Honeyeater	E	E	
18	Apus pacificus	Fork-tailed Swift	Migratory		A1
19	Arenaria interpres	Ruddy Turnstone	Migratory		A1 D3
20	Atrichornis rufescens	Rufous Scrub-bird		V	
21	Biziura lobata	Musk Duck			A1 L1
22	Botaurus poiciloptilus	Australasian Bittern	E		
23	Calidris acuminata	Sharp-tailed Sandpiper	Migratory		
24	Calidris alba	Sanderling	Migratory		
25	Calidris canutus	Red Knot	Migratory		
26	Calidris ferruginea	Curlew Sandpiper	Migratory		

No	Scientific name	Common name	National significant species	State significant species	Local significant species
27	<i>Calidris melanotos</i>	Pectoral Sandpiper	Migratory		
28	<i>Calidris ruficollis</i>	Red-necked Stint	Migratory		
29	<i>Calidris tenuirostris</i>	Great Knot	Migratory		
30	<i>Calyptorhynchus banksii</i>	Red-tailed Black-Cockatoo			A1 D3
31	<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo		V	
32	<i>Charadrius bicinctus</i>	Double-banded Plover	Migratory		
33	<i>Charadrius leschenaultii</i>	Greater Sand Plover	Migratory		
34	<i>Charadrius mongolus</i>	Lesser Sand Plover	Migratory		
35	<i>Charadrius veredus</i>	Oriental Plover	Migratory		
36	<i>Chlidonias leucopterus</i>	White-winged Black Tern	Migratory		
37	<i>Chthonicola sagittata</i>	Speckled Warbler			A1 D3
38	<i>Cinclosoma punctatum</i>	Spotted Quail-thrush			A1 D3
39	<i>Climacteris erythrops</i>	Red-browed Treecreeper		NT	
40	<i>Cyclopsitta diophthalma coxeni</i>	Double-eyed Fig-Parrot	E	E	
41	<i>Diomedea exulans exulans</i>	Wandering Albatross	E	V	
42	<i>Diomedea exulans gibsoni</i>	Gibson's Albatross	V	V	
43	<i>Egretta sacra</i>	Eastern Reef Egret	Migratory		
44	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork		NT	
45	<i>Esacus magnirostris</i>	Beach Stone-curlew		V	
46	<i>Gallinago hardwickii</i>	Latham's Snipe	Migratory		
47	<i>Glossopsitta concinna</i>	Musk Lorikeet			A1
48	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher		NT	
49	<i>Ixobrychus dubius</i>	Australian Little Bittern			A1 D3
50	<i>Ixobrychus flavicollis</i>	Black Bittern			A1 D3
51	<i>Lathamus discolor</i>	Swift Parrot	E	E	
52	<i>Lewinia pectoralis</i>	Lewin's Rail		NT	
53	<i>Lichenostomus melanops</i>	Yellow-tufted Honeyeater			A1
54	<i>Limicola falcinellus</i>	Broad-billed Sandpiper	Migratory		
55	<i>Limosa lapponica</i>	Bar-tailed Godwit	Migratory		
56	<i>Limosa limosa</i>	Black-tailed Godwit	Migratory		
57	<i>Lophoictinia isura</i>	Square-tailed Kite		NT	
58	<i>Macronectes giganteus</i>	Southern Giant-Petrel	E	E	
59	<i>Macronectes halli</i>	Northern Giant-Petrel	V	V	
60	<i>Manorina melanophrys</i>	Bell Miner			A1 D1
61	<i>Menura alberti</i>	Albert's Lyrebird		NT	
62	<i>Myiagra alecto</i>	Shining Flycatcher			A1
63	<i>Myzomela obscura</i>	Dusky Honeyeater			A1 D1
64	<i>Nettapus coromandelianus</i>	Cotton Pygmy-goose	Migratory	NT	
65	<i>Ninox connivens</i>	Barking Owl			A1
66	<i>Ninox strenua</i>	Powerful Owl		V	

No	Scientific name	Common name	National significant species	State significant species	Local significant species
67	<i>Numenius madagascariensis</i>	Eastern Curlew	Migratory	NT	
68	<i>Numenius minutus</i>	Little Curlew	Migratory		
69	<i>Numenius phaeopus</i>	Whimbrel	Migratory		
70	<i>Pachycephala olivacea</i>	Olive Whistler			A1 D1 D3
71	<i>Petroica boodang</i>	Scarlet Robin			A1 D1 D4
72	<i>Petroica phoenicea</i>	Flame Robin			A1 D1
73	<i>Phaethon rubricauda</i>	Red-tailed Tropicbird		V	
74	<i>Pluvialis fulva</i>	Pacific Golden Plover	Migratory		
75	<i>Pluvialis squatarola</i>	Grey Plover	Migratory		
76	<i>Podargus ocellatus</i>	Marbled Frogmouth		V	
77	<i>Pomatostomus temporalis</i>	Grey-crowned Babbler			A1 D4
78	<i>Pterodroma heraldica</i>	Herald Petrel	C E	E	
79	<i>Ptilinopus superbus</i>	Superb Fruit-Dove			A1
80	<i>Rostratula australis</i>	Australian Painted Snipe	V	V	
81	<i>Sterna striata</i>	White-fronted Tern			A1 D1
82	<i>Sternula albifrons</i>	Little Tern	Migratory	E	
83	<i>Thalassarche melanophris</i>	Black-browed Albatross	V		
84	<i>Thelasseus bengalensis</i>	Lesser Crested Tern			A1 D1
85	<i>Todiramphus chloris</i>	Collared Kingfisher			A1 D1 D3
86	<i>Tringa brevipes</i>	Grey-tailed Tattler	Migratory		
87	<i>Tringa glareola</i>	Wood Sandpiper	Migratory		
88	<i>Tringa incana</i>	Wandering Tattler	Migratory		
89	<i>Tringa nebularia</i>	Common Greenshank	Migratory		
90	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Migratory		
91	<i>Turnix melanogaster</i>	Black-breasted Button-quail	V	V	
92	<i>Tyto longimembris</i>	Eastern Grass Owl			A1 D3
93	<i>Tyto novaehollandiae</i>	Masked Owl			A1
94	<i>Tyto tenebricosa</i>	Sooty Owl		NT	
95	<i>Xenus cinereus</i>	Terek Sandpiper	Migratory		
96	<i>Anguilla australis</i>	Southern Shortfin Eel			A1 D1
97	<i>Bidyanus bidyanus</i>	Silver Perch			A1
98	<i>Craterocephalus marjoriae</i>	Marjorie's Hardyhead			A1 D2
99	<i>Gobiomorphus coxii</i>	Cox's Gudgeon			A1 D1
100	<i>Maccullochella peellii mariensis</i>	Mary River Cod	E		
101	<i>Macquaria novemaculeata</i>	Australian Bass			A1 D1
102	<i>Mogurnda adspersa</i>	Southern Purplespotted Gudgeon			A1 D4
103	<i>Neoceratodus forsteri</i>	Australian Lungfish	V		
104	<i>Redigobius bikolanus</i>	Speckled Goby			A1 D1
105	<i>Rhadinocentrus ornatus</i>	Ornate Rainbowfish			A1

No	Scientific name	Common name	National significant species	State significant species	Local significant species
106	<i>Trachystoma petardi</i>	Pinkeye Mullet			A1 D1
107	<i>Antechinus subtropicus</i>	Subtropical Antechinus			A1 A2 D1 D2
108	<i>Antechinus swainsonii</i>	Dusky Antechinus			A1 D1 D3
109	<i>Cercartetus nanus</i>	Eastern Pygmy-possum			A1 D1
110	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	E	V	
111	<i>Dugong dugon</i>	Dugong	Migratory	V	
112	<i>Macropus agilis</i>	Agile Wallaby			A1 D1 D4
113	<i>Macropus dorsalis</i>	Black-striped Wallaby			A1
114	<i>Megaptera novaeangliae</i>	Humpback Whale	V	V	
115	<i>Mormopterus beccarii</i>	Beccari's Freetail Bat			A1 D1
116	<i>Myotis macropus</i>	Large-footed Myotis			A1 D1
117	<i>Nyctimene robinsoni</i>	Eastern Tube-nosed Bat			A1 D1 D2
118	<i>Ornithorhynchus anatinus</i>	Platypus		SLC	
119	<i>Petauroides volans</i>	Greater Glider			A1 D3
120	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	V	V	
121	<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale			A1
122	<i>Phascolarctos cinereus</i>	Koala		V	
123	<i>Potorous tridactylus</i>	Long-nosed Potoroo	V	V	
124	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V		
125	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat			A1 D1
126	<i>Scotorepens orion</i>	Eastern Broad-nosed Bat			A1 D1
127	<i>Scotorepens</i> sp.	Central-eastern Broad-nosed Bat			A1 D1
128	<i>Sminthopsis murina</i>	Common Dunnart			A1 D1
129	<i>Sousa chinensis</i>	Indo-pacific Hump-backed Dolphin	Migratory	NT	
130	<i>Tachyglossus aculeatus</i>	Echidna		SLC	
131	<i>Thylogale stigmatica</i>	Red-legged Pademelon			A1 A2 D3
132	<i>Vespadelus darlingtoni</i>	Large Forest Bat			A1 D1
133	<i>Xeromys myoides</i>	False Water Rat	V	V	
134	<i>Acanthophis antarcticus</i>	Common Death Adder		NT	
135	<i>Caretta caretta</i>	Loggerhead Turtle	E	E	
136	<i>Carlia pectoralis</i>	Open-litter Rainbow skink			A1 D1
137	<i>Chelonia mydas</i>	Green Turtle	V	V	
138	<i>Coeranoscincus reticulatus</i>	Three-toed Snake-tooth Skink	V	NT	
139	<i>Ctenotus arcanus</i>	Arcane Ctenotus			A1 D1
140	<i>Dermochelys coriacea</i>	Leathery Turtle	E	E	
141	<i>Diporiphora australis</i>	Tommy Roundhead			A1 D1
142	<i>Elseya latisternum</i>	Saw-shelled Turtle			A1 D1
143	<i>Eulamprus tryoni</i>	Tryon's Skink			A1 D1 D2

No	Scientific name	Common name	National significant species	State significant species	Local significant species
					D3 E1
144	Harrisoniascincus zia	Rainforest Cool-skink		NT	
145	Hoplocephalus bitorquatus	Pale-headed Snake			A1
146	Hoplocephalus stephensii	Stephen's Banded Snake			A1 D1 D3
147	Hypsilurus spinipes	Southern Angle-headed Dragon			A1 D1
148	Notechis scutatus	Tiger Snake			A1 D1
149	Ophioscincus truncatus	Short-limbed Snake-skink			A1 A2 D1 D2
150	Pseudechis guttatus	Spotted Black Snake			A1 D1
151	Ramphotyphlops wiedii	Brown-snouted Blind Snake			A1 D4
152	Saltuarius swaini	Southern Leaf-tailed Gecko			A1 D1
153	Saproscincus challengeri	Orange-tailed Shadaskink			A1 D1
154	Saproscincus rosei			NT	

Significant flora species

No	Scientific name	Common name			
1	Abelmoschus moschatus tuberosus	Yellow Mallow			A1 A2 D1
2	Acacia attenuata	Wattle	V	V	
3	Acacia bakeri	Marblewood			A1 D1 D3 E1
4	Acacia baueri baueri	Bauer's Wattle		V	
5	Acacia binervata	Two-veined Hickory			A1 A2 D1 D4
6	Acacia brownei	Brown's Wattle			A1 A2 D1
7	Acacia cincinnata	Coiled Pod Wattle			A1 A2 D1 D4
8	Acacia floribunda	Gossamer Wattle			A1 A2 D1 D4
9	Acacia glaucocarpa	Whitewood			A1 A2 D4
10	Acacia myrtifolia	Myrtle Wattle			A1 D1 D4
11	Acacia obtusifolia	Blunt-leaved Wattle			A1 A2 D1 D4
12	Acacia orites	Mountain Wattle		NT	
13	Acacia penninervis var. longiracemosa	Mountain Hickory			A1 D1 D4
14	Acacia stricta	Hop Wattle			A1 A2 D1 D4
15	Acacia viscidula	Sticky Wattle			A1 D1 D4
16	Acalypha capillipes	Small-leaved Acalypha			A1 D1 D3
17	Acalypha eremorum	Common Acalypha			A1 D1 D4
18	Acronychia baeuerlenii	Green-fruited Acronychia		NT	
19	Acronychia littoralis	Scented Acronychia	E	E	
20	Acronychia suberosa	Corky Acronychia			A1 D1 E1
21	Acronychia wilcoxiana	Silver Aspen			A1 D1 D3
22	Acrothamnus spathaceus				A1 A2 D1 D4
23	Actephila grandifolia	Large-leaved Actephila			A1 D1 E1

No	Scientific name	Common name			
24	Adenostemma lavenia	Sticky Daisy			A1 A2 D4
25	Adenostemma macrophyllum				A1 A2 D1
26	Adriana urticoides var. urticoides	Hairy Adriana			A1 D3
27	Agiortia pedicellata				A1 D1 D3 E1
28	Alectryon connatus	Scrub Red Jacket			A1 A2 D4
29	Alectryon reticulatus	Scrub Boonaree			A1 A2 D1 D4
30	Allocasuarina rigida rigida	She-Oak			A1 D1 D3
31	Alloxylon pinnatum	Tree Waratah		NT	
32	Alphitonia petriei	White Ash			A1 D1 D4
33	Ammannia multiflora	Jerry-jerry			A1 A2 D4
34	Anisomeles malabarica				A1 D1 D3
35	Anopterus macleayanus	Macleay Laurel			A1 D1 D3
36	Aponogeton elongatus elongatus			NT	
37	Archidendron hendersonii	White Lace Flower			A1 D1 D3
38	Archidendron muellerianum	Veiny Lace Flower		NT	
39	Ardisia bakeri	Ardisia		NT	
40	Argophyllum nullumense	Silver Leaf		NT	
41	Asplenium attenuatum var. indivisum	Frilly Spleenwort			A1 D1 D3
42	Asplenium difforme	Shore Spleenwort			A1 D1 D3
43	Asplenium flabellifolium	Necklace Fern			A1 D1 D3
44	Asplenium harmanii	Necklace Fern			A1 D1 D2 D3
45	Astrotricha umbrosa	Woolly Star-hair			A1 D1 D3
46	Atalaya multiflora	Broad-leaved Whitewood			A1 A2 D1 D4
47	Austrobuxus swainii	Pink Cherry		NT	
48	Austrocynoglossum latifolium	Forest Hound's Tongue			A1 D1 D3
49	Azolla filiculoides	Red Azolla			A1 D3
50	Backhousia sciadophora	Shatterwood			A1 D4
51	Baeckea diosmifolia	Fringed Baeckea			A1 D1 D4
52	Baeckea imbricata	Spindly Baeckea			A1 D1 D4
53	Baeckea linifolia	Swamp Baeckea			A1 D1 D3
54	Baloghia marmorata	Jointed Baloghia	V	V	
55	Banksia aemula	Wallum Banksia			A1 D1 D4
56	Banksia conferta conferta	Mountain Banksia		V	
57	Banksia oblongifolia	Dwarf Banksia			A1 D1 D4
58	Banksia spinulosa var. cunninghamii	Hairpin Banksia			A1 D1 D4
59	Barklya syringifolia	Crown of Gold			A1 D1 D4
60	Bauera capitata				A1 D1 D3
61	Belvisia mucronata var. mucronata	Tailed Fern			A1 D1
62	Beyeria lasiocarpa	Beyeria			A1 A2 D1 D4
63	Blandfordia grandiflora	Christmas Bells		E	

No	Scientific name	Common name			
64	Blechnum camfieldii	Water Fern			A1 D1 D3
65	Blumea lacera				A1 D1
66	Boronia falcifolia	Wallum Boronia			A1 D1 D4
67	Boronia rosmarinifolia				A1 D1 D4
68	Boronia saffrolifera	Saffrole Boronia			A1 D1 D4
69	Bosistoa transversa	Three-leaved Bosistoa	V		
70	Bossiaea brownii				A1 D1
71	Bossiaea scortechinii				A1 D1
72	Brachychiton bidwillii	Little Kurrajong			A1 D1 D4
73	Brachychiton sp. (Ormeau L.H.Bird AQ435851)	Ormeau Bottletree		E	
74	Brachyloma daphnoides daphnoides	Daphne Heath			A1 D3 D4
75	Brachyloma scortechinii	Large-fruited Daphne Heath			A1 D1 D3
76	Brunoniella spiciflora	White Brunoniella			A1 D1 D3
77	Bulbine vagans	Bulbine Lily			A1 D1 D3
78	Bulbophyllum globuliforme	Miniature Moss-Orchid	V	NT	
79	Caleana major	Large Duck Orchid			A1 D1 D3
80	Caleana minor	Small Duck Orchid			A1 D1 D3
81	Callerya australis	Blunt Wistaria			A1 D1 D3
82	Callitris macleayana	Stringybark Pine			A1 A2 D4
83	Callitris monticola	Steelhead		NT	
84	Calochilus campestris	Copper Beard Orchid			A1 D1 D3
85	Calochilus paludosus	Golden Beard Orchid			A1 D1 D3
86	Calystegia soldanella				A1 D1
87	Carex breviculmis				A1 D1 D3
88	Cassia marksiana	Brush Cassia		V	
89	Centranthera cochinensis				A1 D1
90	Cheirostylis ovata				A1 D1 D3
91	Chiloglottis reflexa	Autumn Bird Orchid			A1 D1 D3
92	Chiloglottis trapeziformis	Broad-lip bird orchid			A1 D1 D3
93	Choricarpia subargentea	Giant Ironwood		NT	
94	Christella arida	a Binung Fern			A1 D1
95	Christella parasitica	Water Fern			A1 D1
96	Citrus australasica	Finger Lime			A1 A2 D1 E1
97	Citrus australis	Native Lime			A1 D1 E1
98	Cladium procerum	Leafy Twig-rush			A1 D4
99	Coatesia paniculata	Axebreaker			A1 A2 D1
100	Codonocarpus attenuatus	Bellfruit			A1 A2 D3
101	Comesperma ericinum	Pink Matchheads			A1 A2 D4
102	Comesperma volubile	Climbing Milkwort			A1 D1 D4
103	Commersonia fraseri	Brush Kurrajong			A1 D1 D3

No	Scientific name	Common name			
104	<i>Corchorus cunninghamii</i>	Cunningham's Jute	E	E	
105	<i>Correa lawrenciana</i> var. <i>glandulifera</i>	Mountain Correa			A1 D1 D4
106	<i>Corybas aconitiflorus</i>	Spurred Helmet Orchid			A1 D3 D4
107	<i>Corybas fordhamii</i>	Fringed Helmet Orchid			A1 D1 D3
108	<i>Corybas undulatus</i>	Tailed Helmet Orchid			A1 D3
109	<i>Corymbia henryi</i>	Large-leaved Spotted Gum			A1 D1 D4
110	<i>Corynocarpus rupestris</i> <i>arborescens</i>	Southern Corynocarpus		V	
111	<i>Cotula reptans</i>	Cotula			A1 D3
112	<i>Craspedia variabilis</i>				A1 D1
113	<i>Cryptandra longistaminea</i>				A1 D1
114	<i>Cryptandra</i> sp. (Ngungun L.S. Smith 13973)				A1 A2 D4
115	<i>Cryptocarya foetida</i>	Stinking Cryptocarya	V	V	
116	<i>Cryptocarya macdonaldii</i>				A1 D1 D3
117	<i>Cryptocarya meisneriana</i>	Thick-leaved Laurel			A1 D1 D3
118	<i>Cryptocarya rigida</i>	Southern Maple			A1 D1 D3
119	<i>Cryptostylis erecta</i>	Bonnett Orchid			A1 D4
120	<i>Cryptostylis subulata</i>	Large Tongue Orchid			A1 D3 D4
121	<i>Cupaniopsis baileyana</i>	Narrow-leaved Tuckeroo			A1 D1 D3
122	<i>Cupaniopsis flagelliformis</i> var. <i>australis</i>	Narrow-leaved Tuckeroo			A1 D1 D3 E1
123	<i>Cupaniopsis newmanii</i>	Long-leaved Tuckeroo		NT	
124	<i>Cupaniopsis serrata</i>	Smooth Tuckeroo			A1 D1 D3 E1
125	<i>Cynoglossum suaveolens</i>	Sweet Hound's Tongue			A1 D3
126	<i>Cyperus disjunctus</i>				A1 D1 D4
127	<i>Cyperus semifertilis</i>	Sedge	V	V	
128	<i>Cyperus subulatus</i>	Pointed Flat-sedge			A1 A2 D4
129	<i>Daphnandra tenuipes</i>	Red-flowered Socketwood			A1 D1 D4
130	<i>Davidsonia johnsonii</i>	Smooth Davidson's Plum	E	E	
131	<i>Daviesia mimosoides</i> <i>mimosoides</i>	Golden Pea			A1 A2 D1
132	<i>Dendrobium falcorostrum</i>	Beech Orchid			A1 D1 D3
133	<i>Dendrobium monophyllum</i>	Lily of the Valley Orchid			A1 D1 D3
134	<i>Dendrobium schneiderae</i> var. <i>schneiderae</i>				A1 D1 D2 D3
135	<i>Dendrocide moroides</i>	Gympie Stinger			A1 A2 D1
136	<i>Denhamia pittosporoides</i> <i>pittosporoides</i>	Veiny Denhamia			A1 D1 D3
137	<i>Desmodium gangeticum</i>				A1 D1
138	<i>Desmodium heterocarpon</i> var. <i>heterocarpon</i>	Trefoil			A1 D1 D3
139	<i>Dichelachne montana</i>	Brisbane Plumegrass			A1 D1 E1
140	<i>Dicksonia youngiae</i>	Bristly Tree Fern			A1 D1 D3

No	Scientific name	Common name			
141	Diospyros major				A1 D1 D2 D3 E1
142	Diploglottis campbellii	Small-leaved Tamarind	E	E	
143	Diuris alba	White Donkey Orchid			A1 D3
144	Diuris aurea	Golden Donkey Orchid			A1 D3
145	Diuris punctata var. punctata	Purple Donkey Orchid			A1 D3
146	Diuris sulphurea	Hornet Orchid			A1 D1 D3
147	Dockrillia mortii	Mort's Pencil Orchid			A1 A2 D3 D4
148	Dockrillia schoenina	Pencil Orchid			A1 D1 D3
149	Dodonaea megazyga	Hop Bush			A1 D1 D4
150	Doodia heterophylla	Rasp Fern			A1 D1 D2 D3 E1
151	Doryanthes palmeri	Spear Lily			A1 D1 D3
152	Drosera burmanni	White-flowering Sundew			A1 D3
153	Drosera pygmaea	Little Sundew			A1 D3
154	Echinostephia aculeata	Prickly Tape Vine			A2 D1 D2 E1
155	Endiandra compressa	Queensland Greenheart			A1 D1 D3
156	Endiandra crassiflora	Dorrigo Maple			A1 D1 D3
157	Endiandra floydii	Rose Walnut	E	E	
158	Endiandra globosa	Black Walnut		NT	
159	Endiandra hayesii	Velvet Laurel	V	V	
160	Endiandra muelleri bracteata	Green-leaved Rose Walnut			A1 D1 D3
161	Enydra fluctuans				A1 D1 D3
162	Epacris longiflora	Fuschia Heath			A1 D1 D3
163	Epacris microphylla var. microphylla	Small-leaved Heath			A1 D3 D4
164	Epacris obtusifolia	Common Heath			A1 D1 D3
165	Epacris pulchella	Coral Heath			A1 D1 D3
166	Eriochilus cucullatus	Parson's Bands			A1 D1 D3
167	Erythrorchis cassythoides	Small Climbing Orchid			A1 D1 D3
168	Eucalyptus bancroftii	Tumbledown Gum			A1 D1
169	Eucalyptus codonocarpa	Bell-fruited Mallee		NT	
170	Eucalyptus curtisii	Plunkett Mallee		NT	
171	Eucalyptus dura	Gum-topped Ironbark			A1 D1 D4
172	Eucalyptus fusiformis	Broad-leaved Ironbark			A1 D1 D4
173	Eucalyptus globoidea	White Stringybark			A1 D1
174	Eucalyptus notabilis	Blue Mountains Mahogany			A1 D1 D4
175	Eucalyptus oreades	Blue Mountains Ash			A1 D1 D4
176	Eucalyptus tereticornis (Bunya Mountains P.V.Holzworth AQ397993)				A1 A2 D4
177	Eucryphia jinksii	Springbrook Leatherwood		E	

No	Scientific name	Common name			
178	Everistia vacciniifolia var. nervosa	Small-leaved Canthium			A1 D1 D4
179	Fieldia australis	Fieldia			A1 D1 D4
180	Fimbristylis bisumbellata	Finger-rush			A1 D1 D4
181	Fimbristylis depauperata	Finger-rush			A1 D1
182	Fimbristylis velata	Finger-rush			A1 D1
183	Floydia praealta	Ball Nut	V	V	
184	Fontainea australis	Southern Fontainea	V	V	
185	Fontainea venosa	Fontainea	V	V	
186	Freycinetia excelsa	Climbing Pandani			A1 D1 D4
187	Gahnia clarkei	Tall Saw-sedge			A1 D1 D3
188	Gahnia insignis	Grassy Saw-sedge		NT	
189	Gahnia melanocarpa	Black Fruit Saw-sedge			A1 D1 D3
190	Genoplesium archeri	Variable Midge Orchid			A1 D1 D3
191	Genoplesium psammophilum	Midge Orchid			A1 D1 D2 D3 E1
192	Genoplesium rufum	Red Midge Orchid			A1 D1 D3
193	Genoplesium sigmoideum				A1 D1 D2 D3
194	Gleichenia rupestris	Coral Fern			A1 D1 D4
195	Glinus oppositifolius				A1 A2 D4
196	Glossodia minor	Small Waxlip			A1 D1 D3
197	Gompholobium sp. (Dave's Creek P.I.Forster+ PIF15979)				A1 D1 D2 D4 E1
198	Gonocarpus oreophilus				A1 D1 D4
199	Goodenia hederacea hederacea	Ivy Goodenia			A1 D1 D4
200	Goodenia ovata	Hop Goodenia			A1 D1
201	Goodia lotifolia var. lotifolia	Golden Tip			A1 D1
202	Gossia fragrantissima	Sweet Myrtle	E	E	
203	Gossia punctata	Dotted Myrtle			A1 D1 E1
204	Grammitis billardierei	Finger Fern			A1 D1 D3
205	Graptophyllum spinigerum	Spiny Graptophyllum			A1 D1 D3
206	Grevillea helmsiae	Helms' Silky Oak			A1 D1 D3
207	Grevillea hilliana	White Yiel Yiel			A1 A2 D1 D4
208	Gynura drymophila var. drymophila				A1 D1 D3
209	Gyrostemon osmus				A1 D1 D2 E1
210	Hakea actites	Mulloway Needle Bush			A1 D1 E1
211	Hakea salicifolia salicifolia	Willow-leaved Hakea			A1 D1 D4
212	Harpullia alata	White-winged Tulip			A1 D1 E1
213	Helicia ferruginea	Rusty Helicia		V	
214	Helmholtzia glaberrima	Giant Stream Lily		NT	
215	Hibbertia diffusa	Wedge Guinea Flower			A1 D1 D4
216	Hibiscus splendens	Native Rosella			A1 A2 D2 D4
217	Hicksbeachia pinnatifolia	Red Boppel Nut	V	V	

No	Scientific name	Common name			
218	Hierochloe rariflora	Holy Grass			A1 D1 D4
219	Homoranthus virgatus				A1 D2 D3
220	Huperzia varia	Tassel Fern		V	
221	Hydrocotyle verticillata	Shield Pennywort			A1 D1 D3
222	Hygrophila angustifolia	Karamat			A1 D1 D3
223	Hymenophyllum australe	Austral Filmy Fern			A1 D1 D4
224	Hymenophyllum cupressiforme	Common Filmy Fern			A1 D1 D4
225	Indigofera trifoliata				A1 D1
226	Iphigenia indica				A1 D1 D3
227	Isotoma axillaris	Australian Harebell			A1 D3
228	Jasminum jenniae			E	
229	Knoxia sumatrensis				A1 D1
230	Lastreopsis silvestris	Forest Shield Fern		V	
231	Lastreopsis smithiana	Smooth Shield Fern			A1 D1 D2 D3
232	Leionema elatius elatius	Tall Phebalium			A1 D1 D4
233	Lemna aequinoctialis	Common Duckweed			A1 D1 D4
234	Lenwebbia prominens	Southern Velvet Myrtle		NT	
235	Lepiderema pulchella	Fine-leaved Tuckeroo		V	
236	Lepidium sagittulatum	Virginian Peppergrass			A1 D1
237	Lepidosperma clipeicola				A1 D1 D2 D3 E1
238	Lepidosperma elatius				A1 D1 D4
239	Lepidozamia peroffskyana	Shining Burrawang			A1 D2 D3
240	Leptinella longipes	Long Cotula			A1 D1
241	Leptomeria acida	Currant Bush			A1 D1 D4
242	Leptomeria drupacea	White-flowering Currant Bush			A1 D1
243	Leptospermum brachyandrum	Weeping Tea Tree			A1 A2 D2 D4
244	Leptospermum juniperinum	Prickly Tea Tree			A1 D1 D4
245	Leptospermum liversidgei	Olive Tea Tree			A1 D1 D4
246	Leptospermum whitei				A1 D1 D2
247	Lepyrodia scariosa				A1 D1
248	Leucopogon deformis				A1 D1 D3
249	Leucopogon ericoides	Prickly Heath			A1 D1 D3
250	Leucopogon lanceolatus				A1 D1 D3
251	Leucopogon margarodes				A1 D1 D3
252	Leucopogon melaleucoides				A1 D1 D3
253	Leucopogon parviflorus	Coastal Beard-heath			A1 D1 D3
254	Leucopogon pimeleoides				A1 D1 D3
255	Leucopogon sp. (Lamington G.Leiper AQ633386)	Lamington Beard Heath			A1 D1 D3
256	Leucopogon virgatus	White Bearded Heath			A1 D1 D3
257	Lindsaea brachypoda	Screw Fern			A1 D1 D3

No	Scientific name	Common name			
258	Lindsaea dimorpha	Screw Fern			A1 D3
259	Liparis swenssonii	Small-flowered Tom Cats			A1 D1 D3
260	Lobelia gibbosa var. gibbosa	Tall Lobelia			A1 D1
261	Lobelia membranacea				A1 D1 D3
262	Logania pusilla	Little Logania			A1 D1
263	Lomandra elongata	Mat-rush			A1 A2 D2 D4
264	Lycopodiella serpentina	Bog Clubmoss			A1 A2 D4
265	Lycopus australis	Water Horehound			A1 D1
266	Lyperanthus suaveolens	Brown Beaks			A1 D3
267	Lythrum salicaria	Purple Loosestrife			A1 D1
268	Macadamia integrifolia	Macadamia Nut	V	V	
269	Macadamia tetraphylla	Macadamia Nut	V	V	
270	Mallotus megadontus	Toothed Kamala			A1 D2 D3
271	Marsdenia coronata	Forest Milk Vine	V	V	
272	Marsdenia fraseri	Narrow-leaved Milk Vine			A1 D1 D4
273	Marsdenia hemiptera	Large-leaved Milk Vine		NT	
274	Marsdenia lloydii	Corky Milk Vine			A1 D2 D3
275	Marsdenia longiloba	Slender-leaved Milk Vine	V	V	
276	Marsdenia micradenia				A1 D1 D3
277	Marsdenia pleiadenia	Downy Milk Vine			A1 D2 D3
278	Maundia triglochinos	Maundia		V	
279	Melaleuca comboyensis	Cliff Bottlebrush			A1 D1 D2
280	Melaleuca decora	Pretty Paperbark			A1 D1
281	Melaleuca pachyphylla	Wallum Bottlebrush			A1 D1 D2
282	Melaleuca pallida	Lemon Bottlebrush			A1 D1 D4
283	Melaleuca styphelioides				A1 A2 D4
284	Melaleuca thymifolia	Thyme Honeymyrtle			A1 D1 D4
285	Melichrus adpressus	Large Nectar-heath			A1 D1 D3
286	Melichrus procumbens	Jam Tarts			A1 D1 D3
287	Melicope vitiflora	Northern Doughwood			A1 D1
288	Micranthemum ericoides				A1 D1
289	Micromelum minutum				A1 D1
290	Mischocarpus lachnocarpus	Woolly Pearfruit			A1 D1 D4
291	Monococcus echinophorus	Monococcus			A1 A2 D4
292	Mucuna gigantea	Burny Bean			A1 D1 D4
293	Myrsine angusta	Narrow-leaved Muttonwood			A1 D1 D2 E1
294	Myrsine howittiana	HBrush Muttonwood			A1 D1 D4
295	Najas marina	Water Nymph			A1 D1
296	Neisosperma poweri	Milkbush			A1 D1 D3
297	Nematolepis squamea squamea	Satinwood			A1 D1 D4
298	Neptunia gracilis forma gracilis	Native Sensitive Plant			A1 D1

No	Scientific name	Common name			
299	Nicotiana forsteri				A1 A2 D4
300	Niemeyera antiloga	Brown Pearwood			A1 D1 D4
301	Niemeyera whitei	Rusty Plum		V	
302	Notelaea venosa	Veiny Mock Olive			A1 D1 D4
303	Nothofagus moorei	Antarctic Beech			A1 D1 D4
304	Notodanthonia longifolia	Long-leaf Wallaby Grass			A1 D1
305	Nymphaea gigantea	Giant Water Lily			A1 D1
306	Oberonia complanata	Green Fan Orchid			A1 D3
307	Oberonia titania	Soldier's Crest Orchid			A1 D3
308	Ochrosia moorei	Southern Ochrosia	E	E	
309	Oldenlandia galioides	Stinkweed			A1 D1
310	Olearia elliptica elliptica	Sticky Daisy Bush			A1 D1 D4
311	Olearia heterocarpa	Nightcap daisy bush		NT	
312	Opercularia aspera	Coarse Stinkweed			A1 D1 D4
313	Opercularia hispida	Hairy Stinkweed			A1 A2 D4
314	Owenia cepiodora	Bog Onion	V	V	
315	Owenia venosa	Crow's Apple			A1 D1 D4
316	Oxylobium arborescens	Tall Shaggy Pea			A1 D1
317	Oxylobium robustum	Shaggy Pea			A1 D1 D4
318	Ozothamnus bidwillii				A1 D1 D3
319	Ozothamnus vagans		V	V	
320	Ozothamnus whitei			NT	
321	Pandorea baileyana	Large-leaved Wonga Vine		NT	
322	Papillilabium beckleri	Lipped Orchid		NT	
323	Pararistolochia laheyana	Mountain Birdwing Vine			A1 D1 D2 D3 E1
324	Pararistolochia praevenosa	Richmond Birdwing Vine		NT	
325	Parsonsia brisbanensis	Brisbane Silkpod			A1 D1 D2 E1
326	Parsonsia induplicata	Thin-leaved Silkpod			A1 D1 D3
327	Parsonsia lilacina	Crisped Silkpod			A1 D1 D2 D3
328	Parsonsia paulforsteri				A1 D1 D2
329	Parsonsia tenuis	Slender Silkpod		V	
330	Peristeranthus hillii	Pidgeon Orchid			A1 D1 D3
331	Persicaria elatior		V	V	
332	Petermannia cirrosa	Petermannia			A1 D1 D2 D3
333	Petrophile pulchella	Conesticks			A1 D1
334	Phaius australis	Swamp Orchid	E	E	
335	Phaleria chermsideana	Scrub Daphne			A1 D1 D2
336	Phyllanthus microcladus	Spiny Phyllanthus			A1 D1 D3
337	Phyllanthus subcrenulatus				A1 A2 D4
338	Picris conyzoides			V	
339	Pimelea ligustrina ligustrina	Tall Rice Flower			A1 D1 D4

No	Scientific name	Common name			
340	<i>Pisonia aculeate</i>	Thorny Pisonia			A1 D1
341	<i>Pittosporum oreillyanum</i>	Thorny Pittosporum		NT	
342	<i>Planchonella eerwah</i>	Red Coondoo	E	E	
343	<i>Platysace linearifolia</i>				A1 D3
344	<i>Plectranthus argentatus</i>	Silver Plectranthus			A1 D1 D3
345	<i>Plectranthus habrophyllus</i>	Shaggy-leaf Plectranthus	E	E	
346	<i>Plectranthus nitidus</i>	Shiny-leaved Plectranthus	E	E	
347	<i>Pneumatopteris sogerensis</i>	Giant Creek Fern			A1 D1 D3
348	<i>Podolepis longipedata</i>	Showy Podolepis			A1 D3
349	<i>Podolepis monticola</i>			V	
350	<i>Podolobium scandens</i>	Creeping Shaggy Pea			A1 D1 D3
351	<i>Polia macrophylla</i>	Large-leaved Polia			A1 D1 D3
352	<i>Pomaderris notata</i>	Tall Pomaderris		NT	
353	<i>Pouteria queenslandica</i>	Blush Coondoo			A1 D1 D2 D4
354	<i>Prasophyllum brevilabre</i>	Short-lipped Leek Orchid			A1 D1 D3
355	<i>Prasophyllum elatum</i>	Tall Leek Orchid			A1 D1 D3
356	<i>Prasophyllum exilis</i>			NT	
357	<i>Proiphys cunninghamii</i>	Brisbane Lily			A1 D2 D3
358	<i>Prostanthera phyllifolia</i>	Spiked Mintbush			A1 D1 D3
359	<i>Pseudoraphis paradoxa</i>	Slender Mud-grass			A1 D3
360	<i>Pseudovanilla foliata</i>	Great Climbing Orchid			A1 D2 D3
361	<i>Psychotria simmondsiana</i> var. <i>exigua</i>	Small Psychotria			A1 D1 E1
362	<i>Psychotria simmondsiana</i> var. <i>glabrescens</i>	Small-leaved Psychotria			A1 D1 E1
363	<i>Psychotria simmondsiana</i> var. <i>simmondsiana</i>	Small-leaved Psychotria			A1 D1 E1
364	<i>Pterostylis acuminata</i>	Sharp Greenhood			A1 D3
365	<i>Pterostylis baptistii</i>	King Greenhood			A1 D3 D4
366	<i>Pterostylis bicornis</i>	Horned Greenhood	V	V	
367	<i>Pterostylis daintreana</i>	Daintree's Greenhood			A1 D1 D3
368	<i>Pterostylis obtusa</i>	Blunt Tongue Greenhood			A1 D1 D3
369	<i>Pterostylis ophioglossa</i>	Snake Tongue Greenhood			A1 D2 D3
370	<i>Pterostylis parviflora</i>	Tiny Greenhood			A1 D3
371	<i>Pterostylis pedunculata</i>	Maroonhood			A1 D1 D3
372	<i>Pterostylis revoluta</i>	Autumn Greenhood			A1 D1 D3
373	<i>Pterostylis rufa</i>	Rustyhoo			A1 D1 D3
374	<i>Pultenaea flexilis</i>	Graceful Bush Pea			A1 D1
375	<i>Pultenaea pycnocephala</i>			NT	
376	<i>Pultenaea spinosa</i>	Spiny Bush-pea			A1 D3
377	<i>Quassia</i> sp. (Mt Nardi B.L.Walker AQ330746)	Southern Quassia			A1 D1 D2
378	<i>Quintinia sieberi</i>	Rough Possumwood			A1 D1 D4

No	Scientific name	Common name			
379	<i>Randia moorei</i>	Spiny Gardenia	E	E	
380	<i>Rhinerrhiza divitiflora</i>	Raspy Root Orchid			A1 D1 D3
381	<i>Rhodamnia dumicola</i>	Rib-fruited Malletwood			A1 D1 D2
382	<i>Rhodamnia maideniana</i>	Smooth Scrub Turpentine			A2 D1 D2 E1
383	<i>Rhodamnia whiteana</i>	White Malletwood			A1 D1 D2 E1
384	<i>Rhynchosia acuminatissima</i>				A1 A2 D1
385	<i>Rhynchospora rubra</i>				A1 D1 D3
386	<i>Ricinocarpos speciosus</i>	A Wedding Bush		V	
387	<i>Ripogonum fawcettianum</i>	Small Supplejack			A1 D1 D4
388	<i>Rorippa dietrichiana</i>	Black Locust			A1 A2 D4
389	<i>Rostellularia obtusa</i>				A1 D1 D2 D3
390	<i>Rubus probus</i>	Large-fruited Raspberry			A1 D1
391	<i>Rulingia dasyphylla</i>	Kerrawang			A1 A2 D4
392	<i>Rulingia salviifolia</i>			NT	
393	<i>Ruppia maritima</i>	Sea Tassel			A1 D3
394	<i>Santalum obtusifolium</i>	False Sandalwood			A1 D1 D3
395	<i>Sarcochilus argochilus</i>				A1 D3
396	<i>Sarcochilus ceciliae</i>	Fairy Bells			A1 D3
397	<i>Sarcochilus dilatatus</i>				A1 D1 D3
398	<i>Sarcochilus fitzgeraldii</i>	Ravine Orchid	V	E	
399	<i>Sarcostemma viminale brunonianum</i>	Caustic Vine			A1 D3
400	<i>Schoenus lepidosperma pachylepis</i>	Bog-rush			A1 D1 D3
401	<i>Schoenus nitens</i>	Shiny Bog-rush			A1 D1 D3
402	<i>Selaginella andrewsii</i>	Selaginella			A1 D1 D2 E1
403	<i>Selaginella brisbanensis</i>	Selaginella			A1 A2 D4
404	<i>Senna acclinis</i>	Rainforest Cassia		NT	
405	<i>Solanum ditrichum</i>	Mt Maroon Solanum			A1 D1 D2
406	<i>Solanum serpens</i>	Hoop Pine Solanum			A1 D1 D2 E1
407	<i>Solanum shirleyanum</i>	Shirley's Nightshade			A1 D1 D2 E1
408	<i>Sophora fraseri</i>		V	V	
409	<i>Sowerbaea juncea</i>	Vanilla Lily			A1 D1 D4
410	<i>Sphaerolobium vimineum</i>				A1 D1
411	<i>Sporadanthus caudatus</i>				A1 D1 D2
412	<i>Sporadanthus interruptus</i>				A1 D1 D4
413	<i>Sprengelia sprengelioides</i>	Sprengelia			A1 D1 D3
414	<i>Stackhousia nuda</i>	Leafless Stackhousia			A1 D3
415	<i>Stackhousia spathulata</i>	Coast Stackhousia			A1 D1 D3
416	<i>Stellaria flaccida</i>	Forest Starwort			A1 D1 D3
417	<i>Stictocardia tiliifolia</i>				A1 A2 D1
418	<i>Strangea linearis</i>				A1 D1 D2

No	Scientific name	Common name			
419	Stylidium ornatum	Ornate Trigger Plant			A1 D1 D3
420	Stylidium tenerum	Swamp Trigger Plant			A1 D1 D3
421	Styphelia viridis breviflora	Green Five Fingers			A1 D1 D4
422	Swainsona brachycarpa	Slender Swainson-pea			A1 A2 D4
423	Swainsona queenslandica	Smooth Darling Pea			A1 A2 D4
424	Symplocos baeuerlenii	Small-leaved Hazelwood	V	V	
425	Symplocos harroldii	Hairy Hazelwood		NT	
426	Symplocos stawellii var. stawellii	White Hazelwood			A1 D3
427	Symplocos thwaitesii	Buff Hazelwood			A1 D2 D3
428	Syzygium hodgkinsoniae	Red Lily Pilly	V	V	
429	Syzygium moorei	Durobby	V	V	
430	Taeniophyllum muelleri	Ribbon Orchid	V		
431	Tapeinosperma repandum	Southern Tapeinosperma			A1 D1 D2
432	Tephrosia bidwillii				A1 D3
433	Tetrarrhena juncea	Wiry Ricegrass			A1 D1 D4
434	Tetradlea thymifolia	Thyme Pink-bells			A1 D1 D4
435	Teucrium sp. (Ormeau G.Leiper AQ476858)	Ormeau Germander			A1 D1 D3
436	Thelionema caespitosum	Tufted Blue-lily			A1 D1
437	Thelymitra ixioides var. ixioides	Dotted Sun Orchid			A1 D1 D3
438	Thelymitra nuda	Scented Sun Orchid			A1 D3
439	Thelymitra pauciflora	Slender Sun Orchid			A1 D3 D4
440	Timonius timon var. timon	Timonius			A1 D1
441	Tinospora smilacina				A1 D1 D3
442	Tinospora tinosporoides	Arrowhead Vine	V	V	
443	Toeckia dasyrrhache	Blunt-leaved Steelwood			A1 D1 D4
444	Trichosanthes subvelutina	Silky Cucumber			A1 D1 D2
445	Triflorensia cameronii	Diplospora			A1 D1 D2
446	Tristania collina	Hill Kanuka			A1 D1 D4
447	Triunia youngiana	Spice Bush			A1 D1 D2 D4
448	Tylophora benthamii	Coast Tylophora			A1 D1 D3
449	Tylophora grandiflora	Small-leaved Tylophora			A1 D3
450	Uraria lagopodioides				A1 D1
451	Uromyrtus lamingtonensis	Peach Myrtle		V	
452	Wahlenbergia scopulicola	A Bluebell		NT	
453	Westringia blakeana	Blake's Mintbush		NT	
454	Westringia rupicola		V	V	
455	Wilkia austroqueenslandica	Smooth Wilkiea			A1 D1 D2 D3
456	Wilkia macrophylla	Large-leaved Wilkiea			A1 D2 D3
457	Woolfsia pungens				A1 D1 D3
458	Wurmbea biglandulosa biglandulosa				A1 D1

No	Scientific name	Common name			
459	Xanthorrhoea fulva	Swamp Grass Tree			A1 D2 D3
460	Xanthosia pilosa	Woolly Xanthosia			A1 D1 D3
461	Zeuxine oblonga				A1 D3
462	Zieria adenodonta			NT	
463	Zieria arborescens arborescens	Tall Zieria			A2 D1 D4
464	Zieria collina	Mt Tamborine Zieria	V	V	
465	Zieria southwellii				A1 D1 D4

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SC6.8 City Plan policy – environmental offsets

SC6.8.1 Purpose

The purpose of the City Plan policy is to assist applicants to adequately address the performance outcomes stated in the **Nature conservation overlay code** relating to environmental offsets.

SC6.8.2 Application

Environmental offsets apply when negative residual impacts occur to the following values, and where those values are located outside of mapped biodiversity areas on the **Nature conservation – biodiversity areas overlay map**, and outside areas of High value vegetation on the **Nature conservation – vegetation management overlay map**:

- Assessable koala feed and shelter trees identified within Koala Habitat areas (KADA) on the **Nature conservation – priority species overlay map**; and
- Medium value vegetation on the **Nature conservation – vegetation management overlay map**.

SC6.8.3 About environmental offsets

Environmental offsets are used to counterbalance unavoidable negative residual impacts on environmental values resulting from an activity or development. They are actions available when an applicant has demonstrated they have attempted to avoid and then mitigate the impact on the environmental values onsite.

Environmental offsets seek to compensate for the values lost on a given site. They can be located either on or external to the development site, involve revegetation, and seek to replace the values lost by the activity or development. They are to supplement, rather than replace, current or proposed management actions in order to improve broader environmental values over the longer term (i.e. offsets must not be used to replace 'business as usual' environmental restoration activities).

The applicant may choose to either deliver the offset themselves (proponent driven offset) or pay a financial contribution to the City of Gold Coast (financial settlement offset), who will accumulate the funds to be spent strategically through the purchase of suitable land for offsets, restoration works, securing strategically located degraded or previously cleared land and maintenance.

SC6.8.4 Overlap with state and federal offset policies

Offset policies exist under federal and state government legislation. In accordance with the *Environmental Offset Act 2014*, this policy will not apply to those matters of environmental significance which have been conditioned to be offset under a state or federal government policy (unless otherwise allowed for by the *Environmental Offset Act 2014*).

SC6.8.5 Principles of offsetting

Environmental offsets in Queensland are governed by an overarching set of principles. These principles are:

- (1) Offsets will not replace or undermine existing environmental standards or regulatory requirements, or be used to allow environmental impacts in areas otherwise prohibited through legislation or policy.
- (2) Impacts to environmental features must first be avoided, then mitigated, before considering the use of offsets for any remaining impact.
- (3) Offsets must achieve an equivalent or better environmental outcome.
- (4) Offsets must be situated in appropriate locations, within identified local biodiversity networks in accordance with an offset receiving site hierarchy.
- (5) Offset provisions must minimise the time-lag between the impact and the delivery of the offset.
- (6) Offsets must provide additionality (i.e. they must be above and beyond business as usual activities and any other legislative requirements for the provision of offsets or restoration works).
- (7) The offset receiving site must become secure conservation land.

- (8) Offsets must be wholly secured and restored at the cost of the proponent responsible for the impact.

SC6.8.6 Calculating offset requirements

Offset areas and costs are calculated using the State government offset calculator located on the Department of Environment and Heritage Protection website (<https://environment.ehp.qld.gov.au/offsets-calculator/>).

The following matter groups from the State offset calculator are used to calculate the offset areas and costs:

Table SC6.8-1: State government offset ratios

For impacts on Koala Habitat areas (KADA) ONLY	
State offset calculator ratio of 3:1 (area) for Koala habitat areas (KADA)	For Koala habitat areas (KADA), the matter group 'SEQ Koala Habitat' shall be used in the State offset calculator. Note: The State offset calculator assumes an impact area of 40m² for individual koala feed and shelter trees.
For impacts on Medium Value vegetation areas ONLY	
State offset calculator ratio of 3:1 (area) for Medium Value vegetation	For Medium value vegetation, the matter group 'MLES 3' shall be used in the State offset calculator.
For impacts on areas mapped as both Koala Habitat areas (KADA) AND Medium value vegetation areas	
State offset calculator ratio of 3:1	Where the same area of vegetation is mapped as both Koala Habitat and Medium value vegetation, only the Koala habitat areas (KADA) provisions are required.

SC6.8.7 Notice of Election

The applicant will be required to submit a notice of election. The notice of election must include information regarding the choice of offset being proposed by the applicant (i.e. proponent driven offset or financial settlement offset). The notice of election (Environmental Offsets Delivery Form 1) can be found on the Department of Environment and Heritage Protection's website at: <http://www.qld.gov.au/environment/pollution/management/offsets/>

The notice of election template includes links to all relevant documentation required.

SC6.8.8 Agreed delivery arrangement

The applicant will be required to enter into an Agreed Delivery Arrangement with the City of Gold Coast. The agreed delivery arrangement must include information relating to the agreed delivery of the offset. Agreed delivery arrangement templates can be found on the City of Gold Coast website at:

<http://www.goldcoast.qld.gov.au/forms-applications.html>

SC6.8.9 Types of offsets

SC6.8.9.1 Proponent driven offsets

A proponent driven offset is one that is delivered entirely by the applicant, including sourcing and acquisition of the offset site, implementation of the offset planting and ecological restoration, ongoing maintenance and any required reporting. While the land onto which a direct offset is planted does not need to be owned by the applicant or dedicated to the City of Gold Coast, it does need to be protected in perpetuity.

SC6.8.9.2 An applicant may choose to engage a third party offset broker to deliver the offset on their behalf. Where an applicant has engaged a third party offset broker to deliver the offset, the broker will be required to sign the agreed delivery arrangement document with the City of Gold Coast. Sourcing offset receiving sites

Environmental offsets may be provided on the same site as that on which the impact is occurring, or on a suitable offset receiving site. Where the offset is not proposed on the impact site, the offset must be located within areas mapped on the **Nature conservation – biodiversity areas overlay map**.

SC6.8.9.2.1 Hierarchy for locating offset receiving sites

Offset receiving sites must be located within the City of Gold Coast boundary. When sourcing offset receiving sites, the following hierarchy must be followed (in order of most preferred location to least preferred):

- (1) Sites immediately adjacent to areas of existing koala habitat (for all offsets involving assessable koala feed and shelter trees).
- (2) Sites within Hinterland to Coast Critical Corridor areas identified on the **Nature conservation – biodiversity areas overlay map**.
- (3) Sites within Substantial Remnant areas identified on the **Nature conservation – biodiversity areas overlay map**.
- (4) Sites within Hinterland Core Habitat Systems and Coastal Wetlands and Islands Core Habitat Systems identified on the **Nature conservation – biodiversity areas overlay map**.

SC6.8.9.2.2 Suitable offset receiving sites

An offset receiving site may constitute an entire lot or be a defined area within one or more lots. One lot may contain a number of offset receiving sites so long as the extent of any one receiving site does not overlap with another.

Strategic offset receiving sites should align with the eight policy principles (refer to **Section SC6.8.5** of this policy), and achieve the following standards:

- (1) Be suitable for the direct planting of vegetation.
- (2) Be designed and delivered to minimise edge to area ratios and thus edge effects.
- (3) Be designed and managed to attain habitat functionality and meet remnant vegetation status over time.
- (4) Be like for like, where feasible. This means managing the site in a way which contributes towards a comparable vegetation community in comparable condition to the impact site. An offset receiving site of the same regional ecosystem as the impact site, or of the same broad vegetation type, is preferred.
- (5) Be able, over time, to achieve the policy principle of better ecological outcomes, in relation to vegetation community, habitat, species, ecosystems, landscape, hydrology and physical area.

Where an offset is required for an impact on Medium value vegetation, offset receiving sites must be:

- greater than 0.5 hectares in size; or
- immediately adjacent to an area of native vegetation which is at least 0.5 hectares and is itself protected in perpetuity.

Where an offset receiving site is required for an impact on Koala Habitat areas (KADA), offset receiving sites must be located immediately adjacent to areas of existing koala habitat. **Table SC6.8-2** identifies the preferred koala feed and shelter trees to be planted when undertaking offsets requiring rehabilitation of koala habitat. These species are to be used where they formed part of the offset receiving sites pre-clearing regional ecosystem.

Where an offset receiving site is required for an impact on areas mapped as both koala habitat areas (KADA) and Medium value vegetation, offset receiving sites must meet the provisions of the koala habitat areas (KADA) as identified above.

Table SC6.8-2: Preferred koala feed and shelter trees for offset receiving sites

Eucalypt species
<ul style="list-style-type: none"> • Blue gum <i>Eucalyptus tereticornis</i> • Tallowwood <i>Eucalyptus microcorys</i> • Small-fruited grey gum <i>Eucalyptus propinqua</i> • Grey gum <i>Eucalyptus biturbinata</i> • Swamp Mahogany <i>Eucalyptus robusta</i> • Grey ironbark <i>Eucalyptus siderophloia</i> • Narrow-leaved ironbark <i>Eucalyptus crebra</i> • Grey box <i>Eucalyptus moluccana</i> • Red mahogany <i>Eucalyptus resinifera</i> • Fine-leaved red gum <i>Eucalyptus seeana</i> • Queensland white mahogany <i>Eucalyptus tindaliae</i> • Broad-leaved white mahogany <i>Eucalyptus carnea</i> • White mahogany <i>Eucalyptus acmenoides</i> • Flooded gum <i>Eucalyptus grandis</i> • Sydney blue gum <i>Eucalyptus saligna</i>
Non-Eucalypt species
<ul style="list-style-type: none"> • Brush box <i>Lophostemon confertus</i> • Swamp box <i>Lophostemon suaveolens</i> • Spotted gum <i>Corymbia citriodora</i> subsp. <i>variegata</i> • Pink Bloodwood <i>Corymbia intermedia</i> • Broad-leaved paperbark <i>Melaleuca quinquinervia</i> • Swamp oak <i>Casuarina glauca</i> • Forest oak <i>Allocasuarina torulosa</i> • Black she-oak <i>Allocasuarina littoralis</i> • Smooth-barked apple <i>Angophora leiocarpa</i> • Willow bottlebrush <i>Callistemon salignus</i> (now <i>Melaleuca saligna</i>) • Corkwood <i>Endiandra sieberi</i>

SC6.8.9.2.3 Unsuitable offset receiving sites

Environmental offset receiving sites must not consist of:

- intact areas of remnant vegetation, whether they are protected or not;
- areas with a current ecological restoration plan in place which have been committed to restoration activity;
- areas on the impact site that are otherwise protected through provisions of the City Plan (e.g. Matters of State or Local Environmental Significance such as buffers to waterways).

SC6.8.9.3 Offset delivery plan

The applicant is required to develop an offset delivery plan for the offset receiving site. The offset delivery plan must include owners consent for the land on which the offset receiving site works is occurring.

The offset delivery plan must be prepared, and all subsequent management actions must be implemented by suitably qualified person/s. A consistent site assessment method must be used initially at the impact site and then at the receiving site for monitoring for the duration of the agreed delivery arrangement. This will enable comparison of ecological condition between the impact site and the receiving site over time.

The management objective for any offset receiving site will be to reach a level of minimal maintenance required, that indicates that the receiving site has become self sustaining, as certified by suitably qualified person/s. This acknowledges that any area of natural vegetation requires a sufficient level of maintenance to address weed incursion and other external factors. The long term aim should always be to progress towards the pre-clearing vegetation type for the offset receiving site.

SC6.8.9.4 Maintenance requirements

The applicant must undertake maintenance of the offset receiving site for a minimum period of five (5) years following establishment of the planting. At the end of the maintenance period a suitably qualified person/s must certify that the offset planting has obtained a survival rate of a minimum 90%. If the offset planting has not achieved a minimum 90% by the end of the maintenance period, the maintenance period may be extended and replacement stock required.

SC6.8.9.5 Reporting requirements

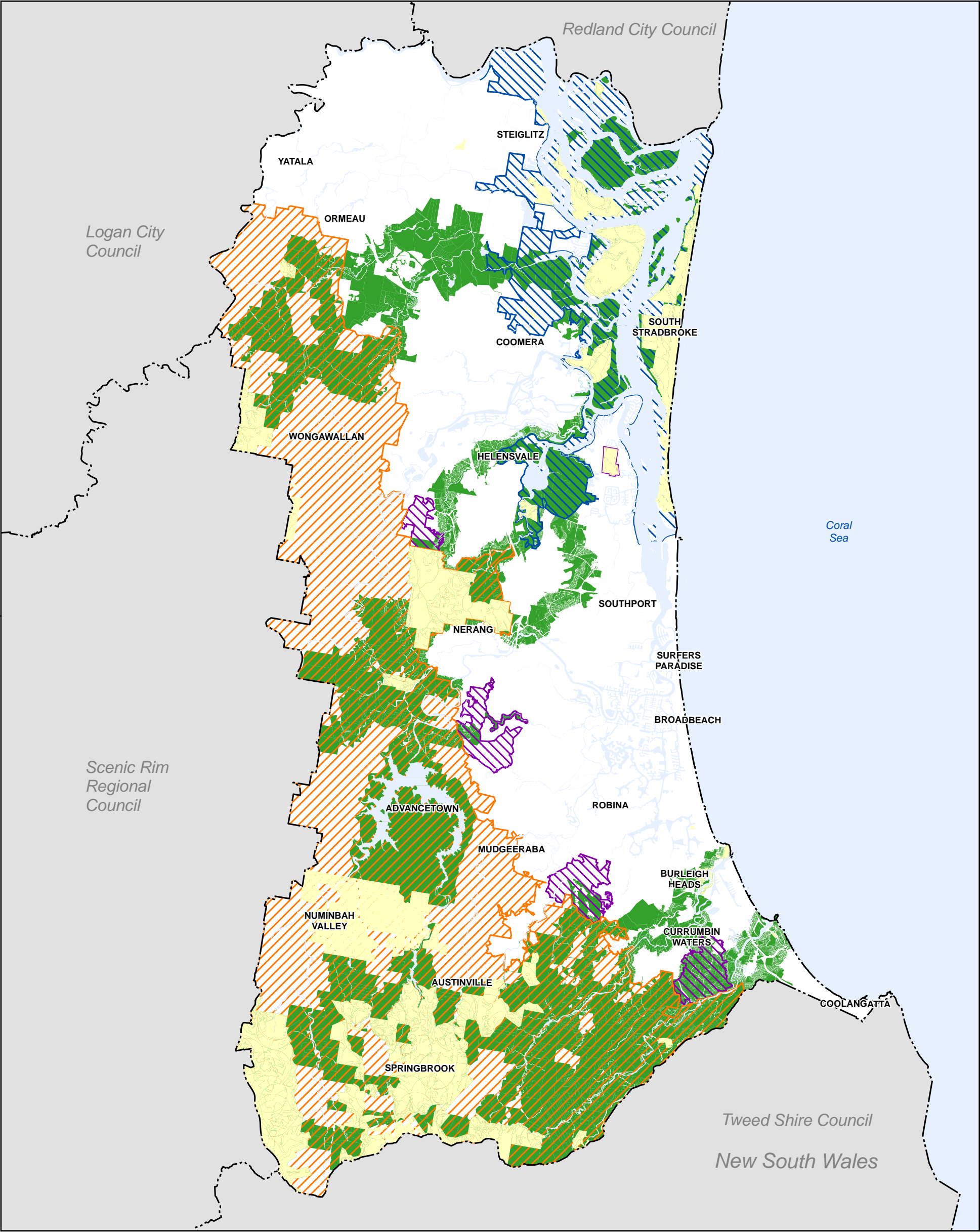
Long term compliance and monitoring are critical for the success of offsets. Monitoring of offset receiving sites is the responsibility of the applicant, must be undertaken for the duration of the maintenance period, and must be submitted to the City of Gold Coast annually. Reporting for the offset receiving sites must be undertaken by a suitably qualified person/s, and include photo monitoring of the offset receiving site.

SC6.8.9.6 Protecting offset receiving sites

Environmental offset receiving sites must become secure conservation land managed for biodiversity purposes. It must be secured in perpetuity using a legally binding mechanism (e.g. environmental offset protection area, covenant, voluntary declaration etc). A legally binding mechanism must be in place over the receiving site within 12 months of clearing works occurring on the impact site. Alternatively, the applicant may negotiate to dedicate the offset area to Council.

SC6.8.9.7 Financial settlement offsets

The applicant may choose to pay a financial contribution to the City of Gold Coast to undertake the offset on the applicants behalf. Financial settlement offsets will accumulated and be spent strategically by City of Gold Coast on the purchasing of suitable land for offsets, restoration and securing strategically located degraded or previously cleared land and providing maintenance. Financial settlement offsets are calculated using the State offset calculator as identified in section SC6.8.6 above.



Biodiversity Areas

- Protected Areas
- Waterway or Waterbody
- Coastal Wetlands & Islands Core Habitat System
- Hinterland Core Habitat System
- Substantial Remnants
- Hinterland to Coast Critical Corridors

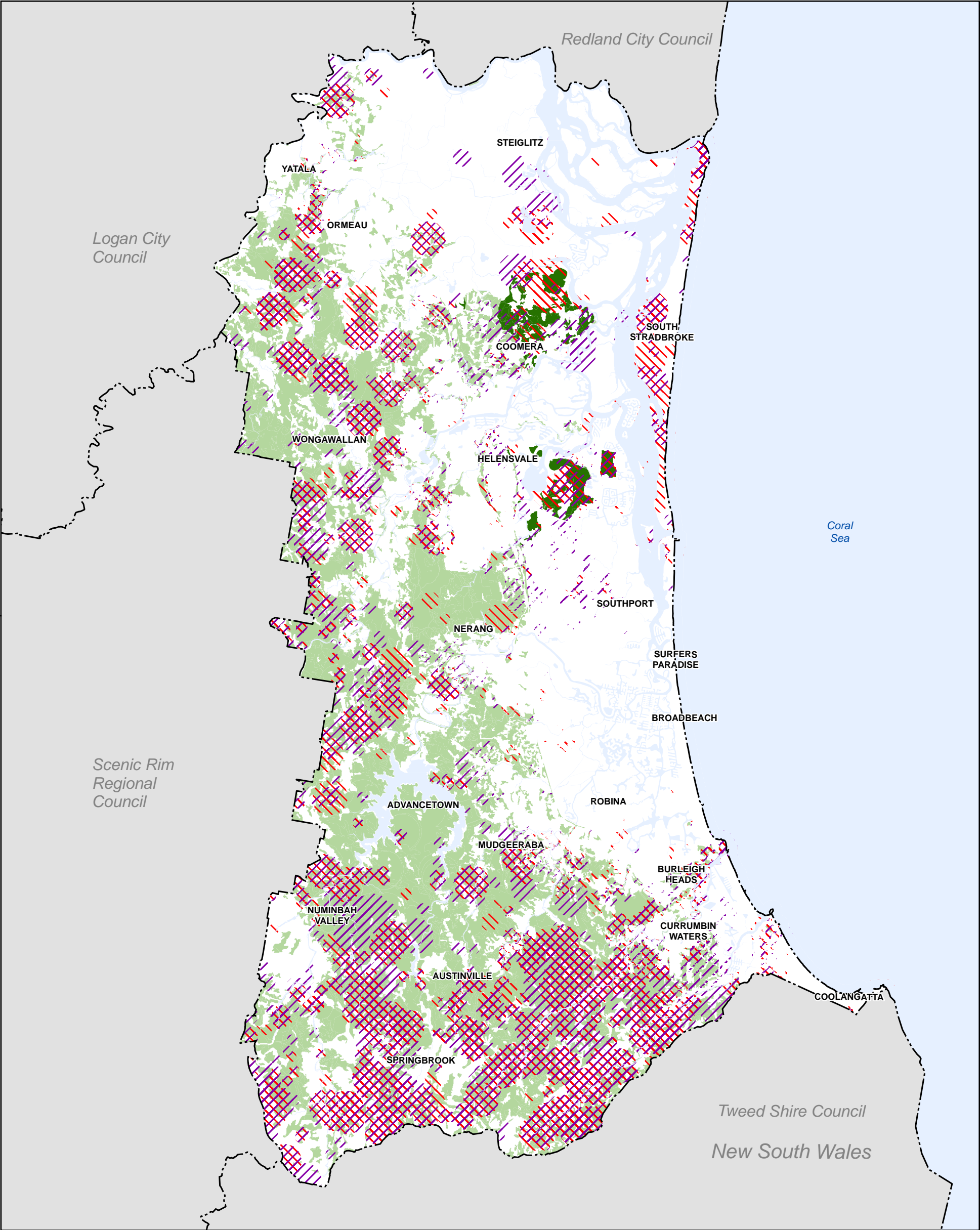
CITY PLAN 2015

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be used in breach of the privacy laws.

Map Version 0.03
24 Sep 2014
Data Source:
Biodiversity Areas - GCCC
Waterways - GCCC
Cadastre (24 May 2013) - DNRM

Projection:
MGA94
Zone 56

0 2 4 8 km
Approx Scale @ A3 1:210,000



Priority Species

- State Significant Species
- Local Significant Species
- Koala Habitat Area (KADA)
- Koala Habitat Area
- Waterway or Waterbody

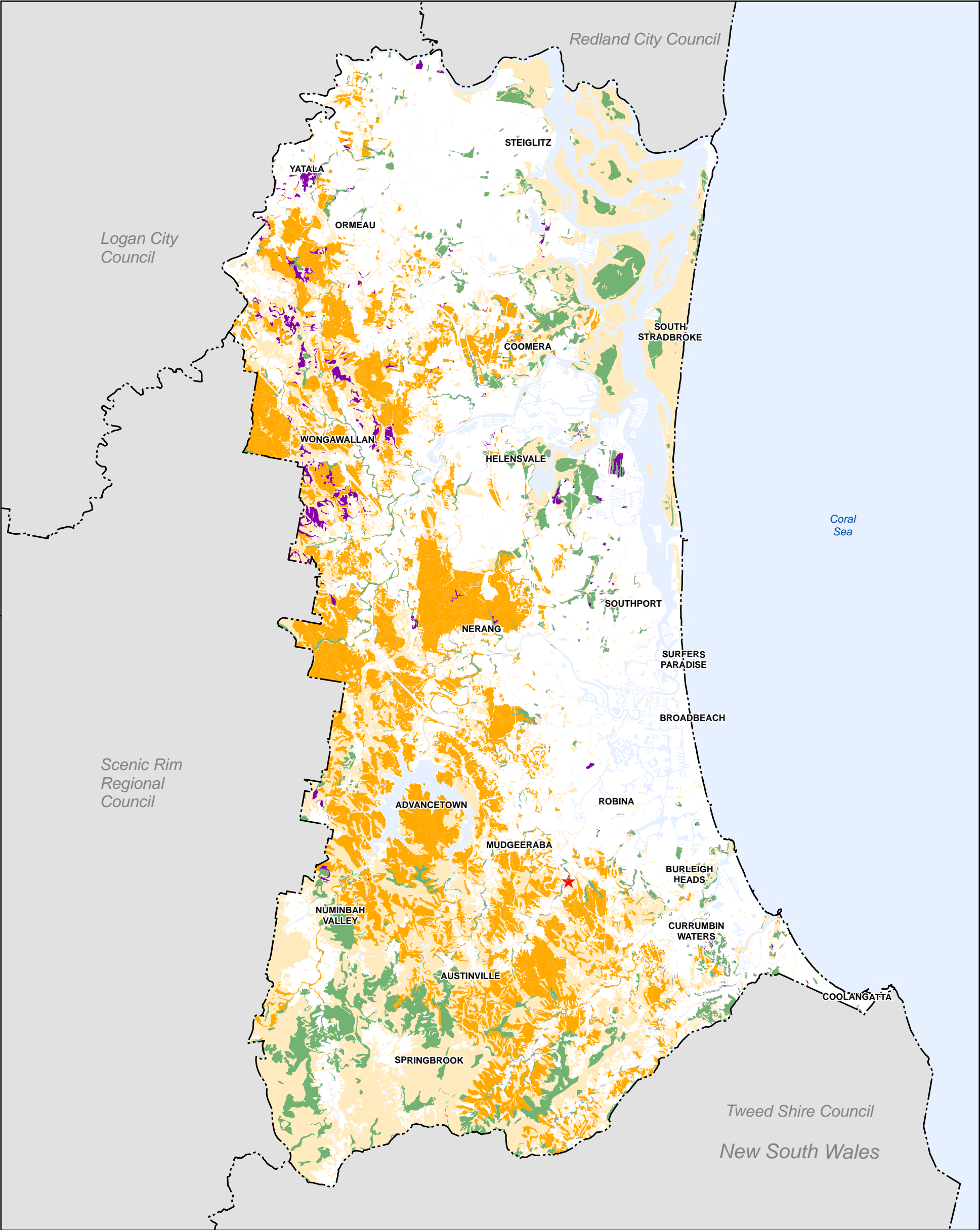
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Map Version 0.02
24 Sep 2014
Data Source:
Priority Species - GCCC
Waterways - GCCC

Projection:
MGA94
Zone 56

0 2 4 8 km
Approx Scale @ A3 1:210,000



Vegetation Management

- Regulated Vegetation
- ★ Vegetation Protection Order
- High Value Vegetation
- Medium Value Vegetation
- General Value Vegetation
- Waterway or Waterbody

CITY PLAN 2015

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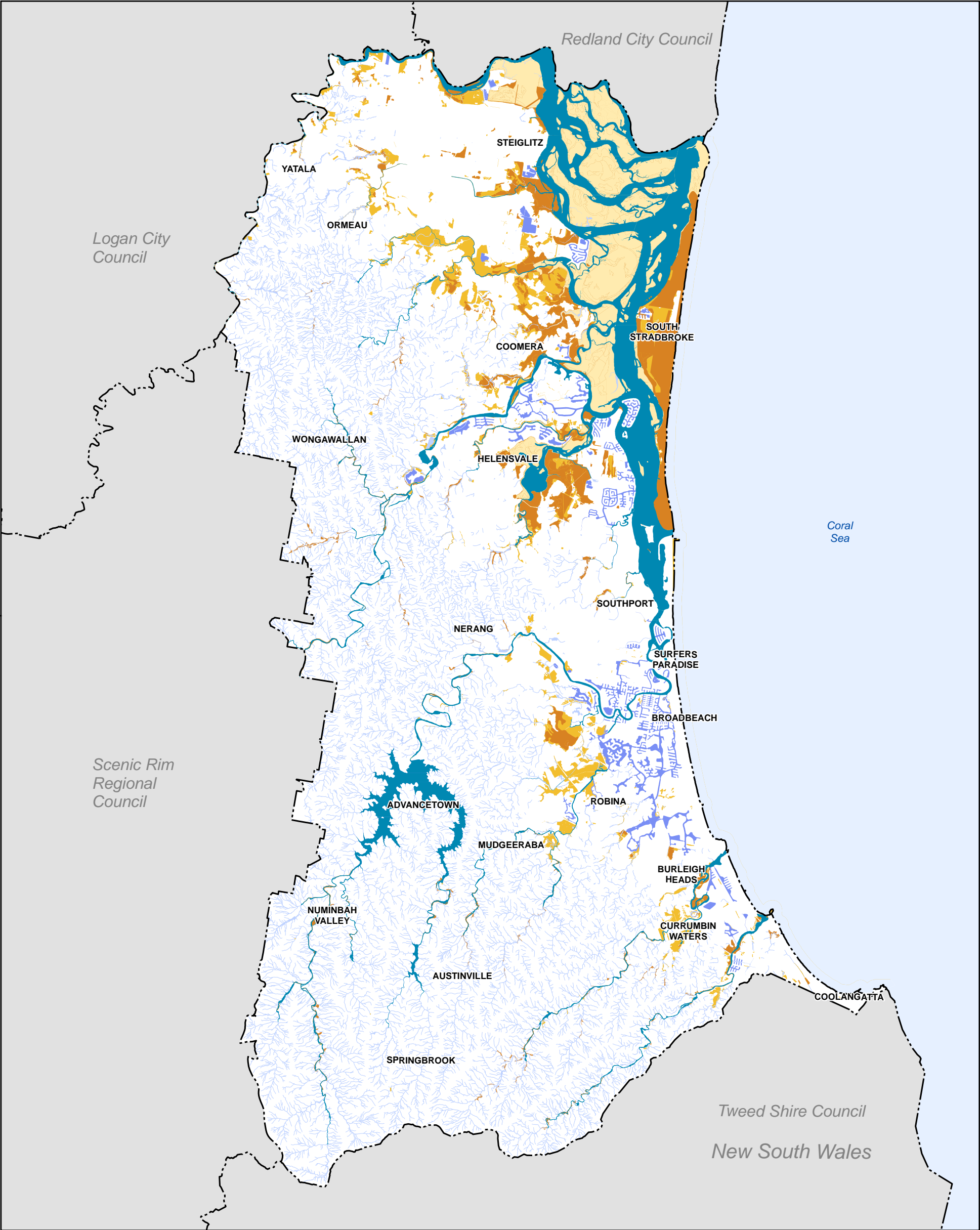
Map Version 0.02
23 Sep 2014
Data Source:
Vegetation Management - GCCC
Waterways - GCCC

Projection:
MGA94
Zone 56

0 2 4 8 km
Approx Scale @ A3 1:210,000

Draft for Internal Review

OMN3



<p>Wetlands and Watercourse</p> <ul style="list-style-type: none"> State Significant Aquatic Systems (MSES) State Significant Wetlands (MSES) Local Significant Wetlands (MLES) Major Watercourse Watercourse Canals and Lakes 	<div> <div>CITY PLAN 2015</div> <div> <p>Disclaimer: © City of Gold Coast, Queensland 2014 or © State of Queensland 2014. No warranty given in relation to the data (including accuracy, reliability, completeness or suitability) and no liability accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.</p> </div> <div> <p>Map Version 0.04 23 Sep 2014 Data Source: Major Watercourse; Watercourse - GCCC Canals and Lakes; Wetlands - GCCC Ramsar Wetlands - DNRM</p> </div> <div> <p>Projection: MGA94 Zone 56</p> </div> </div> <div> <p>Approx Scale @ A3 1:210,000</p> </div>
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From: [Martin Garred](#)
To: ["COLLAR Gavin"](#)
Cc: [PARKER Kellie](#); [Rebecca De Vries](#)
Subject: RE: Request - Extractive Resource Overlay - 100m Transport route - Table of Assessment - exclude Dwelling House
Date: Sunday, 22 February 2015 2:46:38 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Gav,

I am happy that the changes proposed, should Council wish to proceed with them, will not result in a conflict with the state interest.

Thanks
Martin

Martin Garred
A/Manager - Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213

mobile Access refused under
martin.garred@dsdip.qld.gov.au

From: COLLAR Gavin [<mailto:GCOLLAR@goldcoast.qld.gov.au>]
Sent: Saturday, 21 February 2015 11:52 AM
To: Martin Garred
Cc: PARKER Kellie
Subject: Request - Extractive Resource Overlay - 100m Transport route - Table of Assessment - exclude Dwelling House

Me again,

Can you please confirm that at a recent meeting with Council (my notes suggest 29 January 2015) it was agreed Council, if they choose to do so, could undertake the following change to the City Plan 2015 – tables of assessment and not conflict with the State interest of resource protection:

Current wording:

Any material change of [use](#) for a sensitive [use](#) or reconfiguration of a [lot](#) (with the exception of subdivision of land parcels contained within an industrial zone) on an allotment partially or entirely located within any of the following areas as identified in the [Extractive resources overlay map](#):

1. '100m Transport route separation area';
2. 'Separation area'

Proposed wording:

Any material change of [use](#) for a sensitive [use](#) or reconfiguration of a [lot](#) (with the exception of subdivision of land parcels contained within an industrial zone) on an allotment partially or entirely located within the 'Separation area', as identified in the [Extractive resources overlay map](#):

Any material change of [use](#) for a sensitive [use](#) or reconfiguration of a [lot](#) (**with the exception of Dwelling House** and subdivision of land parcels contained within an industrial zone) on an allotment partially or entirely located within the '100m Transport route separation area', as identified in the

[Extractive resources overlay map:](#)

Happy to discuss.

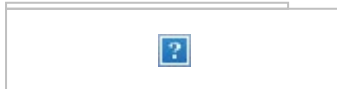
Gavin Collar

Supervising Planner - City Plan 2015
City Planning Branch
Planning & Environment
City of Gold Coast

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Chinese New Year Festival planned for Saturday 21 February has been postponed due to the weather. Now you can Celebrate Chinese New Year with us on Saturday 28 February 3pm - 9pm. For more information visit www.cityofgoldcoast.com.au/chinatown

Council of the City of Gold Coast - confidential communication

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From: [Crystal Baker](#)
To: [Martin Garred](#)
Subject: RE: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets
Date: Monday, 23 February 2015 8:23:18 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[PP&L Comments on Draft Gold Coast City Plan 2015 – Environmental offsetdocx](#)

Hi Martin

Apologies for the delay in responding to you. Friday was an interesting day weather wise and we left the office early that day.

Please find attached PPL comments on the DSDIP comments you prepared for informal feedback on the draft Gold Coast City Plan 2015. Hopefully these are useful.

If you have any questions, please do not hesitate to contact me.

Kind regards,


Crystal Baker
Manager
Planning Policy and Legislation
Department of State Development, Infrastructure and Planning
Queensland Government
tel +61 7 3452 7637
post PO Box 15009 City East Qld 4002
visit Level 6, 63 George Street Brisbane
crystal.baker@dsdip.qld.gov.au
www.dsdip.qld.gov.au  [@QldDSDIP](#)

From: Martin Garred
Sent: Friday, 20 February 2015 3:38 PM
To: Crystal Baker
Subject: RE: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets

Hi Crystal, so to hassle you – just wondering if you heard back from EHP?

Thanks Martin

Martin Garred
Principal Planner
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213
mobile 
martin.garred@dsdip.qld.gov.au

From: Crystal Baker
Sent: Thursday, 19 February 2015 5:10 PM
To: Martin Garred
Subject: RE: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets

Hi Martin,

Thanks for confirming timeframes. I just need to check a couple of things with EHP on this in the morning and then get our comments approved by Sue. Is it ok if I send through our response by lunchtime tomorrow? Apologies for the delay.

Kind regards,

Crystal Baker
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crystal.baker@dsdip.qld.gov.au
www.dsdip.qld.gov.au  [@QldDSDIP](#)

From: Martin Garred [<mailto:Martin.Garred@dsdip.qld.gov.au>]
Sent: Monday, 16 February 2015 4:21 PM
Subject: RE: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets

Hi Crystal,

The Council officers are presenting to their councillors on Tuesday 24 Feb. So they have asked for our comments back by this Thursday if that's at all possible

Thanks Martin

Martin Garred
Principal Planner
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213
mobile 
martin.garred@dsdip.qld.gov.au

From: Crystal Baker
Sent: Monday, 16 February 2015 3:55 PM
To: Martin Garred
Subject: RE: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets

Hi Martin

Happy to review your comments on the Gold Coast draft planning scheme. What is your timeframe for needing a response back by?

Kind regards,

Crystal Baker

Manager I Planning Policy and Legislation
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Please consider the environment before printing this email

From: Martin Garred
Sent: Friday, 13 February 2015 11:33 AM
To: Crystal Baker
Subject: FW: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets

Hi Crystal

You may recall our meeting with City of Gold Coast last year about their approach to environmental matters and offsetting in their new planning scheme.

Council have now provided a draft version of the planning scheme documents, as attached. I have done an initial review which is also attached (names – “DSDIP comments...”) which has some changes for council to consider.

Before I go back to Council, I thought it would be best to get a review done from PPG, that way we can resolve all the issues now rather than at the adoption stage.

Feel free to give me a call if you have any queries.

Thanks
Martin
Martin Garred
Principal Planner
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213

mobile 

martin.garred@dsdip.qld.gov.au

From: DAVIDSON Althena [<mailto:ADAVIDSON@goldcoast.qld.gov.au>]
Sent: Wednesday, 4 February 2015 2:23 PM
To: Martin Garred
Subject: TRIM: Informal review of City Plan 2015 - Ministerial condition 11 and Environmental Offsets

Hi Martin,

Further to our conversation last week, we would appreciate the Department's informal review of the draft City Plan 2015 for compliance with:

- Ministerial condition 11 relating to protecting matters of state environmental significance
- Queensland environmental offsets legislation and policy

I have attached the following draft planning scheme components:

- Nature conservation overlay code
- Biodiversity areas overlay map
- Vegetation Management overlay map
- Priority species overlay map
- Wetlands and watercourse overlay map
- Ecological site assessment policy
- Environmental offset policy

Please be aware that the attachments are still in draft form as we are still responding to submissions. Feel free to contact me if you have any questions or require any further information.

Regards

Althena Davidson

Coordinator Environment Planning
City Planning
City of Gold Coast

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PO Box 5042 Gold Coast Mail Centre Qld 9729

cityofgoldcoast.com.au



Draft Gold Coast City Plan 2015 – Environmental matters

DSDIP informal review in relation to MSES matters and environmental offset provisions (February 2015)

Nature Conservation Overlay Code

Reference	DSDIP Comment
Overlay code name	The name and all associated references throughout the overlay code should be amended to “Environmental Significance Overlay Code” to align with the standard suite of overlays applying under the QPP (Version 3.1). It is also noted that the QPP naming convention more closely aligns with the wording and intent under the SPP.
Entire Code	Further clarification is sought in relation to the term “State Significant Aquatic Systems” as this is not a term used in the SPP.
Overall Outcome 2 (h)	<p>A local government can only impose an offset condition for MLES, or another prescribed environmental matter that is further prescribed by regulation. Currently, koala habitat in SEQ under the Koala SPRP is the only MSES which a local government may assess and (if appropriate/required) impose an environmental offset condition for, on behalf of the State government. The purpose of the overlay code should be amended to clarify this.</p> <p>The purpose should also be amended to clearly outlined that an environmental offset is-may only <u>be</u> required where a significant residual impact <u>(on for example, MLES)</u> will occur as a result of the development. <u>Suggest i) wording change from ‘proposed’ to ‘required’, ii) removing specific references to the notice of election and agreed delivery arrangement and iii) replacing with a broader statement that e.g. ‘if offsets are required, these are consistent with the Environmental Offsets Act 2014’.</u></p>
Table 8.2.12-2 PO5 & PO14	The department considers that PO5 which applies to MSES vegetation matters is unworkable in its current format. The department suggest further refinement so that the PO is more aligned <u>ed</u> to the outcomes sought under the SPP in relation to avoiding and then mitigating impacts.
Table 8.2.12-2 AO7.1 & AO11.1	<p>Amend the offsetting requirements <u>(i.e. both AOs)</u> so that it is clear and ed environmental offset is-may only <u>be</u> required where there is a significant residual impacts <u>on MLES, or another prescribed environmental matter that is further prescribed by regulation (i.e. currently only koala habitat in SEQ under the Koala SPRP).</u></p> <p><u>May be more accurate to say ‘the offset must be consistent with the Environmental Offsets Act 2014’. Then refer to the planning scheme policy for further detail/interpretation.</u></p> <p><u>Also, in relation to AO11.1 – it should be clarified that the koala habitat areas referred to as KADA are the ‘koala assessable development areas under the Koala SPRP.</u></p>

SC6.8 City Plan policy – environmental offsets

Reference	DSDIP Comment
SC6.8.1 Purpose	A local government can only impose an offset condition for MLES, or another prescribed environmental matter that is further prescribed by regulation. Currently, koala habitat in SEQ under the Koala SPRP is the only MSES which a local government may assess and (if appropriate/required) impose an environmental offset condition for, on behalf of the

	State government. The purpose of the policy should be amended to clarify this.
SC6.8.2 Application	Amend “negative residential impacts” to “significant residual impacts” to align with the Environmental Offsets Act.
SC6.8.3 About environmental offsets	Amend “unavoidable negative residential impacts” to “significant residual impacts” to align with the Environmental Offsets Act.
SC6.8.5 Principles of offsetting	Amend item (2) “remaining impacts” to “significant residual impacts” to align with the Environmental Offsets Act and for consistency within the policy. <u>There are 7 offset principles included in the EO Policy however 8 have been included in the City Plan policy - Recheck all principles to be consistent with the EO Policy section 1.3 Offset principles.</u>

Commented [CB1]: Reference to ‘remaining impacts’ is in the EO Policy – would suggest that the DSDIP comment be general to state that the

Mapping

Reference	DSDIP Comment
All environmental mapping layers	<p>Clarification is sought in relation to how Council has mapped Regulated Vegetation and other MSES matters taking into account the advice provided by the department and the Planning Minister in relation to the need for Council to balance state interests.</p> <p><u>The mapping legends on all overlay maps should also be updated to clearly delineate between MLES and MSES, consistent with the overlay map information contained in the ‘Application’ section of the code(s).</u></p> <p><u>Overlay mapping should be clear that the Koala habitat areas referred to as KADA, are the ‘koala assessable development areas’ under the Koala SPRP. The other koala habitat areas are MSES that are outside the jurisdiction of local government to impose an offset for.</u></p>

From: [DAVIDSON Althena](#)
To: [Martin Garred](#)
Subject: Response to DSDIP Ministerial Condition 11 and Environmental Offsets
Date: Tuesday, 3 March 2015 9:58:40 AM
Attachments: [image005.png](#)
[image006.png](#)
[TRACKS-#48141378-v1-RESPONSE TO STATE GOVERNMENT COMMENTS ON THE ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE.DOCX](#)
[TRACKS-#48181825-v1-WORKING DRAFT ENVIRONMENTAL OFFSETS POLICY SENT TO DSDIP TRACK CHANGES ACCEPTED.DOC](#)
[TRACKS-#48181520-v1-WORKING DRAFT OF THE ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE SENT TO DSDIP TRACK CHANGES ACCEPTED.DOC](#)
Importance: High

Hi Martin

As discussed, please find attached proposed response to the State Government's comments on the Ministerial Condition 11 and Environmental Offsets. The response includes:

- Response to State Government Table titled DSDIP informal review in relation to MSES matters and environmental offset provisions (February 2015)
- Amended Environmental Significance Overlay Code
- Amended City Plan Policy – Environmental Offsets.

It is intended to 'sign off' the condition at the last sub-committee meeting tomorrow! So If you don't have time just look at the comments table. The overlay code and policy have been included for your interest.

Please let me know if anything further is required.

Regards

Althena Davidson

Coordinator Environment Planning
City Planning
City of Gold Coast

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Council of the City of Gold Coast - confidential communication

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Draft Gold Coast City Plan 2015 – Environmental matters

DSDIP informal review in relation to MSES matters and environmental offset provisions (February 2015)

Nature Conservation Overlay Code

Reference	DSDIP Comment
Overlay code name	The name and all associated references throughout the overlay code should be amended to “Environmental Significance Overlay Code” to align with the standard suite of overlays applying under the QPP (Version 3.1). It is also noted that the QPP naming convention more closely aligns with the wording and intent under the SPP.
City of Gold Coast response	The change to the name of the overlay code has been made in the code and will be made throughout the City Plan.
Entire Code	Further clarification is sought in relation to the term “State Significant Aquatic Systems” as this is not a term used in the SPP.
City of Gold Coast response	<p>Ramsar has been removed from the mapping and the definition for State Significant Aquatic Systems is included below and will be included within the administrative definitions in the City Plan:</p> <p>State Significant Aquatic Systems include the following:</p> <ul style="list-style-type: none"> · marine parks (including 'marine national park', 'marine conservation park', 'scientific research', 'preservation' and 'buffer' zones) under the <i>Marine Parks Act 2004</i>; and · fish habitat areas A and B under the <i>Fisheries Act 1994</i>.
Overall Outcome 2 (h)	<p>a) A local government can only impose an offset condition for MLES, or another prescribed environmental matter that is further prescribed by regulation. Currently, koala habitat in SEQ under the Koala SPRP is the only MSES which a local government may assess and (if appropriate/required) impose an environmental offset condition for, on behalf of the State government. The purpose of the overlay code should be amended to clarify this.</p> <p>b) The purpose should also be amended to clearly outlined that an environmental offset may only be required where a significant residual impact (on for example, MLES) will occur as a result of the development. Suggest i) wording change from 'proposed' to 'required', ii) removing specific references to the notice of election and agreed delivery arrangement and iii) replacing with a broader statement that e.g. 'if offsets are required, these are consistent with the Environmental Offsets Act 2014'.</p>
City of Gold Coast response	<p>a) The purpose of the overlay code has been amended to remove references to Koala offsets, as this will now be dealt with through direct assessment against the Koala SPRP. Please refer to the attached code.</p> <p>b) i, ii, iii – The requested change has been made. Please refer to the attached code.</p>
Table 8.2.12-2 PO5 & PO14	The department considers that PO5 which applies to MSES vegetation matters is unworkable in its current format. The department suggest further refinement so that the PO is more aligned to the outcomes sought under the SPP in relation to avoiding and then mitigating impacts.

City of Gold Coast response	The City of Gold Coast has amended PO5 and PO14 to align with the policy position to protect values inside Biodiversity Areas and avoid/minimise disturbance outside of these areas. Please refer to the attached code.
Table 8.2.12-2 AO7.1 & AO11.1	<p>a) Amend the offsetting requirements (i.e. both AOs) so that it is clear an environmental offset may only be required where there is a significant residual impact on MLES, or another prescribed environmental matter that is further prescribed by regulation (i.e. currently only koala habitat in SEQ under the Koala SPRP).</p> <p>May be more accurate to say ‘the offset must be consistent with the Environmental Offsets Act 2014’. Then refer to the planning scheme policy for further detail/interpretation.</p> <p>b) Also, in relation to AO11.1 – it should be clarified that the koala habitat areas referred to as KADA are the ‘koala assessable development areas under the Koala SPRP.</p>
City of Gold Coast response	<p>a) The requested change has been made for PO5, while PO11 has been removed in its current format as assessment of the Koala Assessable Development Area (KADA) vegetation will now be dealt with through direct assessment against the Koala SPRP. Please refer to the attached code.</p> <p>b) As mentioned above, all references to KADA will be removed from the scheme.</p>

SC6.8 City Plan policy – environmental offsets

Reference	DSDIP Comment
SC6.8.1 Purpose	A local government can only impose an offset condition for MLES, or another prescribed environmental matter that is further prescribed by regulation. Currently, koala habitat in SEQ under the Koala SPRP is the only MSES which a local government may assess and (if appropriate/required) impose an environmental offset condition for, on behalf of the State government. The purpose of the policy should be amended to clarify this.
City of Gold Coast response	The purpose of the policy has been amended to remove references to Koala offsets, as this will now be dealt with through direct assessment against the Koala SPRP. Please refer to the attached policy.
SC6.8.2 Application	Amend “negative residential impacts” to “significant residual impacts” to align with the Environmental Offsets Act.
City of Gold Coast response	The requested change has been made. Please refer to the attached policy.
SC6.8.3 About environmental offsets	Amend “unavoidable negative residential impacts” to “significant residual impacts” to align with the Environmental Offsets Act.
City of Gold Coast response	The requested change has been made. Please refer to the attached policy.

SC6.8.5 Principles of offsetting	<p>a) Amend item (2) “remaining impacts” to “significant residual impacts” to align with the Environmental Offsets Act and for consistency within the policy.</p> <p>b) There are 7 offset principles included in the EO Policy however 8 have been included in the City Plan policy - Recheck all principles to be consistent with the EO Policy section 1.3 Offset principles.</p> <p>c) Council should ensure that all references to “remaining impacts” through the environmental offsets policy are updated in line with this comment.</p>
City of Gold Coast response	<p>a) The requested change has been made. Please refer to the attached policy.</p> <p>b) The requested change has been made. Please refer to the attached policy.</p> <p>c) As discussed with Martin Garred (DSDIP) the requested change has not been made, as the references to “remaining impact” are all taken verbatim from the State Principles for offsetting (from the State Offset Policy). Therefore, this specific reference was not changed in that instance. Please refer to the attached policy.</p>

Mapping

Reference	DSDIP Comment
All environmental mapping layers	<p>a) Clarification is sought in relation to how Council has mapped Regulated Vegetation and other MSES matters taking into account the advice provided by the department and the Planning Minister in relation to the need for Council to balance state interests.</p> <p>b) The mapping legends on all overlay maps should also be updated to clearly delineate between MLES and MSES, consistent with the overlay map information contained in the ‘Application’ section of the code(s).</p> <p>c) Overlay mapping should be clear that the Koala habitat areas referred to as KADA, are the ‘koala assessable development areas’ under the Koala SPRP. The other koala habitat areas are MSES that are outside the jurisdiction of local government to impose an offset for.</p>
City of Gold Coast response	<p>a) Changes have been made to the overlay code and other content in the scheme and justification for the policy position is provided in Attachment A below.</p> <p>b) The Overlay Maps have been updated to clearly delineate between MLES and MSES. Please see attached maps.</p> <p>c) As mentioned previously, KADA has been removed from the City Plan.</p>

Attachment A - Justification for policy position

Throughout the City Plan 2015 a consistent environmental policy intent has been identified. This policy aims to protect matters of environmental significance (MES) within the City's biodiversity areas and address matters of environmental significance outside of these areas through a framework of avoid, mitigate and in some cases offset. Where MES are present outside of biodiversity areas, these values have been mapped in order to maintain urban values, liveability and connectivity.

This policy position is consistent with both the City's Corporate Plan and Nature Conservation Strategy, which aims to provide no net loss in vegetation cover; the State Planning Policy which seeks a net gain in koala habitat; and the City Plan's intent to provide the majority of planned growth as infill development within existing urban areas close to transport services, infrastructure assets and avoiding sprawl. Further, in addition to protection of environmental values, the retention of matters of environmental significance contributes to recreation, tourism, liveability and good urban design within the city.

This policy position is supported by the Strategic Framework, purpose and provisions of the Environmental Significance Overlay Code. Excerpts have been identified below (please note numbering is incorrect):

Strategic Framework – 3.7.1

1. Non-urban land is protected to maintain the extent and diversity of the city's natural and productive rural landscapes and define a hard edge to the city's urban area.
2. Matters of environmental significance within biodiversity areas are protected in situ.
3. Outside of biodiversity areas high value vegetation is protected onsite, regulated, medium and general value vegetation is maintained and disturbance is minimised.
4. Significant adverse environmental impacts on medium value vegetation outside of biodiversity areas are managed through a prioritised hierarchy of avoiding, mitigation on-site and offsetting such impacts.
5. Coastal environments are protected for their ecological, economic and recreational values.

Strategic Framework – 3.7.4.1

6. In biodiversity areas, matters of environmental significance, including vegetation and habitat for native flora and fauna, are protected in situ, and degraded areas are restored to improve habitat quality and connectivity.
7. Outside biodiversity areas, high value vegetation is protected in situ; buffers are provided to wetlands and watercourses; and development is designed to incorporate practical operational solutions including the consideration of alternative designs to minimise the impacts on other matters of environmental significance.
8. Outside of biodiversity areas potential significant residual impacts on medium value vegetation are managed, in order of priority, by:
 1. avoiding significant adverse environmental impacts;
 2. mitigating significant adverse environmental impacts where these cannot be avoided; and
 3. offsetting any significant residual impacts in accordance with the Environmental Offsets Act 2015.
9. Matters of environmental significance in the city's non-urban area are protected from urban encroachment by containing urban activity within the city's urban area.

Environmental Significance Overlay Code

10. The purpose of the code will be achieved through the following overall outcomes:

1. Ecologically significant features are identified, protected and enhanced to maintain flora and fauna diversity within:
 1. Hinterland core habitat systems;
 2. Coastal wetlands and islands core habitat systems;
 3. Substantial remnants; and
 4. Hinterland to coast critical corridors.
2. Degraded ecologically significant features are protected and rehabilitated.
3. Outside of Biodiversity Areas, high value vegetation is protected in situ, regulated, medium and general value vegetation is maintained and disturbance is minimised.
4. Significant species and their habitat are protected, enhanced and maintained.
5. Wetlands, watercourses and their associated buffers are protected and enhanced.
6. Buffer areas are provided between ecologically significant features and any proposed impacts.

Table 1 – Summary of Environmental policy

Inside Biodiversity Areas	Outside Biodiversity Areas
High Value Vegetation Protect	High Value Vegetation Protect
Regulated and General Vegetation Protect	Regulated and General Value Vegetation Avoid/Mitigate
Medium Value Vegetation Protect	Medium Value Vegetation Avoid/Mitigate/Offset
Koala Food Trees Protect	Koala Food Trees Avoid/Mitigate
Priority Species Protect	Priority Species Protect/propagate/relocate

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SC6.8 City Plan policy – Environmental offsets

Commented [SB1]: Admin

SC6.8.1 Purpose

The purpose of the City Plan policy is to assist applicants to adequately address the performance outcomes stated in the **Environmental significance overlay code** relating to environmental offsets.

Commented [SB2]: Ministerial/State

SC6.8.2 Application

Environmental offsets apply when **significant** residual impacts occur to **medium value vegetation on the Environmental significance – vegetation management overlay map**, and where those values are located outside of mapped biodiversity areas on the **Environmental significance – biodiversity areas overlay map**.

Commented [SB3]: Ministerial/State

Environmental offsets do not apply to committed development, as defined by the City Plan 2015.

Commented [SB4]: Ministerial/State

Commented [SB5]: Submission

SC6.8.3 About environmental offsets

Environmental offsets are used to counterbalance **significant** residual impacts on environmental values resulting from an activity or development. They are actions available when an applicant has demonstrated they have attempted to avoid and then mitigate the **significant residual** impact on the environmental values onsite.

Commented [SB6]: Ministerial/State

Commented [SB7]: Ministerial/State

Environmental offsets seek to compensate for the values lost on a given site. They can be located either on or external to the development site, involve revegetation, and seek to replace the values lost by the activity or development. They are to supplement, rather than replace, current or proposed management actions in order to improve broader environmental values over the longer term (i.e. offsets must not be used to replace 'business as usual' environmental restoration activities).

The applicant may choose to either deliver the offset themselves (proponent driven offset) or pay a financial contribution to the City of Gold Coast (financial settlement offset). Funds received by the City of Gold Coast will be accumulated and spent strategically through purchase and protection of suitable cleared or degraded land for offsets restoration works and ongoing maintenance.

Commented [SB8]: Minor

SC6.8.3.1 Significant residual impact

For the purposes of the **Environmental significance overlay code**, a significant residual impact on medium value vegetation is any impact resulting in the removal of assessable vegetation identified as medium value vegetation on the **Environmental significance – vegetation management overlay map**.

Commented [SB9]: Ministerial/State

SC6.8.4 Overlap with state and federal offset policies

Offset policies exist under Federal and State Government legislation. In accordance with the *Environmental Offset Act 2014*, this policy will not apply to those matters of environmental significance which have been conditioned to be offset under a state or federal government policy (unless otherwise allowed for by the *Environmental Offset Act 2014*).

Commented [SB10]: Ministerial/State

SC6.8.5 Principles of offsetting

Environmental offsets in Queensland are governed by an overarching set of principles. These principles are:

- (1) Offsets will not replace or undermine existing environmental standards or regulatory requirements, or be used to allow development in areas otherwise prohibited through legislation or policy.
- (2) **Environmental impacts** must first be avoided, then mitigated, before considering the use of offsets for any remaining impact.
- (3) Offsets must achieve **a conservation outcome that achieves an equivalent environmental outcome**.
- (4) **Offsets must provide environmental values as similar as possible to those being lost**.
- (5) Offset provisions must minimise the time-lag between the impact and the delivery of the offset.
- (6) Offsets must provide additional **protection to environmental values at risk, or additional management actions to improve environmental values**.

Commented [SB11]: Ministerial/State

Commented [SB12]: Ministerial/State

Commented [SB13]: Ministerial/State

Commented [SB14]: Ministerial/State

Commented [SB15]: Ministerial/State

- (7) Where legal security is required, offsets must be legally secured for the duration of the impact on the prescribed environmental matter.

Commented [SB16]: Ministerial/State

SC6.8.6 Calculating offset requirements

Offset areas and costs are calculated using the State Government financial settlement offset calculator located on the Department of Environment and Heritage Protection website:

<https://environment.ehp.qld.gov.au/offsets-calculator/>

The following matter groups from the financial settlement offset calculator are used to calculate offset areas and costs:

Table SC6.8-1: State government financial settlement offset ratios

For impacts on medium value vegetation areas

State offset calculator ratio of 3:1 (area) for medium value vegetation	For medium value vegetation, the matter group 'MLES 3' shall be used in the State offset calculator.
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SC6.8.7 Notice of Election

The applicant will be required to submit a notice of election. The notice of election must include information regarding the choice of offset being proposed by the applicant (i.e. proponent driven offset or financial settlement offset). The notice of election (Environmental Offsets Delivery Form 1) can be found on the Department of Environment and Heritage Protection's website at:

<http://www.qld.gov.au/environment/pollution/management/offsets/>

The notice of election template includes links to all relevant documentation required.

Commented [SB17]: Ministerial/State

SC6.8.8 Agreed delivery arrangement

The applicant is required to enter into an Agreed Delivery Arrangement with the City of Gold Coast. The agreed delivery arrangement must include information relating to the agreed delivery of the offset. Agreed delivery arrangement templates can be found on the City of Gold Coast website at:

<http://www.goldcoast.qld.gov.au/forms-applications.html>

Commented [SB18]: Admin

Commented [SB19]: Ministerial/State

SC6.8.9 Types of offsets

SC6.8.9.1 Proponent driven offsets

A proponent driven offset is one that is delivered entirely by the applicant, including sourcing and acquisition of the offset site, implementation of the offset planting and ecological restoration, ongoing maintenance and any required reporting. While the land onto which a direct offset is planted does not need to be owned by the applicant or dedicated to the City of Gold Coast, it does need to be protected in perpetuity.

An applicant may choose to engage a third party offset broker to deliver the offset on their behalf. Where an applicant has engaged a third party offset broker to deliver the offset, the broker will be required to sign the agreed delivery arrangement document with the City of Gold Coast.

Commented [SB20]: Minor

SC6.8.9.2 Sourcing offset receiving sites

Environmental offsets may be provided on the same site as that on which the significant residual impact is occurring, or on a suitable offset receiving site. Where the offset is not proposed on the impact site, the offset must be located within areas mapped on the **Environmental significance – biodiversity areas overlay map**.

Commented [SB21]:

SC6.8.9.2.1 Hierarchy for locating offset receiving sites

Commented [SB22]: Admin

Offset receiving sites must be located within the City of Gold Coast boundary. When sourcing offset receiving sites, the following hierarchy must be followed (in order of most preferred location to least preferred):

- (1) Sites within Hinterland to Coast Critical Corridor areas identified on the **Environmental significance – biodiversity areas overlay map**.
- (2) Sites within Substantial Remnant areas identified on the **Environmental significance – biodiversity areas overlay map**.

Commented [SB23]: Ministerial/State

- (3) Sites within Hinterland Core Habitat Systems and Coastal Wetlands and Islands Core Habitat Systems identified on the **Environmental significance – biodiversity areas overlay map**.

SC6.8.9.2.2 Suitable offset receiving sites

An offset receiving site may constitute an entire lot or be a defined area within one or more lots. One lot may contain a number of offset receiving sites so long as the extent of any one receiving site does not overlap with another.

Strategic offset receiving sites should align with the **seven** policy principles (refer to **Section SC6.8.5** of this policy), and achieve the following standards:

- (1) Be suitable for the direct planting of vegetation.
- (2) Be designed and delivered to minimise edge to area ratios and thus edge effects.
- (3) Be designed and managed to attain habitat functionality and meet remnant vegetation status over time.
- (4) Be like for like, where feasible. This means managing the site in a way which contributes towards a comparable vegetation community in comparable condition to the impact site. An offset receiving site capable of being planted with the same regional ecosystem, or of the same broad vegetation type, as the impact site is preferred.
- (5) Be able, over time, to achieve the policy principle of equivalent ecological outcomes, in relation to vegetation community, habitat, species, ecosystems, landscape, hydrology and physical area.
- (6) Offset receiving sites must be:
 - greater than 0.5 hectares in size; or
 - immediately adjacent to an area of native vegetation which is at least 0.5 hectares and is itself protected in perpetuity.

Commented [SB24]: Ministerial/State

Commented [SB25]: Minor

SC6.8.9.2.3 Unsuitable offset receiving sites

Environmental offset receiving sites must not consist of:

- areas of vegetation, whether they are protected or not;
- areas with a current ecological restoration plan in place which have been committed to restoration activity;
- areas on the impact site that are otherwise protected through provisions of the City Plan (e.g. Matters of State or Local Environmental Significance) such as buffers to waterways).

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Commented [SB27]: Minor

Commented [SB28]: Ministerial/State

SC6.8.9.3 Offset delivery plan

The applicant is required to develop an offset delivery plan for the offset receiving site. The offset delivery plan must include owners consent for the land on which the offset receiving site works is occurring.

The offset delivery plan must be prepared, and all subsequent management actions must be implemented by suitably qualified person/s. A consistent site assessment method must be used initially at the impact site and then at the receiving site for monitoring for the duration of the agreed delivery arrangement. This will enable comparison of ecological condition between the impact site and the receiving site over time.

Commented [SB29]: Admin

Commented [SB30]: Ministerial/State

The management objective for any offset receiving site will be to undertake direct planting works, and reach a level of minimal maintenance required that indicates that the receiving site has become self sustaining, as certified by suitably qualified person/s. This acknowledges that any area of natural vegetation requires a sufficient level of maintenance to address weed incursion and other external factors. The long term aim should always be to progress towards the pre-clearing vegetation type for the offset receiving site.

Commented [SB31]: Minor

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Commented [SB33]: Minor

SC6.8.9.4 Maintenance requirements

The applicant must undertake maintenance of the offset receiving site for a minimum period of five (5) years following establishment of the planting. At the end of the maintenance period a suitably qualified person/s must certify that the offset planting has obtained a survival rate of a minimum 90%. If the offset planting has not achieved a minimum 90% by the end of the maintenance period, the maintenance period may be extended and replacement stock required.

SC6.8.9.5 Reporting requirements

Long term compliance and monitoring are critical for the success of offsets. Monitoring of offset receiving sites is the responsibility of the applicant, must be undertaken for the duration of the maintenance period, and **must** be submitted to the City of Gold Coast annually. Reporting for the offset receiving sites must be undertaken by a suitably qualified person/s, and include photo monitoring of the offset receiving site.

Commented [SB34]: Minor

SC6.8.9.6 Protecting offset receiving sites

Environmental offset receiving sites must become secure land managed for conservation purposes. It must be secured in perpetuity using a legally binding mechanism (e.g. **environmental offset protection area**, covenant, voluntary declaration etc). A legally binding mechanism must be in place over the receiving site within 12 months of clearing works occurring on the impact site. Alternatively, the applicant may negotiate to dedicate the offset area to Council.

Commented [SB35]: Ministerial/State

SC6.8.9.7 Financial settlement offsets

The applicant may choose to pay a financial contribution to the City of Gold Coast to undertake the offset on the applicant's behalf. Funds received by the City of Gold Coast will be accumulated and spent strategically through purchase and protection of suitable cleared or degraded land for offsets restoration works and ongoing maintenance.

Commented [SB36]: Minor

Financial settlement offsets are calculated using the State offset calculator as identified in section SC6.8.6 above.

Commented [SB37]: Minor

Commented [SB38]: Ministerial/State

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8.2.12 Environmental significance overlay code

Commented [TF1]: Ministerial condition / State Interests



Photograph 8.2.12-1

Example of an environmentally significant area located at Rocky Creek Bonogin. Photography by Russell Shakespeare.

Commented [TF2]: Ministerial condition / State interests

8.2.12.1 Application

This code applies to assessing all Material change of use, Reconfiguration of a lot and Operational works (Vegetation clearing, Changes to ground level, Infrastructure) development indicated as self, code or impact assessable in **Part 5.5 Levels of assessment – Material change of use, Part 5.6 Levels of assessment – Reconfiguring a lot, Part 5.8 Levels of assessment – Operational works – Change to ground level, Part 5.8 Levels of assessment – Operational work – Vegetation clearing, Part 5.8 Levels of assessment – Operational work – Infrastructure and Part 5.10 Levels of assessment – Overlays** for all land containing the following mapped areas:

Overlay map	Mapped area
Environmental significance- Biodiversity areas	Matters of State Environmental Significance Protected Areas Matters of Local Environmental Significance Hinterland core habitat system; Coastal wetlands and islands core habitat system; Substantial remnants; Hinterland to coast critical corridors.
Environmental significance- Priority species	Matters of State Environmental Significance Koala habitat areas; and

Commented [TF3]: Ministerial condition / State Interests

Commented [TF4]: Ministerial condition / State Interests

Overlay map	Mapped area
Environmental significance - Vegetation management	State significant species.
	Matters of Local Environmental Significance
	Local significant species.
	Matters of State Environmental Significance
	Regulated Vegetation.
	Matters of Local Environmental Significance
	High value vegetation;
	Medium value vegetation; and
	General value vegetation.

Commented [TF5]: Ministerial condition / State Interests

And for all land containing, or sharing a property boundary with the following mapped areas:

Overlay map	Mapped area
Environmental significance – Wetlands and watercourses	Matters of State Environmental Significance State significant aquatic systems State significant wetlands
	Matters of Local Environmental Significance Major watercourse; Watercourse; Local significant wetlands.

Commented [TF6]: Ministerial condition / State Interests

Commented [BS7]: To differentiate from MSES wetlands and watercourses?

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

When this code is referred to in a table of assessment in **Part 5**:

- (1) **Part A** of the code applies only to self-assessable development.
- (2) **Part B** of the code applies only to development requiring compliance assessment.
- (3) **Part C** of the code applies only to assessable development.

Note: Buffers are taken as the maximum distance applicable for the site and are not cumulative.

8.2.12.2 Purpose

- (1) The purpose of the **Environmental significance** overlay code is to identify and protect matters of environmental significance and ensure that development is consistent with, and contributes to, the achievement of the objectives of the Nature conservation strategy.
- (2) The purpose of the code will be achieved through the following outcomes:
 - (a) Matters of environmental significance are identified, protected in situ and enhanced to maintain flora and fauna diversity within:
 - (i) Hinterland core habitat systems;
 - (ii) Coastal wetlands and islands core habitat systems;
 - (iii) Substantial remnants; and
 - (iv) Hinterland to coast critical corridors.
 - (b) Degraded matters of environmental significance are protected and rehabilitated.
 - (c) Outside of Biodiversity Areas, vegetation is maintained and disturbance is minimised.
 - (d) Significant species and their habitat are identified, protected, enhanced and maintained.
 - (e) Wetlands, watercourses and their associated buffers (as prescribed in SO2) are protected and enhanced.
 - (f) Buffers are provided between matters of environmental significance and any proposed impacts.
 - (g) Appropriate tenure and management arrangements are provided for matters of environmental significance and their associated buffers.
 - (h) Where offsets are required, these are consistent with the *Environmental Offsets Act 2014*.

Commented [TF8]: Ministerial condition / State Interests

Commented [SB9]: Ministerial/State

Commented [SB10]: Minor

Commented [SB11]: Admin

Commented [SB12]: Minor

Commented [SB13]: State

Commented [SB14]: Admin

Commented [SB15]: Ministerial/State

8.2.12.3 Criteria for assessment

PART A – SELF-ASSESSABLE DEVELOPMENT CRITERIA

Table 8.2.12-1: Environmental significance overlay code – for self-assessable development

Self-assessable acceptable outcomes

Biodiversity
areas

SO1

Development does not result in the removal of high, medium, general or regulated vegetation within areas identified on the **Environmental significance– biodiversity areas overlay map**.

Note:

This SO does not apply to a dwelling house.

Non compliance with SO1 requires assessment against PO2 -PO4.

Commented [TF16]: Ministerial condition / State Interests

Commented [SB17]: Ministerial/State

Commented [TF18]: Ministerial condition / State Interest

Commented [SB19]: Admin

Wetlands and
watercourses

SO2

Development does not occur within the following areas:

- (a) 100m from the mapped boundary/outer bank of a State significant aquatic area, as identified on **Environmental significance– wetlands and watercourse overlay map**;
- (b) 100m from the outer landward boundary of a State significant wetland, as identified on **Environmental significance– wetlands and watercourse overlay map**; 100m from the outer landward boundary of a Local significant wetland, as identified on **Environmental significance– wetlands and watercourse overlay map**;
- (c) 60m from the mapped boundary/outer bank of a major watercourse identified on **Environmental significance– wetlands and watercourse overlay map**. Where the boundary has not been mapped, the boundary shall be verified onsite; or
- (d) 30m from the mapped boundary/outer bank of a watercourse identified on **Environmental significance– wetlands and watercourse overlay map**. Where the boundary has not been mapped, the boundary shall be verified onsite.

Note:

This SO does not apply to a dwelling house with a lot size of less than 4000m² where located outside of a water resource catchment as mapped in **OMW1 Water catchments and dual reticulation overlay map**.

- (e) Non compliance with SO2 requires assessment against PO5.

Commented [TF20]: Ministerial condition / State Interest

Commented [TF21]: Ministerial condition / State Interest

Commented [SB22]: Ministerial/State

Commented [TF23]: Ministerial condition / State Interest

Commented [TF24]: Ministerial condition / State Interest

Commented [TF25]: Ministerial condition / State Interest

Commented [SB26]: Minor

Commented [SB27]: Admin

Vegetation
management

SO3

Development does not result in the removal of high, medium, general or regulated vegetation within areas mapped on the **Environmental significance– vegetation management overlay map**.

Note:

This SO does not apply to a dwelling house.

Non compliance with SO3 requires assessment against PO6 – PO12

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Commented [TF29]: Ministerial condition / State Interest

Commented [SB30]: Admin

Priority
species

SO4

Development does not result in the removal of habitat for priority species within areas mapped on the **Environmental significance– priority species overlay map**.

Note:

Non compliance with SO4 requires assessment against PO13 – PO20.

Commented [SB31]: Ministerial condition / State Interest

Commented [SB32]: Admin

Advisory note

Self-assessable development must comply with all self-assessable development criteria in the applicable codes.

PART B – DEVELOPMENT REQUIRING COMPLIANCE ASSESSMENT CRITERIA

There are no compliance assessment criteria for this code.

PART C – ASSESSABLE DEVELOPMENT CRITERIA

Table 8.2.12-2: **Environmental significance** overlay code – for assessable development

Performance outcomes	Acceptable outcomes
Ecological site assessment	
PO1 An Ecological Site Assessment is prepared in accordance with SC6.7 City Plan policy – Ecological site assessments .	AO1 Proposed works do not impact on: (a) areas identified on Environmental significance – vegetation management overlay map ; (b) buffers to wetlands and watercourses being: 100m from the mapped boundary/outer bank of a State significant aquatic area, as identified on Environmental significance – wetlands and watercourse overlay map ; 100m from the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and watercourse overlay map ; 100m from the outer landward boundary of a Local significant wetland, as identified on Environmental significance – wetlands and watercourse overlay map ; 60m from the mapped boundary/outer bank of a Major Watercourse identified on Environmental significance – wetlands and watercourse overlay map . Where the boundary has not been mapped, the boundary shall be verified onsite; or 30m from the mapped boundary/outer bank of a Watercourse identified on Environmental significance – wetlands and watercourse overlay map . Where the boundary has not been mapped, the boundary shall be verified onsite; and (c) individual trees within areas mapped on the Environmental significance – priority species overlay map .
Biodiversity areas	
PO2 Development does not impact on Protected Areas as identified on the Environmental significance – biodiversity areas overlay map .	AO2.1 No acceptable outcome provided.
PO3 Development within the Hinterland to Coast Critical Corridors as identified on the Environmental significance – biodiversity areas overlay map is located and designed to: (a) provide corridors of sufficient dimensions that will enable adequate movement of fauna through the site; (b) protect in situ matters of environmental significance and associated buffers; (c) protect in situ vegetation identified on the Environmental significance – vegetation management overlay map and habitat for native flora and fauna; (d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; (e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and (f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast	AO3.1 No acceptable outcome provided. Environmental significance

Commented [TF33]: Ministerial condition / State Interest

Commented [TF34]: Ministerial condition / State Interest

Commented [TF35]: Ministerial condition / State Interest

Commented [TF36]: Ministerial condition / State Interest

Commented [TF37]: Ministerial condition / State Interest

Commented [TF38]: Ministerial condition / State Interest

Commented [TF39]: Ministerial condition / State Interest

Commented [TF40]: Ministerial condition / State Interest

Commented [SB42]: Ministerial/State

Commented [TF41]: Ministerial condition / State Interest

Commented [TF43]: Ministerial condition / State Interest

Commented [TF49]: Ministerial condition / State Interest

Commented [SB50]: Minor

Commented [SB51]: Minor

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Performance outcomes	Acceptable outcomes
<p>Critical Corridors.</p> <p>Note : Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining corridor dimensions.</p>	

Performance outcomes	Acceptable outcomes
PO4 Development within Hinterland Core Habitat Systems, Coastal Wetlands & Islands Core Habitat Systems and Substantial Remnant Areas as identified on the Environmental significance – biodiversity areas overlay map is located and designed to: <ul style="list-style-type: none"> (a) protect in situ matters of environmental significance and associated buffers identified onsite through an ecological site assessment; (b) protect, in situ, vegetation identified on the Environmental significance – vegetation management overlay map and habitat for native flora and fauna; (c) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland Core Habitat Systems, Coastal Wetlands and Islands Core Habitat Systems and Substantial Remnant Areas. 	AO4 No acceptable outcome provided.
Wetland and watercourse	
PO5 Buffers are provided to wetlands and watercourses identified on the Environmental significance – wetlands and watercourse overlay map to ensure the: <ul style="list-style-type: none"> (a) protection of matters of environmental significance identified onsite through an ecological site assessment and vegetation identified on the Environmental significance – vegetation management overlay map; (b) unimpeded movement of fauna along the watercourse; (c) water quality is maintained; (d) bank stability; and (e) protection of property and infrastructure. <p>Note: The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Environmental significance – wetland and watercourse overlay map.</p> <p>Note: The buffer width on each side of the watercourse, is measured from the mapped boundary, as shown on Environmental significance – wetland and watercourse overlay map or as identified within an approved ecological assessment.</p> <p>Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths.</p> <p>Note: Artificial watercourses are to be addressed through the Coastal erosion hazard overlay code and map. Where a waterbody contains both natural and artificial banks, the natural banks are to be assessed in accordance with this performance outcome.</p>	AO5.1 Buffers of at least 100m wide are provided between the development and the mapped boundary/outer bank of a State significant aquatic area, as identified on Environmental significance – wetlands and watercourse overlay map . Environmental significance
	AO5.2 Buffers of at least 100m wide are provided between the development and the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and watercourse overlay map .
	AO5.3 Buffers at least 100m wide are provided between the development and the outer landward boundary of a Local significant wetland as identified on the Environmental significance – wetlands and watercourse overlay map .
	AO5.4 Buffers at least 60m wide are provided between the development and the mapped boundary/outer bank of a Major Watercourse as identified on the Environmental significance – wetlands and watercourse overlay map .
	AO5.5 Buffers at least 30m wide are provided between the development and the mapped boundary/outer bank of a watercourse as identified on the Environmental significance – wetlands and watercourse overlay map . Where the boundary/outer bank has not been mapped, the boundary/outer bank shall be verified onsite through an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments).
Vegetation management	
PO6 Regulated vegetation is protected in situ when it is: <ul style="list-style-type: none"> (a) identified on the Environmental significance – vegetation management overlay map; and (b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map. 	AO6 Development does not impact on regulated vegetation.

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Performance outcomes	Acceptable outcomes
PO7 Regulated vegetation is protected when it is: (a) identified on the Environmental significance – vegetation management overlay map ; and (b) outside of biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map .	AO7 Development avoids impacts on regulated vegetation. Any damage is minimised to the greatest extent possible.
PO8 High value vegetation as identified on the Environmental significance – vegetation management overlay map is protected in situ.	AO8 Environmental significance No acceptable outcome provided.
PO9 Medium and general value vegetation as identified on the Environmental significance – vegetation management overlay map within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map is protected in situ.	AO9 Environmental significance Environmental significance No acceptable outcome provided.
PO10 Other than for committed development, vegetation is protected when it is: (c) identified as Medium value vegetation on the Environmental significance – vegetation management overlay map ; and (d) located outside the Environmental significance – biodiversity areas overlay map . Note: this PO does not apply to committed development	AO10 Other than for committed development, vegetation is not damaged when it is: (a) identified as Medium value vegetation on the Environmental significance – vegetation management overlay map ; and (b) located outside the Environmental significance – biodiversity areas overlay map . OR Where all attempts have been made to avoid and minimise damage to vegetation as stated above, any significant residual impact is offset consistent with the <i>Environmental Offsets Act 2014</i> , at a ratio of 3:1 (area) in accordance with SC6.8 City Plan policy – Environmental offsets. Note: This AO does not apply to committed development.
PO11 Disturbance to vegetation is minimised when it is: (a) identified as General value vegetation on the Environmental significance – vegetation management overlay map ; and (b) located outside the Environmental significance – biodiversity areas overlay map .	AO11 No acceptable outcome is provided.
PO12 Buffers are provided that protect the long term viability of high value and regulated vegetation located on or adjacent to the site.	AO12 Buffers at least 30m wide are provided between the development and any retained vegetation identified as high value or regulated vegetation on the Environmental significance – vegetation management overlay map on or adjacent to the site.
Priority species	
PO13 Assessable koala feed and shelter trees are protected in situ when they are located: (a) in koala habitat areas as identified on the	AO13 Development does not impact on assessable koala feed and shelter trees.

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Performance outcomes	Acceptable outcomes
<p>Environmental significance – priority species overlay map; and</p> <p>(b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map.</p>	
<p>PO14</p> <p>Assessable koala feed and shelter trees are protected when they are:</p> <p>(a) in koala habitat areas as identified on the Environmental significance – priority species overlay map; and</p> <p>(b) outside biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map.</p>	<p>AO14</p> <p>Development avoids impacts on assessable koala feed and shelter trees. Any damage is minimised to the greatest extent possible.</p>
<p>PO15</p> <p>Site design provides safe koala movement opportunities by incorporating measures to maintain connectivity between areas of koala habitat on and adjacent to the site.</p> <p>Note : <i>DEHP's Koala-Sensitive Design Guideline</i> should be consulted for suitable measures to provide for safe koala movement.</p>	<p>AO15</p> <p>No acceptable outcome provided.</p>
<p>PO16</p> <p>During the clearing and construction phases, measures are incorporated to protect koalas from death or injury.</p>	<p>AO16</p> <p>Threats to koalas as a result of clearing and construction activities are mitigated by:</p> <p>(a) ensuring no tree in which a koala is present or a tree with a crown overlapping a tree containing a koala is cleared;</p> <p>(b) undertaking clearing of vegetation in stages, and ensuring:</p> <p>no more than 1 ha is cleared per day for sites less than 6 ha in size;</p> <p>no more than 2 ha is cleared per day for sites greater than 6 ha in size;</p> <p>that between each stage there is at least 12 hours where no clearing occurs; and</p> <p>koala habitat is always linked to allow koalas to move out of the site;</p> <p>(c) use of qualified koala spotters;</p> <p>(d) prohibition of domestic dogs and security dogs on site; and</p> <p>(e) use of koala safety fencing.</p>
<p>PO17</p> <p>State significant species, and their habitat, are protected in situ when it is:</p> <p>(a) identified on the Environmental significance – priority species overlay map, or through an ecological site assessment; and</p> <p>(b) within biodiversity areas as identified on the Environmental significance – biodiversity areas overlay map.</p>	<p>AO17</p> <p>Development does not impact on State significant species, and their habitat.</p>

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Performance outcomes	Acceptable outcomes
PO18 State significant species, and their habitat, are protected when it is: <ul style="list-style-type: none"> (a) identified on the Environmental significance – priority species overlay map, or through an ecological site assessment; and (b) outside of biodiversity areas as identified on the Environmental significance –biodiversity areas overlay map. 	AO18.1 Development avoids impacts on state significant species, and their habitat. Any damage is minimised to the greatest extent possible. <hr/> AO18.2 Where development impacts on state significant species and their habitat, the following occurs: <ul style="list-style-type: none"> (a) flora species are propagated and utilised in onsite landscaping; and (b) fauna species are safely relocated by a qualified fauna spotter catcher.
PO19 Local significant species, and their habitat, are protected in situ when it is: <ul style="list-style-type: none"> (a) identified on the Environmental significance – priority species overlay map, or through an ecological site assessment; and (b) within biodiversity areas as identified on the Environmental significance –biodiversity areas overlay map. 	AO19 Development does not impact on local significant species, and their habitat.
PO20 Local significant species, and their habitat, are protected when it is: <ul style="list-style-type: none"> (a) identified on the Environmental significance – priority species overlay map, or through an ecological site assessment; and (b) outside of biodiversity areas as identified on the Environmental significance –biodiversity areas overlay map. 	AO20.1 Development avoids impacts on local significant species, and their habitat. Any damage is minimised to the greatest extent possible. <hr/> AO20.2 Where development impacts on local significant species and their habitat, the following occurs: <ul style="list-style-type: none"> (a) flora species are propagated and utilised in onsite landscaping; and (b) fauna species are safely relocated by a qualified fauna spotter catcher.
Fauna management	
PO21 Development design and location provides for the safe movement of native fauna through the site.	AO21 Where linear infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions. Note: Fauna friendly movement solutions developed in accordance with the <i>Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices</i> ; and the <i>QLD Government Koala-Sensitive Design Guidelines</i> is Council's preferred method for addressing this outcome.
PO22 Where fauna habitat is proposed to be damaged, management strategies must be implemented to ensure: <ul style="list-style-type: none"> (a) the native fauna is safely relocated to an area of similar habitat; (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat; (c) fauna relocation occurs immediately prior to habitat 	AO22 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<p>disturbance;</p> <p>(d) accredited and experienced spotter catchers, licensed by the Queensland Parks and Wildlife Service, are to be present on the site to direct and undertake the removal and relocation of fauna; and</p> <p>(e) where possible, damaged habitat and nesting sites are rehabilitated outside of development areas.</p> <p>Note: A Fauna Management Plan prepared by a suitably qualified person is Council's preferred method for addressing this outcome.</p>	
Tenure, ownership and management arrangements	
<p>PO23</p> <p>Matters of environmental significance and associated buffers, mapped areas as identified on the Environmental significance – vegetation management overlay map proposed for retention and areas requiring rehabilitation are suitably protected in perpetuity and will:</p> <p>(a) enable fire management in accordance with an approved fire management plan and any adopted bushfire management plan;</p> <p>(b) allow unimpeded movement of native fauna through matters of environmental significance and associated buffers;</p> <p>(c) enable maintenance access and regular management;</p> <p>(d) enable auditing and reporting of maintenance and management activities;</p> <p>(e) provide for public access along major watercourses, where such access is consistent with the ecological functions;</p> <p>(f) allow for linkages and buffers to adjacent areas of ecological significance; and</p> <p>(g) allow for a coordinated approach to the management of adjacent areas of conservation estate.</p>	<p>AO23</p> <p>Matters of environmental significance and associated buffers, mapped areas as identified on the Environmental significance – vegetation management overlay map proposed for retention and areas requiring rehabilitation are transferred to Council ownership as Public Open Space.</p> <p>OR</p> <p>Matters of environmental significance and associated buffers, and mapped areas as identified on the Environmental significance – vegetation management overlay map proposed for retention and areas requiring rehabilitation are retained in private ownership and protected under a statutory covenant (under the <i>Land Title Act 1994</i>).</p> <p>Note: Where the area is adjacent to existing public open space, or is a buffer to a major waterway, Council's preference is for the land to be dedicated as Public Open Space.</p>
<p>PO24</p> <p>An Open Space Management Plan prepared in accordance with SC6.10 City Plan policy – Landscape work is prepared for areas to be dedicated to Council as Public Open Space.</p>	<p>AO24</p> <p>No acceptable outcome provided.</p>
<p>PO25</p> <p>A Covenant Management Plan is prepared for areas to be protected under a statutory covenant. The management plan must include the following details:</p> <p>(a) rehabilitation area and strategy of works;</p> <p>(b) weed eradication and control requirements;</p> <p>(c) how the covenant area will be maintained and managed in perpetuity;</p> <p>(d) feral and domestic animal exclusion requirements; and</p> <p>(e) required maintenance access.</p>	<p>AO25</p> <p>No acceptable outcome provided.</p>
Rehabilitation	
<p>PO26</p> <p>Disturbed, cleared or modified areas are rehabilitated where they form part of:</p> <p>(a) an ecological corridor; or</p> <p>(b) matters of environmental significance and associated buffers; or</p>	<p>AO26</p> <p>No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
(c) areas identified within an Ecological Site Assessment as requiring rehabilitation. Note : A Rehabilitation Management Plan prepared in accordance with the <i>South East Queensland Ecological Restoration Framework</i> is Council's preferred method for addressing this outcome.	

From: [Martin Garred](#)
To: ["DAVIDSON Althena"](#)
Cc: [Rebecca De Vries](#)
Subject: RE: Response to DSDIP Ministerial Condition 11 and Environmental Offsets
Date: Tuesday, 3 March 2015 2:25:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Althena,

As discussed, I have reviewed the amended materials and am satisfied that the requirements of Ministerial Condition 11 have been satisfied.

Council may wish to consider including an advice note within the purpose section of the code, similar to the below, highlighting that other approvals may be applicable outside of the planning scheme.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of environmental significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence.

Let me know if you have any further questions.

Thanks

Martin

Martin Garred

A/Manager - Planning

Regional Services SEQ South

Department of State Development, Infrastructure and Planning
Queensland Government

tel 07 5644 3213

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post PO Box 3290 Australia Fair, Southport QLD 4215

visit Level 1, 7 Short Street, Southport

martin.garred@dsdip.qld.gov.au | www.dsdip.qld.gov.au | [@QldDSDIP](#)

From: DAVIDSON Althena [mailto:ADAVIDSON@goldcoast.qld.gov.au]
Sent: Tuesday, 3 March 2015 9:59 AM
To: Martin Garred
Subject: Response to DSDIP Ministerial Condition 11 and Environmental Offsets
Importance: High

Hi Martin

As discussed, please find attached proposed response to the State Government's comments on the Ministerial Condition 11 and Environmental Offsets. The response includes:

- Response to State Government Table titled DSDIP informal review in relation to MSES matters and environmental offset provisions (February 2015)
- Amended Environmental Significance Overlay Code

- Amended City Plan Policy – Environmental Offsets.

It is intended to 'sign off' the condition at the last sub-committee meeting tomorrow! So If you don't have time just look at the comments table. The overlay code and policy have been included for your interest.

Please let me know if anything further is required.

Regards

Althena Davidson

Coordinator Environment Planning
City Planning
City of Gold Coast

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From: [Martin Garred](#)
To: ["HANCOCK Luke"](#)
Cc: [Rebecca De Vries](#)
Subject: RE: Zone change and revised indicative buffer at Oxenford quarry
Date: Tuesday, 3 March 2015 12:01:18 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

Hi Luke,

From a State perspective, I don't have any concerns with the amended zoning and indicative buffer as per the map in your below email.

Thanks
Martin

Martin Garred
A/Manager - Planning
Regional Services - SEQ South
Department of State Development, Infrastructure and Planning

tel 07 5644 3213
mobile 
martin.garred@dsdip.qld.gov.au

From: HANCOCK Luke [mailto:LHANCOCK@goldcoast.qld.gov.au]
Sent: Tuesday, 3 March 2015 10:50 AM
To: Martin Garred
Subject: Zone change and revised indicative buffer at Oxenford quarry

Hi Martin,

We're recommending at tomorrow's Special Committee meeting that the EI zone be expanded to align with the new Resource Area boundary on the proviso that the indicative buffer be revised. Could you please confirm whether the proposed mapping below (indicative buffer mainly) is acceptable from the State's perspective:



Regards,

Luke Hancock

Team Leader - City Plan 2015 (Mapping)
Strategic Land Use Planning
City Planning Branch
Planning & Environment Directorate
City of Gold Coast

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ATTACHMENT 5 – PLANNING ASSESSMENT REPORT FOR ADOPTION PROPOSED GOLD COAST CITY PLAN 2015

PURPOSE AND RELEVANT PROVISIONS

The purpose of this report is to outline compliance with the relevant legislative and statutory guideline requirements when making or amending a local planning instrument in relation to the proposed Gold Coast City Plan 2015 (proposed planning scheme).

Under section 117 of the *Sustainable Planning Act 2009* (SPA) a council preparing a planning scheme is required to follow the process identified within the statutory guideline made by the Planning Minister.

The *Statutory guideline 04/14 Making and amending local planning instruments* (Statutory Guideline 04/14) outlines the process for making a planning scheme and identifies the sections of SPA which must be considered in the Planning Minister's assessment. SPA also requires a planning scheme to include certain components.

BACKGROUND

The former Planning Minister approved the proposed planning scheme for public consultation on 15 April 2015. It was publicly consulted from 17 June 2014 to 20 August 2014 and the council received 2 395 submissions. On [date], the Council of the City of Gold Coast (council) provided a copy of the proposed planning scheme to the _Planning Minister requesting approval to adopt.

The Planning Minister must now consider the council's written notice under Step 7.6 and advise the council how to proceed and if it may adopt.

PLANNING SCHEME DETAILS

Overview

At its meeting of 30 April 2013, council resolved to prepare a new planning scheme in accordance with the SPA. Council has been administering all development and land use planning within the revised Gold Coast local government area as per the local government boundary reform since 15 March 2008. Development has been managed by the *Gold Coast Planning Scheme* which commenced on 18 August 2003 under the *Integrated Planning Act 1997* (IPA), with the most recent amendment, version 1.2 commencing on 14 November 2011.

The proposed planning scheme has been developed to be compliant with the SPA and consistent with the supporting regulations, guidelines and Queensland Planning Provisions (QPP) version 3.1.

Planning Scheme changes since approved for public consultation

A list of changes made to the proposed planning scheme since being approved for public notification are summarised below:

Changes affecting multiples parts of the proposed planning scheme:

Wait for copy with track changes from council.

Changes to specific parts of the proposed planning scheme

Wait for copy with track changes from council.

OVERVIEW OF PUBLIC CONSULTATION

The proposed planning scheme underwent public consultation for 30 business days between 17 June 2014 and 29 July 2014. The public consultation was extended up to 20 August 2014 to allow further submissions received to be accepted as properly made, as a result of an error in councils marketing material distributed to all rate payers within the city. This satisfied the consultation requirements of the SPA, which requires a minimum consultation period of 30 business days.

The council undertook a variety of methods to promote the consultation period for the proposed planning scheme which included a range of community consultation days, viewing locations, online submission forms, online discussion forums and the provision of hard copy submission forms.

A total of 2 395 submissions were received during the public consultation period and of these submissions, 3 830 discrete matters were derived. A summary of the key themes raised through the consultation process are discussed below.

Key Resource Areas (KRAs), quarries and buffers

During the consultation process for the proposed planning scheme, a developed application for an extractive industry within the Reedy Creek area was being considered by council. As a result, the proposed planning scheme received a significant number of submissions that specifically related to this development application. These submissions were not in relation to the proposed planning scheme and were appropriately addressed through the assessment process for this development application.

A number of submissions were also received highlighting concerns relating to impacts of buffers on KRAs and the proximity of quarry operations to sensitive uses. Council have reviewed the submissions received and have provided appropriate mitigation requirements throughout the proposed planning scheme for any new quarry affecting a zone for a sensitive land use. It is noted that by virtue of a Ministerial condition imposed prior to public consultation, all indicative buffers were removed throughout the proposed planning scheme. However, as a result of public submissions and detailed site specific investigations undertaken by council and the department, it has been agreed that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed planning schemes extractive industry zoning as a means to address the perceived land use conflicts.

The department is satisfied with council's consideration of submissions on this matter.

Zoning for industrial activities

Council received a number of submissions highlighting concerns about zoning of land suitable for industrial activities, specifically in relation to the way in which existing zonings has been transitioned into the standard QPP zonings, which resulted in the back zoning of a significant amount of industrial land. The industrial zoning within the proposed planning scheme was based on the application of arbitrary separation distances and did not consider existing zoning of development entitlements. The key concerns raised during consultation was that the proposed planning scheme would significantly limit growth and employment within the industrial sector throughout the city. Some changes were made by council during the consideration of submissions to increase the industrial zoning in particular locations including Arundel, Biggera Waters, Currumbin Waters and Burleigh Heads. These changes in the proposed planning scheme generally aligned more closely with existing zones. Council also resolved that an industrial land use study is to be undertaken to investigate industrial land throughout the local government area to inform a future amendment to the proposed planning scheme.

The department is not satisfied in the way in which council has addressed the industrial zoning matters raised through the consultation process. In particular, the department considers that council has not adequately addressed the concerns regarding the significant increases to level of assessment and that this also conflicts with the state interest in development and construction. Accordingly, the department is recommending the Planning Minister impose conditions to deal with the outstanding issues, which will be discussed in more detail in a forthcoming section of this report.

Site specific requests to change zones, heights and densities and overlay maps

Council received a number of submissions seeking to change zones, densities, heights and overlays on specific properties. In most instances, no changes have been made as these requests have been requested to increase development opportunities which are typically not in sequence and/or the submitter did not provide sufficient justification for the changes being sought. Having regard to this, the department is satisfied with council's consideration of submissions in this matter.

Development densities and population growth

Council received a number of submissions raising concerns in relation to residential density and minimum lot sizes. These issues included requests to increase density and reduce minimum lot sizes.

The department has been working with council following the completion of the public consultation period to ensure that residential density within proximity to the Gold Coast Light Rail corridor is appropriate to achieve a high level of transport and land use integration. In response to the department's concerns and those raised by the public, council has made a number of amendments to the land use provisions, including residential densities along the corridor. It is considered that these actions support a high level of infill development along the transport corridor consistent with the outcomes sought through state planning instruments.

In some instances, council has also increased residential densities and building height provisions on a site by site basis where sufficient grounds were presented through the public consultation process.

The department is satisfied that areas suitable for higher density development have been appropriately identified and suitable planning provisions assigned that support the envisaged development pattern.

Gold Coast cane lands

Council over 200 submissions about the need to support a long term transition, including urban development outcomes across the Gold Coast cane lands as the local sugar cane industry reaches the end of its life. As a result of the public submissions, the Gold Coast cane lands are mapped within an "Investigation area" in the Strategic Framework, reflecting council's and the State's commitment to investigating the long term transition options for the cane lands area and highlighting future consideration of alternative development opportunities. The department is satisfied that council has adequately responded to submission received in relation to the Gold Coast cane lands.

It is noted that Economic Development Queensland are currently coordinating an investigation into the future transition options and required delivery mechanisms for the Gold Coast cane lands. This investigation is being undertaken separated from the proposed planning scheme.

Provision of infrastructure

Council received a number of submissions relating to the absence of infrastructure planning within the proposed planning scheme. Council is currently preparing their Local Government Infrastructure Plan (LGIP), which will be subject to a separate public consultation process, providing an opportunity for community and industry feedback. In accordance with section 976 of the SPA, local governments have until 1 July 2016 to complete their LGIP, should the local government wish to levy infrastructure charges. Accordingly, the

department is satisfied that council does not need to include an LGIP in the proposed planning scheme and that council has sufficiently addressed the submitters concerns by advising of council's legislative requirements regarding infrastructure planning.

Harbour Quays Development

During the consultation process for the proposed planning scheme, a development application known as 'Harbour Quays' was undergoing public notification. As a result, the proposed planning scheme received a significant number of submissions that specifically related to this development application. These submissions were not in relation to the proposed planning scheme and were appropriately addressed through the ordinary development assessment process. The department is satisfied with council's response to this submission category.

Rural Residential Zone (Landscape and Environment Precinct)

During the preparation of its proposed planning scheme, council resolved to include a landscape and environment precinct over a significant proportion of its rural residential zone throughout the city. Council's intent was to utilise the zone precinct to identify land that contained environmental constraints as a more transparent mechanism than simply relying on the overlay provisions.

This was a relatively contentious matter through the consultation process given the precinct itself places a number of additional development constraints on the land when compared to the zone within the precinct. However, in many cases these development constraints already exist over the properties affects through the use of overlay provisions.

Notwithstanding the above, council resolved to remove the Landscape and Environment Precinct layer in some locations where mapping anomalies or errors were identified in response to submissions. Other submissions received objecting to the application of this precinct were also considered by council. In response to these submissions, council has resolved to maintain the precinct in areas affected by significant environmental features. The department is satisfied that the submissions received in response to this matter have been suitably considered.

Classification of Centres

Council received a number of submissions in relation to all 'centres' within the local government area and specifically the centres identified in the *South East Queensland Regional Plan 2009-2013* (SEQ Regional Plan). Submissions received related to the loss of development entitlements, heights and commercial floor area restrictions. Council has considered and responded to these submissions by relaxing development limitations and implementing a consistent approach across the centres hierarchy. Of these submissions, a significant number related to the perceived downgrading of the Robina town centre. Further discussion is provided on this matter in an upcoming section report.

The department is not satisfied in the way in which council has addressed centre matters raised through the consultation process. In particular, the department considers that council has inequitably removed retail floor area restrictions and is seeking to utilise the proposed planning scheme to influence ordinary market supply and demand conditions. Accordingly, the department is recommending the Planning Minister impose conditions to deal with the outstanding issues, which will be discussed in more detail in a forthcoming section of this report.

Summary

The department is satisfied that council has appropriately responded to the submissions received during the public consultation of the proposed planning scheme. Further detail is provided in council's public consultation submissions response report contained in **Appendix 1**.

ASSESSMENT

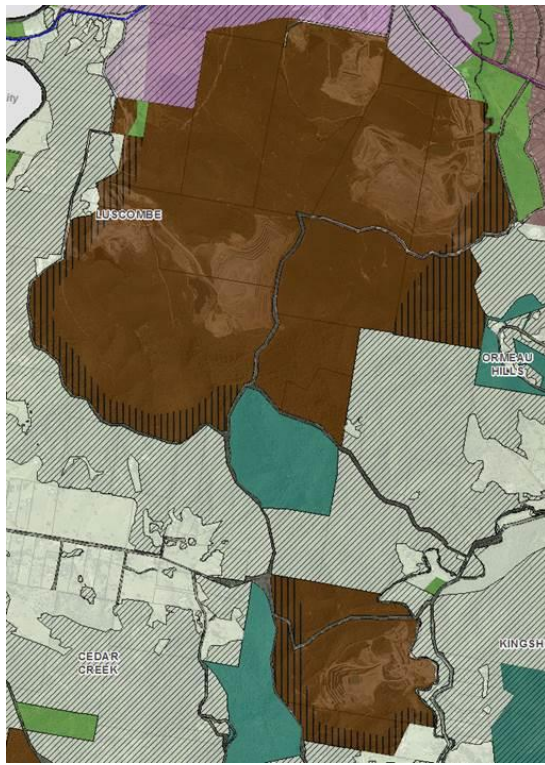
The department has undertaken a review of the proposed planning scheme against the legislative requirements and a summary is included below.


Step 8.1 – Consideration of planning scheme

This is the final assessment step in the process prior to the adoption of the planning scheme by council.

After receiving written notice under Step 7.6, the Planning Minister is required to:

Step 8.1(a)	Consider if conditions imposed prior to public consultation have been appropriately complied with		
Assessment	On 15 April 2015, the former Planning Minister approved the proposed Gold Coast City Plan 2015 to proceed to public notification subject to conditions which were required to be addressed. A copy of the Ministerial conditions is contained below with an assessment against compliance for each condition.		
	Ministerial Condition		Assessment of compliance
	<div>1</div> <div> <p>Prior to public notification, amend Strategic Framework Map 5 and Extractive Resources Overlay Map 1-4 to appropriately protect key resource areas within the draft plan by:</p> <ul style="list-style-type: none"> a) Removing the former KRA64 Charlies Crossing; b) Identifying the amended resource/ processing area and amended separation area for KRA65 Jacobs Well (Deposit B); c) Identifying the transport routes and transport route separation areas between the Pacific Motorway and Pimpama Jacobs Well Road (Wharf Road and Mirambeena Drive); d) Identifying the amended resource/ processing area for KRA68 Oxenford; e) Identifying the separation area for KRA69 Stapylton; f) Identifying the separation area for KRA70 West Burleigh; and g) identifying the amended resource/ processing area for KRA96 Reedy Creek. </div>	<p>The Extractive resources overlay map has been amended to:</p> <ul style="list-style-type: none"> • Remove KRA64 Charlies Crossing • Change the Resource/Processing Area and Separation Areas of Deposit B in KRA65 Jacobs Well to align with the State's SPP mapping. • Include the Mirambeena Drive transport route as an additional southbound haulage route for KRA65 Jacobs Well as shown in the State's SPP mapping. • Change the Resource/Processing Area and Separation Areas of KRA68 Oxenford to align with the State's SPP mapping. • Change the Separation Areas of KRA69 Stapylton to align with the State's SPP mapping. • Change the Separation Areas of KRA70 West Burleigh to align with the State's SPP mapping. • Change the Resource/Processing Area of KRA96 Reedy Creek to align with the State's SPP mapping. <p>Also, Strategic Framework Map 5, Focus Areas for Economic Activity has been amended to reflect the changes made to the Extractive Resources Overlay Map, including identification of KRA96 Reedy Creek as a 'Non-Committed Resource Area'.</p> <p>Also in response to condition 1, Table 5.10.4: Extractive Resource Overlay (row 1, relating to</p>	

		<p>Separation area and 100m Transport route separation area) has been amended.</p> <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
2	<p>Prior to public notification, amend zoning maps (ZM1, ZM2, ZM3, ZM6, ZM8, ZM12, ZM17, ZM22 and ZM32), to remove the Extractive Industry - Indicative Buffer hatching from all zoning maps, with the exception of map ZM6, where council may retain an indicative buffer immediately adjoining Lot 11 and 900 on SP127985.</p>	<p>Prior to public consultation the extractive industry 'indicative buffers' were removed from the zone maps with the exception of the areas immediately adjacent to Lot 11 and 900 on SP127985.</p> <p>Through the public consultation process a number of submissions were made to council regarding the removal of the buffers in certain areas where a land use conflict may exist due to the proximity of sensitive uses to the proposed extractive industry zonings.</p> <p>The department and council undertook detailed site specific investigations and agreed that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed planning schemes extractive industry zoning as a means to address the perceived land use conflicts, as indicated on the below maps:</p> <p>KRA67 – Zone Map showing buffers</p>  <p>KRA68 – Zone Map showing buffers</p>

		
		<p>The department is satisfied council has complied with the outcomes required by the condition and that where variations have been made that these outcomes reflect a balanced approach to the integration of state interest matters taking into account local circumstances</p>
3	<p>Prior to public notification, delete the Editor's note in relation to 'indicative separations areas' in Section 3.5.5 of the Strategic Framework (Element - Natural Resources) and the associated 'Note' contained below P03 in Table 6.2.16-2 of the Extractive Industry Zone Code.</p>	<p>In response to condition 3:</p> <ul style="list-style-type: none">• Section 3.5.5.1 of the Strategic framework has been amended to specifically reference the indicative separation area shown for KRA67.• Specific Outcome 3.5.5.1(8) within section 3.5.5.1 of the Strategic framework has been amended.• The existing 'Editor's note' within section 3.5.5.1 of the Strategic framework has been removed.• The existing 'Note' below Performance Outcome P03 of the Extractive industry zone code (Table 6.2.16-2) has been removed. <p>The department is satisfied council has complied with the outcomes required by the condition and that the consequential amendments made by council as listed above do not impact upon the proposed planning scheme integrating the state interest in mining and extractive industries.</p>
4	<p>Prior to notification, remove all "Road Requirement Lines" from Zoning Maps (ZM0 - ZM44), where not associated</p>	<p>All "Road Requirement Lines" from the zone maps have been removed</p>

		with a local government road requirement.	The department is satisfied council has complied with the outcomes required by the condition.
	5	Prior to notification, remove the Integrated Regional Transport Corridor 'IRTC' from Strategic Framework Map 6 - Integrated Transport.	Strategic framework map 6 – Integrated transport has been amended to remove the Intra-Regional Transport Corridor (IRTC). The department is satisfied council has complied with the outcomes required by the condition.
	6	Prior to notification, amend Zoning Maps (ZM2, ZM7, ZM8, ZM14, ZM18, ZM22 and ZM26), to remove the Special purpose zoning for all land within the Integrated Regional Transport Corridor (IRTC) and zone the land to align with adjoining properties.	The zoning of lots within the Special purpose zone have been amended as follows: Ormeau area: <ul style="list-style-type: none"> • 3SP119029 to Open Space zone • 1RP911811 to Rural zone • 100RP911810 to Rural zone Pimpama area: <ul style="list-style-type: none"> • 2RP181859 to Rural zone • The following lots have been moved to the Rural zone and include in Rural landscape and environment precinct as per 'Map 1 – Pimpama area new Rural Landscape and Environment Precinct': <ol style="list-style-type: none"> a. 1RP897928 b. 1, 2 and 3 RP135848 c. 6RP156460 d. 2SP222680 e. 4RP860719. East Coomera area: <ul style="list-style-type: none"> • Lot 25 on SP174768 was changed to Conservation zone • The following lots have been moved to the Emerging Community zone: <ol style="list-style-type: none"> a. 3SP216502 b. 4SP216503 c. 30, 31 and 32 SP171954 Coomera (South) area: <ul style="list-style-type: none"> • The following lots were changed to the Conservation zone: <ol style="list-style-type: none"> a. 20 and 21 RP177591 b. 1RP849227 c. 30SP150729 d. 32SP156726 e. 31SP150729 to Medium Density Residential zone Coomera Marine Precinct area: <ul style="list-style-type: none"> • 28SP122377 has been moved to Waterfront and Marine Industry zone Helensvale/Gaven area (adjoining rail corridor): <ul style="list-style-type: none"> • 7RP818969 to Open Space zone • 1RP864000 to Open Space zone

		<ul style="list-style-type: none"> • 2RP863999 to Open Space zone • 3RP887429 to Open Space zone <p>Nerang Broadbeach Road:</p> <ul style="list-style-type: none"> • 3SP180847 has been moved to the Limited Development zone and include in Conceptual Land Use Map 11 (Merrimac/Carrara Floodplain) to best fit 2003 planning scheme Guragunbah LAP precincts. <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
7	Prior to public notification, amend PO14, AO14 and AO15 of 8.2.4 Coastal Erosion Hazard Overlay Code to remove any requirement for land to be dedicated to the Crown.	<p>The requirement for land to be dedicated to the Crown has been removed and a new requirement inserted as follows:</p> <ul style="list-style-type: none"> • That land is to be 'transferred to council' within PO14, AO14 and AO15 of the Coastal erosion hazard overlay code <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
8	<p>Prior to public notification, amend the strategic framework as outlined below:</p> <ol style="list-style-type: none"> a) In section 3.5.2.1, amend Specific Outcome (8) by removing the following "<i>but do not include special industry areas as these uses are not to establish in the City Plan area</i>"; b) In section 3.8.1, remove Strategic Outcome (12); and c) In section 3.8.6.1, remove Specific Outcome (7). 	<p>The Strategic framework, section 3.5.2 Element – Industry and business areas has been amended by deleting 'but do not include special industry areas as these uses are not to establish in the City Plan area'.</p> <p>The Strategic framework, section 3.8.1 Strategic outcomes (A safe, well designed city) has been amended to state 'Special industry uses occur in very limited circumstances in the City Plan area due to their noxious and hazardous nature'.</p> <p>The Strategic framework, section 3.8.6 Element – Environmental health and amenity has been amended to include the following Specific outcomes:</p> <p><i>Special industry uses only occur in high impact industry areas where:</i></p> <ul style="list-style-type: none"> • <i>They achieve minimum separation areas of 500 metres for distilling alcohol or 1500 metres for all other activities to existing or planned sensitive uses; and</i> • <i>It is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development.</i>

		<p><i>This includes the health and safety of persons engaged, employed or resident on the site of any other development within the uses area of influence, including residential and non-residential uses.</i></p> <p><i>The Rocky Point Sugar Mill is recognised as an existing special industry use that contributes to the city's economy. The operation of the sugar mill is protected from incompatible activities (including the encroachment or intensification of residential or other sensitive uses within its separation area) so that it may continue to be accommodated within the city.</i></p> <p>The department is satisfied council has complied with the outcomes required by the condition and that the consequential amendments made by council as listed above do not impact upon the planning scheme integrating the state interest of development and construction.</p>
9	Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment - Material Change of Use and 5.10 Levels of Assessment - Overlays), Part 6 Zones and Part 8 Overlays to address conflicts between the specific outcomes in section 3.3.4 and 3.3.5 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new communities and special management areas	<p>In response to condition 9, council has made the following amendments:</p> <p>State identified site – Worongary (Pacific View Estate)</p> <ul style="list-style-type: none">• The submitted version of 'Conceptual Land Use Map 10 – Worongary' showing the western portion of the site as 'Suburban Neighbourhood accommodating larger lots on sloping sites', and that the wording 'minimum lot size 1,500m²' has been included in consideration of the slope and other development constraints to provide indicative development guidance.• Overlay Map, Nature Conservation – biodiversity areas was amended to align with the 'Green Space / Environmental Corridor' shown on the submitted State Interest version of 'Concept Land Use Map 10 – Worongary', to reduce the level of protection of the ecological values present on the remainder of the site. <p>State identified site – Guragunbah State Planning Regulatory Provision – Broadlakes</p> <ul style="list-style-type: none">• Table of assessment for the Emerging Community Zone was amended to include assessment criteria for the

		<p>Guragunbah State Planning Regulatory Provision.</p> <p>State identified site - Pimpama</p> <ul style="list-style-type: none"> • A revised draft Nature Conservation Overlay – Biodiversity Areas has been included within the City Plan 2015. • A revised draft Conceptual Land Use Map 7 – Pimpama has been approved “in principle” for inclusion within the City Plan 2015. • A revised Sensitive Use Overlay Map has been included within the City Plan 2015. <p>State identified site – Merrimac/Carrara Floodplain Special Management Area</p> <ul style="list-style-type: none"> • A ‘Note’ has been included within Element 3.3.5 Merrimac / Carrara Floodplain Special Management Area of the Strategic Framework as follows: <i>Note: Building heights and residential densities will vary across the Merrimac/ Carrara floodplain, where complying with all flooding and environmental objectives for the special management area.</i> • An overall outcome has been included within Part 6.2.18 Limited Development (constrained land) zone code as follows: <ul style="list-style-type: none"> a. <i>Built Form –</i> <i>Building heights and residential densities will vary across the Merrimac / Carrara floodplain, where complying with all flooding and environmental objectives for the special management area.</i> <p>The department is satisfied council has complied with the outcomes required by the condition and that the consequential amendments made by council as listed above do not impact upon the planning scheme integrating the state interest of development and construction.</p>
	10	<p>Prior to public notification, amend the draft plan for development which is core to, ancillary to or directly associated</p> <p>The Strategic framework, section 3.5.4 Element – Tourist economy has been amended to include the following:</p>

	<p>with the development of an existing and operational tourist attraction, including:</p> <p>a) amend Part 3.5.4 - Element - Tourist Economy, to implement the objective of reducing regulatory burden and streamlining assessment for existing and operational tourist attractions.</p> <p>b) make necessary amendments to Table 5.5.13: Material Change of Use - Major Tourism Zone to exempt Material Change of Use for tourist attraction and the following uses if ancillary to a tourist attraction:</p> <ol style="list-style-type: none">1. indoor sport and recreation2. outdoor sport and recreation3. major sport, recreation and entertainment facility4. food and drink outlet5. hotel6. theatre7. shop. <p>c) amend Table 5.10.16: Potential and actual acid sulfate soils overlay to read "No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a council approved acid sulfate soils management plan."</p> <p>d) make necessary amendments to the draft plan to exempt Operational Works development in the Major Tourism Zone.</p>	<p><i>Reduced regulation and a streamlined assessment process for existing and operational tourist attractions support the continued growth and expansion of the city's tourist economy.</i></p> <p>The levels of assessment for the Major Tourism zone have been amended to exempt material change of use for tourist attraction and the following uses if ancillary to a tourist attraction:</p> <ol style="list-style-type: none">1. Indoor sport and recreation2. Outdoor sport and recreation3. Major, sport, recreation and entertainment facility4. Food and drink outlet5. Hotel6. Theatre7. Shop <p>The levels of assessment table for the Major tourism zone has been amended to read:</p> <p><i>"no change to level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a council approved acid sulphate soils management plan"</i></p> <p>The Levels of assessment table for the Potential and actual acid sulphate soil overlay has been amended to read:</p> <p><i>"No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a council approved acid sulphate soils management plan"</i></p> <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
11	<p>Prior to adoption, amend Part 3 Strategic Framework and Part 8 Overlays (8.2.12 Nature Conservation Overlay Code and associated Overlay Maps) to identify and facilitate the protection of matters of state environmental significance.</p>	<p>The proposed planning scheme Strategic framework, Nature conservation overlay code, Nature conservation overlay maps and associated policies have been updated to identify and protect matters of state environmental significance, by the following actions:</p> <ul style="list-style-type: none">• Changed the name of the Nature conservation overlay and relevant content to 'Environmental significance overlay' to better align with the

		<p>Queensland Planning Provisions 2013.</p> <ul style="list-style-type: none"> Removed references to ecologically significant features and replace with matters of environmental significance to align with the State Planning Policy 2014. Amended the overlay maps and associated overlay provisions to separate matters of state and local environmental significance. <p>The proposed planning scheme Strategic Framework, Nature conservation overlay code, Nature conservation overlay maps and associated policies has been updated as necessary to reflect the State Government Environmental Offsets Act 2014, by:</p> <ul style="list-style-type: none"> Aligning with the State Government offset calculator and ratios. Ensuring matters of local environmental significance proposed for offset do not duplicate a State Government value. Remove references to koala assessable development areas that are regulated by the SEQ Koala State Planning Regulatory Provisions 2010. <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
12	<p>Prior to adoption, amend 8.2.3 Bushfire Hazard Overlay Code and associated overlay mapping and SC6.3 City Plan policy - Bushfire management plans to include provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose natural hazards study and risk assessment.</p>	<p>The State Bushfire Prone Mapping has been adopted as the Bushfire hazard overlay map meets the State interest objectives. A reliability assessment demonstrated the State's Bushfire Prone Mapping was 90% accurate at a local scale. In addition, the following amendments have been made:</p> <ul style="list-style-type: none"> the Bushfire hazard overlay code has been amended to comply with the State Planning Policy 2014: ensure compliance with the State Planning Policy 2014 – state interest guideline: Natural hazards risk and resilience (August 2014) remove requirement to prepare a bushfire hazard management plan if a development is self-assessable remove conflict and/or overlaps with the Building Act 1975

		<ul style="list-style-type: none"> ensure bushfire risk levels are mitigated to an acceptable and tolerable level. <p>SC6.3 City Plan policy – Bushfire management plans have been amended to comply with the State Planning Policy 2014 - state interest guideline: Natural hazards risk and resilience (August 2014) and align with the Bushfire hazard overlay code.</p> <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
13	Prior to adoption, delete the note listed in Acceptable Outcome (8) of section 9.4.11 Transport Code.	<p>The note listed in Acceptable Outcome (8) of section 9.4.11 Transport Code has been deleted.</p> <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
14	Prior to adoption, amend 8.2.2 Airport Environs Overlay Code and associated overlay mapping to identify aviation facilities within the Gold Coast local government area and reflect the <i>SPP Code: Strategic airports and aviation facilities</i> (Appendix 4 of the SPP) or similar development assessment requirements.	<p>The Airport Environs Overlay Code (section 8.2.2) and Airport Environs Overlay mapping suite (SC2.6 Overlay maps) have been amended as follows:</p> <ul style="list-style-type: none"> Minor editorial update to the code purpose to align the Aviation Facilities outcome with the new listing of Aviation Facilities for the City of Gold Coast. Additional code provisions and overlay mapping updates for the Mt Somerville and Coolangatta Aviation Facilities (listed in Appendix 1 of the 'State Planning Policy—state interest guideline: Strategic airports and aviation facilities' (July 2014)). Addition to Section 5.10, Table of Assessment – Overlays: 'Airport Environ Overlay Aircraft Noise Exposure Forecast (ANEF)' (Assessable land uses listed in Part C, Table 3 of 'State Planning Policy—state interest guideline: Strategic airports and aviation facilities' (July 2014)). <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
15	Prior to adoption, amend the planning scheme to include the <i>SPP Code: Ship-sourced pollutants reception facilities in marinas</i> (Appendix 1 of the SPP) or similar development assessment requirements.	<p>The 'Ship-sourced Pollutants Reception Facilities in Marinas Development Code' was adopted and included in the proposed planning scheme.</p> <p>Appropriate amendments were made to the Strategic Framework to support the new code.</p>

			The department is satisfied council has complied with the outcomes required by the condition.
	16	<p>Prior to adoption, amend the planning scheme to ensure adequate front boundary setbacks are maintained to all properties with frontages to Ferry Road, Southport between Energex's Bundall Substation (Lot 1, 2 and 3 on RP89651) and Southport Substation (Lot 1 on RP801646 and Lot 893 on SP191060) that directly abut the existing 110kV overhead power lines, through the following performance outcome and acceptable outcomes:</p> <p><i>Performance Outcome</i> Development does not compromise the integrity, functionality, access to or efficient delivery of the electricity corridor.</p> <p><i>Acceptable Outcome</i> Front boundary setbacks are as follows:</p> <ul style="list-style-type: none"> a) Medium Density Residential Zone - 4 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres. b) Mixed Use, Neighbourhood Centre and Centre Zones - 2 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres. 	<p>The proposed planning scheme was modified to include the Regional infrastructure overlay code and mapping in response to Ministerial Condition 16 and 17 (in part), including the following:</p> <ul style="list-style-type: none"> • The Regional infrastructure overlay code includes specific self assessable and assessable development outcomes as required by the conditions for the high voltage overhead power lines between Southport and Bundall. <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
	17	<p>Prior to adoption, amend Strategic Framework Map 7, the Water Catchments and Dual Reticulation Overlay Map and other relevant parts of the planning scheme to identify and protect bulk water supply infrastructure and major electricity infrastructure.</p>	<p>The proposed planning scheme was modified to incorporate the state interest for bulk water supply infrastructure as follows:</p> <ul style="list-style-type: none"> • Update proposed planning scheme, Strategic Framework Map 7 – 'Strategic Infrastructure sites and corridors' to identify major bulk water supply infrastructure. • the Regional infrastructure overlay identifies bulk water supply infrastructure and major electricity infrastructure within the Gold Coast. • the Regional infrastructure overlay code includes provisions to address the following existing and planned regional infrastructure within the City of Gold Coast: <ul style="list-style-type: none"> a. high voltage electricity transmission lines and substations

		<p>b. water supply pipelines c. state-controlled roads d. railways.</p> <p>To the extent relevant, a 50m 'community infrastructure buffer' (of the Sensitive Use separation overlay mapping suite) to bulk water supply infrastructure (i.e. water treatment plants, chemical dosing stations and pump stations) triggers the associated Sensitive Use separation overlay code provisions.</p> <p>The department is satisfied council has complied with the outcomes required by the condition.</p>
18	<p>Prior to adoption, identify water supply buffer areas within the draft plan and amend 9.4.4 Healthy Waters Code to reflect the specific outcomes and measures contained in the Seqwater Development Guidelines: <i>Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> or similar development assessment requirements.</p>	<p>The proposed planning scheme was amended to include the Water Catchment Overlay Code and amend the Regional Bulk Infrastructure Overlay Map including the following:</p> <ul style="list-style-type: none"> the inclusion of the Water Catchment Overlay Code reflects the provisions of the SEQ Water Guidelines for Water Quality Management in Drinking Water Catchments 2012. the inclusion of a Water Supply Buffer Area on the Water Catchments and Dual Reticulation Overlay Map. <p>The department is satisfied council has complied with the outcomes required by the condition.</p>

In addition to the above conditions, the former Planning Minister also required council to provide further justification when seeking approved to adopt the proposed planning scheme addressing the perceived downgrading of Robina in the centres hierarchy. It is also noted that this matter was raised by a number of submitters during the public consultation of the proposed city plan. As such, council are not only required to respond to the Planning Minister's requirements, but must also consider the public submissions received on the matter.

A separate brief was recently prepared for the Planning Minister on this matter (refer to MBN15/236 contained in **Appendix 2**) in which the department recommend that the Planning Minister advise Councillor Greg Betts that the state interest matters in relation to the designation of Robina had been appropriately satisfied. The information below is a summary of the detailed assessment contained in the attached brief.

The state interests relevant to this matter are contained within the SEQ Regional Plan, specifically the regional land use pattern, which councils must integrate into their local government planning schemes.

It is important to note that since the SEQ Regional Plan was introduced in 2009, the regional activity centres hierarchy is now out dated and no longer reflects the developing

	<p>land use pattern within the Gold Coast. Specifically, the department considers the new policy directions made by both council and the state, coupled with ongoing growth and urban regeneration within the Gold Coast, necessitate a review of the centres hierarchy through the preparation of council's draft city plan.</p> <p>The request made by the former Planning Minister at the state interest review stage, was to ensure that any change in direction from that under the SEQ Regional Plan being proposed by council, was made based on sound economic studies and data in relation to the actual and projected centres development within the city.</p> <p>In order to address submissions and the former Planning Minister's concerns, council engaged MarcoPlan Dimasi to undertake a 'Centres Review Study' which considered all matters relating to centres raised through the public consultation process.</p> <p>Council resolved to change the naming conventions of the centres hierarchy so that Robina, Broadbeach and Coomera, which were identified as "principal centres" in the version of the city plan that was publicly consulted, are now identified as "principal regional activity centres" to align with the SEQ Regional Plan. In addition, to recognise the significant role the principal regional activity centres play within the Gold Coast, council are increasing the planned trading catchments from 150 000+ to 200 000+.</p> <p>The department is satisfied that the above changes to the naming conventions and the increase in planned trading catchments address the former Planning Minister's concerns and appropriately integrate the relevant state interest requirements.</p> <p>The department is satisfied that the conditions imposed and the requirement to provide additional justification regarding the centres hierarchy by the former Planning Minister have been appropriately complied with in accordance with the specified timings.</p>
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Step 8.1(b)	Consider if the version is not significantly different to a version which has undertaken public consultation
Assessment	<p>The department active member of the council's City Plan 2015 Special Committee responsible for the review and consideration of submissions received during the consultation process. Departmental officers have attended each special committee meeting and provided guidance to the council staff and councillors on changes that could be considered to result in the proposed planning scheme being substantially different from the version publicly consulted. As a result, the department is satisfied that the changes made to the proposed planning scheme since public consultation, a summary of which were provided earlier within this response, have not resulted in the proposed planning scheme being substantially different from the version publicly consulted</p> <p>On this matter, it is also important to note that the former Planning Minister wrote to Councillor Tom Tate of the City of Gold Coast in relation to the Greenridge development site (see Appendix 3). The purpose of the letter was to advise that in accordance with Statutory Guideline 04/14, any amendment to the proposed planning scheme post public notification must not result in the scheme being 'significantly different' and that amending the proposed planning scheme to include the greenridge development site within an urban zoning would be considered significantly different. The former Planning Minister provided council with a number of avenues possible in order to facilitate a urban zoning</p>

	<p>over the development site, including to retain the existing non-urban zoning and consider the matter as part of a separate planning scheme amendment post adoption. Council resolved to take this approach and have maintained the non-urban zoning over the property within the proposed planning scheme and include a new investigation area over the site to demonstrate council's commitment to consider the sites suitability for urban purposes as part of a future amendment. Importantly, this approach has also been applied by council to deal with all public submissions seeking a change from non-urban to urban zonings across the city.</p> <p>In considering if the proposed planning scheme is significantly different from the version which underwent public consultation, the department has reviewed the changes made by council, as shown on the track changes version of the proposed planning scheme. Based on this review, the department is satisfied that the proposed planning scheme is not significantly different to the version made available during for public consultation.</p>
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Step 8.1(c)	Consider if sufficient information has been provided
Assessment	<p>On [date], council submitted the proposed planning scheme to the Planning Minister seeking approval to adopt. The following information was submitted:</p> <ul style="list-style-type: none"> • Two track changes version of the proposed Gold Coast City Plan 2015 (dated April 2015) with one version showing the changes made prior to public consultation and one showing the changes made post consultation. • Response to applicable statutory guideline steps & requirements. • Response to Ministerial conditions imposed by the former Planning Minister prior to public consultation. • Completed Evaluation reports for SPP Natural hazards (bushfire). • Response to State Interest Review (Part B – Legislative requirements). • Submission analysis and response report. • Extrinsic material supporting the proposed planning scheme. <p>The department is satisfied that this requirement has been met and that sufficient information has been provided in order to allow the Planning Minister to consider council's request.</p>

Step 8.1(d)	Consider if the proposed planning scheme achieves the purpose of SPA, addresses the key elements of s88, is consistent with the SPSP (where relevant), appropriately integrates any relevant regional plan or SPP, and does not adversely affect a state interest
s3 Purpose of Act	
<p><i>The purpose of this Act is to seek to achieve ecological sustainability by—</i></p> <p>(a) <i>managing the process by which development takes place, including ensuring the process is accountable, effective and efficient and delivers sustainable outcomes; and</i></p> <p>(b) <i>managing the effects of development on the environment, including managing the use of premises; and</i></p> <p>(c) <i>continuing the coordination and integration of planning at the local, regional and State levels.</i></p>	
Assessment	<p>The proposed planning scheme has been prepared as a framework for managing development that advances the purpose of the Act by achieving ecological sustainability.</p> <p>It sets out council's intention for future development in the local government area over the next 20 years, managing the process by which development takes place ensuring the process is accountable, effective and efficient.</p>

	<p>The proposed planning scheme manages the effects of development on the environment, including managing the use of premises by providing a process by which development occurs. This is primarily achieved through a series of tables outlining levels of assessment according to the relevant overlay, development type, providing clarity and general understanding of the intent of the relevant zones.</p> <p>The proposed planning scheme coordinates and integrates planning at a local level in light of regional and state planning frameworks which is discussed in more detail in the relevant sections below.</p> <p>The department is satisfied that this requirement has been met.</p>
s88 Key elements of planning scheme	
(1) <i>A local government and the Minister must be satisfied the local government's planning scheme—</i>	
(a) <i>appropriately reflects the standard planning scheme provisions; and</i>	
Assessment	<p>Council has drafted the proposed planning scheme in accordance with QPP version 3.1, June 2014. The department has undertaken an assessment of the proposed planning scheme for compliance against QPP version 3.1 and considers the proposed planning scheme complies with the standard planning scheme provisions. Accordingly, the department is satisfied this requirement has been met.</p>
(b) <i>identifies the strategic outcomes for the planning scheme area; and</i>	
Assessment	<p>The proposed planning scheme identifies six themes, comprising of several elements which are used to group the strategic outcomes sought for the local government area. The six themes and corresponding elements which group the strategic outcomes include:</p> <p>Creating Liveable Places: This theme seeks to ensure urban activities are contained within the city's urban area, delivering a settlement pattern that provides housing choices and diverse lifestyle opportunities and delivering housing in a form consistent with the future character of local areas and centres.</p> <p>Making modern centres: This theme seeks to articulate the policy direction associated with the city's centres hierarchy ranging from the central business district of Southport to more localised neighbourhood centres. It identifies centre categories and expresses the appropriate scale and mix of uses within each category to guide future development of the city's centres. The strategic outcomes promote development that creates an active, attractive, safe and pedestrian focused environment.</p> <p>Strengthening and diversifying the economy: This theme seeks to deliver on the city's key vision to become a world-class city with a strong and diverse economy. The theme identifies the Gold Coast's priority business and industry sectors and seeks to promote a business environment that balances a diverse, resilient and robust economy. The theme also recognises the need for the city to build upon its tourism opportunities, including those associated with nature based tourism uses.</p> <p>Improving transport outcomes: This theme aims to ensure land uses are integrated with access to transport options across the city. Importantly, the proposed planning scheme aims to consolidate urban growth and mixed use centres to support existing and future investments in the city's transport network. It also includes outcomes which</p>

	<p>seek to promote walking and cycling options, maintain a safe road network and protect transport corridors.</p> <p>Living with nature: This theme seeks to deliver a network of green spaces throughout the city for both nature conservation and recreational purposes. It seeks to protect non-urban land as a means of creating a hard edge to the city's urban area and to maintain the city's productive and rural landscapes. The theme includes outcomes which address the protection and enhancement of biodiversity, coastal environments, water quality and catchment areas.</p> <p>A safe, well designed city: This theme manages areas of land and urban character throughout the city, includes provisions which seek to support development designed to create a strong sense of community, and promote excellence and innovation in urban design and architecture. This theme also protects places of cultural heritage and promotes the expansion of social infrastructure across the city.</p> <p>The department is satisfied that this requirement has been met.</p>
<i>(c) includes measures that facilitate achieving the strategic outcomes; and</i>	
Assessment	<p>The proposed planning scheme includes the following measures that facilitate achieving the strategic outcomes in the following manner:</p> <p>Creating Liveable Places:</p> <ul style="list-style-type: none"> • Strategic Framework Map 1: Designated urban areas, categorises all land within the city as being either an urban area, investigation area, non-urban area or water body/waterway. The protection of non-urban areas is strengthened through the provisions in the proposed planning scheme. • Strategic Framework Map 2: Settlement pattern, expresses the development expectations throughout the city by identifying areas suitable for urban neighbourhoods, suburban neighbourhoods, new communities, special management areas, townships and rural residential areas. • Zoning mapping provided in the proposed planning scheme correlates with the proposed settlement patterns. • The finer grain development parameters are provided for in the respective zone codes contained in Part 6 and the development codes contained in Part 9. <p>Making modern centres:</p> <ul style="list-style-type: none"> • The proposed planning scheme identifies a hierarchy of mixed use centres including a central business district, principal regional activity centres, major centres and district centres. The planning scheme also identifies specialist centres and neighbourhood centres. The centres are visually represented on Strategic Framework Maps 2 and 5. • The planning scheme includes specific outcomes for mixed use centres, specialist centres, neighbourhood centres and outcomes relating to centre design and operation which express council's overarching principles to ensure the intent and function of each centre is maintained. • All mixed use centres are included within the centre zone which outlines the more specific development parameters. <p>Strengthening and diversifying the economy:</p> <ul style="list-style-type: none"> • The proposed planning scheme identifies existing and emerging priority industry sectors to support economic development diversification. • Specific outcomes are identified for industry and business areas to support the concentration of related economic activities. • Specific outcomes in relation to the city's tourist economy are included to support the development and protection of major tourism attractions.

	<ul style="list-style-type: none"> • Natural resource areas and associated haulage routes and rural production areas of economic value are also identified. • The strategic outcomes associated with strengthening and diversifying the economy are supported through zone codes contained in Part 6 and overlay codes contained in Part 8 of the planning scheme. <p>Improving transport outcomes:</p> <ul style="list-style-type: none"> • The proposed planning schemes intent to create an integrated transport system is articulated through Strategic Framework Map 6: Integrated Transport System. • Improving transport outcomes is achieved through four elements being integrated transport system, enhanced access and mobility, transport system efficiency and air transport. • More specific outcomes associated with the delivery of transport outcomes are presented within the Transport Code in Part 9 of the draft plan. <p>Living with nature:</p> <ul style="list-style-type: none"> • The proposed planning scheme outcome living with nature is supported by Strategic Framework Map 1 which shows non-urban land, Strategic Framework Map 2 which shows natural landscape area and Strategic Framework Map 4 which shows hinterland to coast critical corridors. • Finer grain development assessment provisions are contained within Part 8: Overlays (Acid sulphate soils overlay code, Coastal Erosions overlay code and Environmental significance overlay code) and Part 9: Development Codes. <p>A safe, well designed city:</p> <ul style="list-style-type: none"> • A safe well designed city is achieved through seven elements including landscape character, urban design, character and community identify, cultural heritage, safe, healthy cohesive communities, environmental health and amenity, natural hazards and sustainable infrastructure provisions. • Site specific development provisions are used to implement the abovementioned themes including Part 8: Overlays and Part 9: Development Codes. • The propsoed planning scheme policies also provide further guidance on matters addressed through the strategic outcomes for a safe, well designed city. <p>The department is satisfied that this requirement has been met.</p>
<p>(d) <i>coordinates and integrates the matters, including the core matters, dealt with by the planning scheme, including any State and regional dimensions of the matters; and</i></p> <p><i>Note - State and regional dimensions of matters are explained in section 90.</i></p>	
<p>Assessment</p>	<p>Section 89 of SPA identifies three core matters for the preparation of a planning scheme including land use and development, infrastructure and valuable features. These are considered and assessed below:</p> <ul style="list-style-type: none"> • Land use and development: The proposed planning scheme identifies the preferred location of land use categories to ensure complementary development outcomes to existing development. At a city-wide level, the land use and development pattern is reflected through Strategic Framework Map 1: Designated urban areas and Map 2: Settlement pattern. • Infrastructure: Existing and future infrastructure is identified on Strategic Framework Map 6: Integrated Transport and Map 7: Strategic Infrastructure Sites and Corridors. • Valuable features: The proposed planning scheme identifies valuable characteristics for the Gold Coast local government area and includes identification of: <ul style="list-style-type: none"> ○ Sites of heritage value on the Heritage Overlay; ○ The Mudgeeraba Village Character through an Overlay Code in Part 8 of the draft scheme;

- The Ridges and Significant Hills protection overall code; and
- Nature conservation values including biodiversity areas, identification of priority species, vegetation values (low, medium and high) and wetlands and watercourses throughout the City.

Section 90 of SPA identifies that the state and regional dimensions include the SEQ Regional Plan and the SPP. In addition, section 15 of SPA identifies the following as state planning instruments under the Act:

- a) a State planning regulatory provision;
- b) a State planning policy;
- c) a regional plan;
- d) the standard planning scheme provisions.

These are considered and assessed below.

State planning regulatory provisions

Relevant SPRPs are considered and assessed below.

State Planning Regulatory Provisions (Adult Stores) July 2010 (Adult Stores SPRP)

The Adult Stores SPRP nominates the minimum distance between the boundary of the land occupied by a sensitive use and the entrance of a proposed adult store is the greater of the following:

- a) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or
- b) more than 100 metres measured in a straight line.

The proposed planning scheme addressed adult stores through Part 3: Strategic Framework and Part 5: Tables of Assessment. The strategic framework includes a specific outcome in section 3.5.2.1 that adult stores only occur in 'fringe business' precincts. In addition, adult stores are identified as being subject to Code assessment within the table of assessment for the Mixed use zone (fringe business precinct).

It is also important to note that if there is a conflict with the proposed planning scheme, the Adult Stores SPRP will override the planning scheme during development assessment.

The department is satisfied the above outcomes sufficiently address the requirements of the Adult Stores SPRP and ensure that adult stores are appropriately separated from sensitive uses.

South East Queensland Koala Conservation SPRP (May 2010) (Koala SPRP)

The Koala SPRP does not contain specific requirements which a local government must consider and reflect in the preparation of a new planning scheme. However, the Koala SPRP contains provisions, which apply to development assessment, which council's may choose to incorporate into a local planning instrument.

Council's koala conservation strategy undertaken as part of the preparation of the proposed planning scheme notes:

67% of the mapped areas of koala habitat value in the City of Gold Coast occurs outside the urban footprint where only limited development will be permissible. The tables of development provide direction on the levels of assessment required for proposed development within the city. The Priority Species Overlay

Map is applicable wherever development is made assessable. The zones utilised outside the urban footprint are primarily rural, extractive industry, conservation and community purposes.

The proposed planning scheme has appropriately incorporated the Koala SPRP requirements by including koala and koala habitat terminology in the strategic framework. The Environmental Significance Overlay Code and mapping contains specific provisions relating to koala protection and has appropriately mapped koala habitat areas.

The department is satisfied the above outcomes sufficiently address the requirements of the Koala SPRP, noting the Koala SPRP will continue to apply to certain development applications within the Gold Coast local government area in addition to any provisions which apply under the local planning instrument.

Guragunbah SPRP (27 September 2013)

The Guragunbah SPRP applies to land described as Lot 2 on RP223566, Lot 902 on SP108453 and Lot 1 on SP190865 situated at 154 Highfield Drive, Merrimac, 172 Highfield Drive, Robina and Ghilgai Road, Merrimac.

The intent of the SPRP is to extend the superseded planning scheme (Albert Shire 1995) use rights of the Breakwater Road development approval to 15 December 2018. The effect of the superseded planning scheme use rights is to make the material change of use development component self-assessable.

In order to reflect the SPRP within the proposed planning scheme, land affected by the Guragunbah State Planning Regulatory Provision has been included in the Emerging Community Zone with a conceptual land use map to identify indicative locations for future urban development. The table of assessment for the Emerging Community Zone includes assessment criteria for the Guragunbah State Planning Regulatory Provision.

The department is satisfied the above outcomes sufficiently address the requirements of the Guragunbah SPRP.

SEQ Regional Plan State Planning Regulatory Provisions May 2014 (SEQ Regional Plan SPRP)

The Regional Landscape and Rural Production Area under the SEQ Regional Plan generally aligns with the Rural zone and other non-urban zones where significant development is not supported or anticipated by the proposed planning scheme.

It is also important to note that if there is a conflict with the proposed planning scheme, the SEQ Regional Plan SPRP will override the planning scheme during development assessment.

The department is satisfied the above outcomes sufficiently address the requirements of the SEQ Regional Plan SPRP.

State Planning Policy July 2014 (SPP)

The state interest review of the proposed planning scheme was finalised by the former Planning Minister in April 2014, prior to the amended SPP commencing in July 2014, which is the version of the SPP which has been utilised in the assessment of the proposed planning scheme.

The department has been working with council to ensure that the proposed planning scheme appropriately integrates all state interest matters under the SPP. Following the submission of the proposed planning scheme a full review was conducted against the SPP requirements.

A detailed assessment against all state interest matters applicable under the SPP is contained in **Appendix 4** of this report. Based on the attached assessment, the department has identified that the proposed planning scheme appropriately reflects the following aspects of the SPP:

- Liveable communities;
- Agriculture;
- Mining and extractive resources;
- Tourism;
- Biodiversity;
- Coastal environment;
- Cultural heritage;
- Water Quality;
- Emissions and hazardous activities;
- Natural hazards, risk and resilience;
- Energy and water supply;
- State transport infrastructure; and
- Strategic airports and aviation facilities.

The department notes that the following aspects of the SPP are not relevant to the Gold Coast local government area:

- Strategic ports.

It is also important to note that the department has identified the following state interests that have not been appropriately integrated and require amendments to the proposed planning scheme prior to adoption.

- SPP Guiding principles;
- Housing supply and diversity; and
- Development and Construction

The outstanding issues and proposed Ministerial conditions are summarised below and discussed in more detail in the SPP assessment contained in **Appendix 4**.

State Interest – Guiding Principles

The department has determined that the proposed planning scheme does not appropriately integrate the state interest guiding principles, specifically with regards to creating an efficient planning system.

In multiple sections within Part 3: Strategic framework, the proposed planning scheme includes a note which advises that certain applications which exceed a nominal building height increase will not be approved.

This is considered to be in conflict with the guiding principles as it does not support a planning system where development assessment is responsive, flexible or performance

based. In addition, a local government planning scheme must provide a performance base upon which all development applications are considered on their individual merits in accordance with the legislative decision making framework. The inclusion a note suggesting certain applications will not be approved is considered inappropriate and seeking to pre-empt the council's assessment of individual applications against the decision making rules contained in the SPA.

Based upon the above, the department recommends the Planning Minister impose the below condition to ensure the proposed planning scheme adopted by council appropriately integrates the State Interest – Guideline Principles:

Ministerial Condition

Amend Part 3, Strategic Framework as follows:

1. Remove the following note from all sections for the Strategic Framework.

Note to be removed

Note: In most instances, increases in building height between 25% and up to the maximum of 50% above the Building height overlay map will not be approved.

State Interest – housing supply and diversity

The department has determined that the proposed planning scheme does not appropriately integrate the state interest in housing supply and diversity.

Specifically, Part 5, Tables of Assessment, Table 5.6.1: Reconfiguring a lot identifies the minimum lot size for the Low density residential zone as 600 square metres to be code assessable. Any lot created less than 600 square metres would trigger impact assessment. Also, any boundary realignment is required to be no more than 10 percent of the lots being altered or 100 square metres (whichever is the lesser) to be code assessable; anything greater than this will trigger impact assessment.

These requirements do not reflect the state interest as it does not support a diverse and comprehensive range of housing options. Further, it is considered that the level of assessment specified for these types of developments is onerous and does not support the re-development of areas accessible to services, employment and infrastructure.

It is also important to note that the 600 square metres lot size trigger to impact assessment in the low density residential zone is in direct conflict with the density outcomes sought through the zone code. In this regard, the zone code allows for one dwelling per 400 square metres of site area. Therefore the department also considers this matter to be a critical line of sight conflict within the proposed planning scheme.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity:

Ministerial Condition

Amend Part 5, Tables of Assessment, specifically table 5.6.1: Reconfiguring a lot as follows:

1. Identify all boundary realignment's as being subject to code assessment.
2. Amend the lot requirements (minimum area) for the low density residential zone to 400m², unless within the large lot precinct.

To ensure line of sight within the planning scheme, amendments to Part 6, Zones, 6.2.1: Low density residential zone code are also required to give effect to the abovementioned recommended condition. As discussed, the low density residential zone code identifies a minimum lot size of 600 square metres and a minimum frontage of 17 metres as the acceptable outcome for lot design. However, the acceptable outcome AO5 for density in the same code allows for one dwelling per 400 square metres, which is considered a direct conflict and that the larger lot size of 600 square metres creates an unreasonable imposition on development to achieve a density of one dwelling per 400 square metres. These outcomes are to be aligned and it is recommended that the acceptable outcome AO8.1 and AO8.2 be amended to support a minimum lot size of 400 square metres with a minimum road frontage of 15 metres.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity:

Ministerial Condition

Amend Part 6, Zones, specifically 6.2.1 Low density residential zone code as follows:

1. Amending AO8.1 to read “Minimum lot size is 400m2 exclusive of access strip or access easement for rear lots.”
2. Amending AO8.2 to read “Minimum road frontage is 15m. OR Minimum road frontage is 4.5m for a rear lot.”

State Interest – development and construction

The department has determined that the proposed planning scheme does not appropriately integrate the state interest in housing supply and diversity.

The proposed planning scheme seeks to impose a retail gross floor area restriction on the Helensvale Major Centre to prevent any development above 38,000 square metres gross floor area and a restriction on the Biggera Waters Major centre of 50,000 square metres gross floor area. These restrictions are imposed in Part 3, Strategic Framework, and Part 6, Zone Codes, specifically 6.2.4 Centre Zone.

Existing development within the Helensvale Major centre has already exceeded the 38,000 square metres gross floor area limit and the proposed planning scheme is not reflective of the current situation of the site. This restriction conflicts with policy 3 of this state interest, which is to enable development of commercial and industrial land by facilitating the efficient development of industrial and commercial land. Importantly, council resolved to removal all other retail gross floor area in the proposed planning scheme and the manner in which the restrictions have been imposed is inconsistent and inequitable for the Helensvale Major centre and the Bigger Waters Major centre, which is also a conflict with the state interest guiding principles given council’s actions will inhibit the planning system from operating in an accountable manner.

It is also important to note that these matters were raised during the public consultation of the proposed planning scheme and the department considers that council did not appropriately respond to the submissions received on the matter. In particular, the department considers that council does not have the grounds or economic basis to justify the retention of these two retail floor area restrictions when all others have been removed.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:

1. Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.

The proposed planning scheme includes medium impact industry where not within 250 metres of a sensitive land use as being self-assessable in table of assessment for the low impact industry zone, however triggers impact assessment in all other cases. This is considered to be a significant elevation to the level of assessment. This conflicts with policy 3(b) of this state interest, in that the level of assessment is not appropriate and does not facilitate the efficient development of industrial land.

The department is recommending that this be amended so that code assessment is triggered rather than impact assessment. The department considers that sufficient provisions are contained in the Part 9: Development codes, specifically the industrial design code to deal with amenity impacts of medium impact industrial development which will still be equally assessed through a code assessment development application.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 5, Tables of Assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:

1. To identify the level of assessment for “Medium impact industry n.e.i” as being code assessment.

The proposed planning scheme has restricted opportunities for industrial development through elevated levels of assessment. Specifically, the proposed planning scheme is non-compliant with policy 3(c) of this state interest where Marine industry can trigger impact assessment in the Marine industry zone. Marine industry is the intended development for the Marine industry zone and is to be appropriately supported with suitable levels of assessment. Further to this, the proposed planning scheme does not facilitate the efficient development of industrial land as required in policy 3(b) of this state interest, being that Low impact industry where establishing in an existing non-residential premises in the Marine industry zone would trigger code assessment.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 5, Tables of Assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:

1. Add “Low impact industry 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” to the self assessment column.
2. Add “Marine Industry n.e.i” to the code assessment column.
3. Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column.
4. Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column.

The proposed planning scheme has included restricted operating hours for low impact industry in Part 6.2.1 low density residential zone code, specifically to prevent any low impact industry use operating on Sundays. This does not achieve this state interest, specifically policy 3(c), as the restricted hours of operation do not support the use of Low impact industry in the Low impact industry zone. Low impact industry is an intended use in the Low impact industry zone and is to be supported through appropriate acceptable outcomes.

Whilst the department acknowledges that hours of operation are a mechanism to control amenity impacts, the QPP clearly outlines that low impact industry uses do not have external impacts. It is also considered that a number of low impact industry uses are now operating on weekends given they rely on a more traditional retail customer base. Therefore, requiring a code assessable application for a business seeking to trade on a Sunday is considered onerous and impractical.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 9, Development Codes, specifically 9.3.10 Industrial design code as follows:

1. Amend self assessable outcome SO10(d) and acceptable outcome AO7(d) to read:

A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday

OR

All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday.

Through the public consultation, the Department of State Development, Infrastructure and Planning made a submission to council requesting that eight parcels of state owned land located along Seaworld Drive, Main Beach be rezoned. The sites were within the 'Waterfront and Marine Industry' zone in the public consultation version of the proposed planning scheme.

The department through its submission requested that the sites be included in the Medium Density Residential Zone to be consistent with the broad range of land uses in the locality and to support the future development of the sites for their highest and best use.

Despite the above, council decided not to change the zoning or associated provisions of the subject properties. Accordingly, it is recommended the Planning Minister utilise the state interest powers afforded under policy (5) of this state interest to require the zoning and associated planning provisions of these properties be amended to reflect the most appropriate designation for the sites.

Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Schedule 2, Mapping, specifically SC2.4 Zone Maps and SC2.6 Overlay maps (Building height overlay map) to reflect the provisions contained in Table 1 and undertake any necessary consequential amendments required to give effect to the below.

Table 1

Lot & Plan	Zoning to be reflected on SC2.4 zone maps	Building height to be reflected on building height overlay map
13 USL33533	Medium Density Residential	29 metres
503 WD6249	Medium Density Residential	29 metres
530 WD6522	Medium Density Residential	29 metres
504 WD5735	Medium Density Residential	29 metres
505 WD5735	Medium Density Residential	29 metres
506 WD5735	Medium Density Residential	29 metres
400 SP174972	Medium Density Residential	29 metres
226 AP15896	Medium Density Residential	29 metres

South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)

The proposed planning scheme reflects the intent of the SEQ Regional Plan by managing regional growth and changes through its six (6) themes. These themes align with the 12 Desired Regional Outcomes of the SEQ Regional Plan and there is a clear line of sight in the proposed planning scheme.

Council, through its proposed planning scheme, has proposed new urban areas outside the Urban Footprint. Importantly, these areas were considered and assessed by the former Planning Minister during the state interest review and were included in the version of the planning scheme that was publicly consulted. These are discussed in more detail below.

1. New Urban area at Pimpama

Council has identified the following lots for urban development within the proposed planning scheme:

- Lot 41 on SP198109, Lot 5 on SP167371, Lot 6 on SP167371, Lot 2 on SP253277, Lot 3 on SP253277 and Lot 42 on RP885092

The suitability of the abovementioned allotments was determined through a council endorsed report that considered the suitability of the land for urban development outside of the Urban Footprint, but within one (1) kilometre of the existing Urban Footprint boundary, the physical constraints of the land (with regard to environmental constraints, hazard constraints and resources constraints) and access to necessary infrastructure.

Council, has also identified the new urban areas at Pimpama is adjacent to a future rail station and presents options to promote transit orientated development outcomes. Council also noted that the new urban land does not encroach into the inter-urban break, as described within the SEQ Regional Plan.

2. New Urban area associated with the Gainsborough Greens development

The approved Gainsborough Greens development is partly located outside the urban footprint. A number of approvals have been granted over the Gainsborough Greens development site, some of which have been subject to statutory public notification. In addition, many stages of the development have been completed.

The proposed planning scheme includes the areas approved for urban development within best fit zones.

3. New Urban area at Upper Coomera

The approved Highland Reserve development located in Upper Coomera is partly outside the Urban Footprint designated under the SEQ Regional Plan. The residential development was approved prior to the introduction of the SEQ Regional Plan and the approved subdivision has been largely implemented. Council has included all residential allotments associated with this approval within an urban zone under the planning scheme to remove any conflicts that arise in relation to approved and implemented residential development.

4. New Urban area at Stapylton

A cluster of properties at Stapylton have been identified within a future low impact industry precinct and shown within the council's urban area mapping. These properties are currently zoned for urban purposes under the existing Gold Coast Planning Scheme 2003; however are located outside the Urban Footprint under the SEQ Regional Plan.

5. Pacific View Estate, Worongary

The proposed Pacific View Estate has been included with the Emerging Communities Zone, as per the council endorsed Policy Position Paper. The proposed Pacific View Estate includes Lots 10-11 on SP229681 and Lot 28 on SP189559. It is noted that the abovementioned allotments are already shown within the Urban Footprint under the SEQ Regional Plan. The zoning amendment proposed by council will provide the allotments with certain vegetation clearing exemptions given draft plan locates the sites within a zoning of an urban area for an urban purpose.

Summary for New Urban Areas

The department considers the abovementioned amendments to be relatively minor in nature and constitute a logical expansion to an existing urban area. The department may support minor amendments where a council has conducted a constraints analysis to confirm that the use of the land for urban purposes would not significantly impact or jeopardise a regional landscape area or significant regional landscape values and functions.

Investigation for Inclusions in Urban Area

The proposed planning scheme, through Strategic Framework Map 1 – Designated Urban Areas, identifies areas as being for future investigation.

The Strategic Framework identifies that until these investigations are undertaken and amendments to the proposed planning scheme area undertaken, these areas are to maintain their existing land use character and intent.

The department does not consider the identification of these investigation areas results in any conflicts with the SEQ Regional Plan given their identification merely provides council with the opportunity to undertake more detailed assessments of these areas and subsequently release, where appropriate, land for new urban communities to manage population and employment growth within the city.

Standard planning scheme provisions

The standard planning scheme provisions, being QPP version 3.1, have been reflected in the proposed planning scheme, as addressed in the earlier section of this assessment report.

	<p>Summary</p> <p>The department is satisfied that this requirement has been met, subject to the recommended Ministerial conditions being imposed to deal with the appropriate integration of outstanding state interest matters discussed above</p>
(2)	<p><i>Measures facilitating achievement of the strategic outcomes include the identification of relevant—</i></p> <p>(a) <i>self-assessable development; and</i></p> <p>(b) <i>development requiring compliance assessment; and</i></p> <p>(c) <i>assessable development requiring code or impact assessment, or both code and impact assessment; and</i></p> <p>(d) <i>prohibited development, but only if the standard planning scheme provisions state the development may be prohibited development.</i></p>
Assessment	<p>The proposed planning scheme includes level of assessment tables in Part 5 for development proposed in the following zones:</p> <ul style="list-style-type: none"> • Low density residential zone; • Medium Density residential zone; • High Density residential zone; • Centre Zone; • Neighbourhood centre zone; • Sport and Recreation zone; • Open Space zone; • Conservation zone; • Low impact industry zone; • Medium impact industry zone; • High impact industry zone; • Waterfront and marine industry zone; • Major tourism zone; • Community facilities zone; • Emerging communities zone; • Extractive Industry zone; • Innovation zone; • Limited development (constrained land) zone; • Mixed use zone; • Rural zone; • Rural residential zone; • Special purpose zone; • Township zone. <p>Precincts identified for the abovementioned zones can vary the level of assessment. It is noted the proposed planning scheme does not include any local area plans.</p> <p>The levels of assessment in Part 5 reflect the stated intent and preferred development outcomes including development parameters for self-assessable, compliance assessments for reconfiguring a lot (subdividing one lot into two) and associated operational works and assessable development requiring code or impact assessment.</p> <p>The department is satisfied that this requirement has been met.</p>

The process to progress the proposed planning scheme to adoption complies with the steps and requirements outlined in the statutory guideline.

OTHER MATTERS

Structure Plan Requirements under section 761A of the SPA

Section 761A of the SPA requires that if a local government has a declared master planned area in its local government area and the local government's planning scheme is an IPA planning scheme, the local

government must make a planning scheme under the SPA within 3 years after the commencement of section 761A and incorporate the structure plan in the planning scheme. As a result the proposed planning scheme is required to incorporate the Coomera Town Centre Structure Plan. In order to comply with s761A (3A) of the SPA the Planning Minister is required to be satisfied the new planning scheme, to the extent it applies to the declared master planned area satisfies the following criteria

S761A (3A)(a)(i)	Proposed planning scheme is consistent with the strategic intent of the structure plan
Assessment	<p>The intent of the Coomera Town Centre Structure Plan can be found within the 9 land use precincts contained within the structure plan. These land use precincts include:</p> <ul style="list-style-type: none"> • Precinct 1 – Coomera Activity Centre • Precinct 2 – Showroom and Bulky Goods • Precinct 3 – Government • Precinct 4 – Medium Density Residential • Precinct 5 – High Density Residential • Precinct 6 – Low Impact Industry • Precinct 7 – Education • Precinct 8 – Dreamworld • Precinct 9 – Open Space <p>The way in which the strategic intent for each of the above precincts has been carried forward into the proposed planning scheme is discussed and assessed below.</p> <p>Coomera Activity Centre precinct intent: The Coomera Activity Centre is intended to act as the heart of the Coomera Town Centre, by providing major retail, commercial, cultural, entertainment, and related development, integrated with high density residential accommodation. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Centre zone.</p> <p>Showroom and Bulky Goods precinct intent: The Showroom and Bulky Goods precinct is intended to provide for bulky goods shopping and commercial developments. The precinct is expected to service the needs of the local population and also draw custom from the wider Albert Corridor region. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Mixed Use zone, specifically the Fringe Business Precinct.</p> <p>Government precinct intent: This precinct is intended to provide government services, facilities and ancillary uses for the efficient functioning of a regional level town centre. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Community Facilities zone.</p> <p>Medium Density Residential precinct intent: It is intended that this precinct incorporate residential uses with a variety of densities. The desired densities are intended to be sensitive to the topography of the area and relative to the development sites proximity to services. This variety in density is also</p>

supported through an associated density map for the structure plan. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Medium Density Residential zone.

High Density Residential precinct intent:

It is intended that the High Density Residential precinct maximises opportunities to accommodate high density residential development in close proximity to the Coomera Activity Centre Precinct. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the High Density Residential zone.

Low Impact Industry precinct intent:

This precinct is intended to accommodate light industrial and service uses, rather than intensive or large scale industrial activities. It is also intended that this precinct accommodate uses including (but not limited to) equipment hire, storage sheds, vehicle repair workshops, transport depots (e.g. taxis), upholsterers, bakeries and mower repair shops. Furthermore, this precinct will accommodate a local government transfer station and works depot. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Low Impact Industry zone.

Education precinct intent:

The intent of this precinct is to develop an integrated education precinct, incorporating secondary and tertiary facilities. Shared use of facilities, including information technology, networks, libraries, ovals, swimming pools and gymnasiums, are also supported in this precinct. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Innovation zone.

Dreamworld precinct intent:

It is intended that this precinct will facilitate the continued expansion of Dreamworld as one of Australia's premier tourist attractions. Land uses encouraged include theme park uses and a range of tourist accommodation and recreational uses and ancillary facilities that complement the theme park, excluding retail and commercial development other than supporting convenience and tourist related retail. This intent is captured in the proposed planning scheme through converting this precinct to the equivalent QPP zone, being the Major Tourism zone.

Summary:

Along with the translation of the Coomera Town Centre Structure Plan to the QPP zonings, the development entitlements granted by the Coomera Town Centre Structure Plan have been incorporated into the proposed planning scheme in a practical manner. It is considered that the Coomera Town Centre Structure Plan has been appropriately incorporated into the proposed planning scheme through the strategic framework as an Urban Neighbourhood, reflecting the equivalent development rights in the building height overlay and density overlay, and by including performance outcomes which capture the infrastructure network planning which had been undertaken in the relevant codes.

	Based on the above, the department is satisfied that the proposed planning scheme, to the extent it applies to the Coomera Town Centre declared master plan area, is consistent with the intent of the Coomera Town Centre Structure Plan.
S761A (3A)(a)(ii)	Proposed planning scheme does not affect development entitlements or development obligations stated in the structure plan in an adverse and material way.
Assessment	<p>The proposed planning scheme preserves existing development entitlements by transitioning all existing structure plan precinct classifications to the equivalent zones and precincts. While not all precincts have transitioned to identical precincts in the proposed planning scheme it is anticipated that the minor changes will have little impact on development within the area.</p> <p>The assessment of the translation of the Coomera Town Centre Structure Plan into the proposed planning scheme demonstrates that by converting the precincts into the equivalent QPP zones has been able to capture equivalent development rights as close as possible to be achieved with the QPP definitions.</p> <p>It is acknowledged that due to the changes with QPP in zones and definitions, an exact translation will not be achieved. The department is satisfied that the proposed planning scheme does not significantly affect development entitlements or development obligations stated in the Coomera Town Centre Structure Plan in an adverse or material way.</p>

Based on the above, the department is satisfied that proposed planning scheme has satisfied the requirements of section 761A of the SPA. As required by section 761A (3A)(b) of the SPA, it is recommended that the Planning Minister provide written notice to council advising the Planning Minister is satisfied of the matters mentioned in section 761A (3A)(a) of the SPA.

Public Representations regarding the proposed planning scheme

Multiple submissions have been received by the Planning Minister, former Planning Minister and the department in relation to the proposed planning scheme. A register of these submissions and the responses to the matters raised have been addressed in **Appendix 5**. Key matters which were raised through the submissions include:

- Changes affecting theme parks
- Robina activity centre
- Coomera town centre structure plan
- Proposed zones for various sites (Willow Vale, Bonogin, Gold Coast Country Club golf course, Pacific View Estate, Kirra Beach precinct)
- Regulation of Key Resource Areas / quarries
- Lack of land available for high impact industry / special industry affecting construction
- Concerns about increased densities throughout the City of Gold Coast
- Potential zone changes for the Greenridge development
- Gold Coast Light Rail Integration with Southport Properties

A detailed review of the submissions received has determined that appropriate outcomes have been achieved in each instance. The department is satisfied that a response has been provided where necessary and that appropriate action has been taken to resolve each matter where relevant to a state interest matter.

LEGAL ADVICE

Legal advice has not been sought on this assessment of the proposed planning scheme.

CONCLUSION

The process to progress the proposed planning scheme to adoption complies with the steps and requirements outlined in the statutory guideline 04/14.

The Council of the City of Gold Coast has prepared a planning scheme that meets the legislative and statutory guideline 04/14 requirements, and it is recommended that it be approved for adoption , subject to conditions detailed in **Attachment 1** to the Planning Minister's brief.

APPENDICIES

APPENDIX 1 – City of Gold Coast Public Consutlation Submissions Response Report

APPENDIX 2 – Copy of MBN15/236 regarding the designation of Robina

APPENDIX 3 – Letter to Councillor Tom Tate of the City of Gold Coast in relation to the Greenridge development site

APPENDIX 4 – Assessment of propsoed planning scheme against the State Planning Policy

APPENDIX 5 - Public Representations to the Planning Minister or department regarding the proposed planning scheme

APPENDIX XX – STATE PLANNING POLICY (JULY 2014) ASSESSMENT – PROPOSED GOLD COAST CITY PLAN 2015

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
SPP Guiding Principles		
Outcome focused Clearly focus on the delivery of outcomes . <ul style="list-style-type: none"> Queensland’s economic development is supported through decision making which integrates and balances the economic, environmental and social needs of current and future generations. Innovative approaches to design and development are supported where consistent with a planning scheme’s strategic intent. Stated objectives, needs and aspirations of the community, at the state, regional and local level, are supported by development. 	The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed planning scheme for public notification.	<p><u>State Interest Review:</u> The proposed planning scheme has been assessed and is considered to meet the purposes of the SPA. No conditions were imposed in response to this guiding principal at the state interest review stage. The proposed planning scheme has balanced its approach to achieving economic, environmental and social needs in the strategic framework. Alternative design and development options are supported throughout the local government area where able to demonstrate consistency with the scheme’s strategic framework. The proposed planning scheme captures the vision for the City of Gold Coast for the next twenty years.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that the Outcome focussed guiding principle has been appropriately integrated into the proposed planning scheme.</p>
Integrated Reinforce the role of local planning schemes as the integrated , comprehensive statement of land use policy and development intentions for a local area. <ul style="list-style-type: none"> Plans are coordinated and integrated expressions of land use policy intent for a local area, considering state, regional and local matters. Plans integrate land use, resource management and infrastructure needs and considerations. Plans include performance-based assessment of development against a clear hierarchy of planning policies demonstrably linked to the achievement of long-term strategic planning. 	The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed planning scheme for public notification.	<p><u>State Interest Review:</u> The proposed planning scheme provides an integrated approach to managing land use and development. The scheme has been drafted using the QPP version 3.1 structure and provides a performance based tool for considering development.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that the Integrated guiding principle has been appropriately integrated into the proposed planning scheme.</p>
Efficient Support the efficient determination of appropriate development. <ul style="list-style-type: none"> Assessment is responsive, flexible and performance-based. Development regulation and restriction is only where necessary and, if so, is proportionate to the potential impacts of the development being regulated. Strategically consistent development is facilitated and supported through targeted plans. 	The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed planning scheme for public notification. The department considered the proposed planning scheme had been drafted in a manner consistent with the intent of the Efficient guiding principle.	<p><u>State Interest Review:</u> The department considered the proposed planning scheme had been drafted in a manner consistent with the intent of the Efficient guiding principle.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department has determined that the proposed planning scheme does not appropriately integrate the Efficient guiding principle.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>In multiple sections within Part 3: Strategic framework, the proposed planning scheme includes a note which advises that certain applications which exceed a nominal building height increase will not be approved.</p> <p>This is considered to be in conflict with the guiding principle as it does not support a planning system where development assessment is responsive, flexible or performance based. In addition, a local government planning scheme must provide a performance base upon which all development applications are considered on their individual merits in accordance with the legislative decision making framework. The inclusion a note suggesting certain applications will not be approved is considered inappropriate and seeking to pre-empt the council's assessment of individual applications against the decision making rules contained in the SPA.</p> <p>To address the above and to ensure the state interest is appropriately integrated the following Ministerial condition is recommended to be imposed:</p> <p><i>Amend Part 3, Strategic Framework as follows:</i></p> <p>a) <i>Remove the following note from all sections of the Strategic Framework.</i></p> <p><u>Note to be removed:</u> <i>Note: In most instances, increases in building height between 25% and up to the maximum of 50% above the Building height overlay map will not be approved.</i></p> <p><u>Recommendation:</u> The department is satisfied that this guiding principle has been appropriately integrated into the proposed planning scheme subject to a Ministerial condition being imposed.</p>
<p>Positive Enable positive responses to change, challenges and opportunities.</p> <ul style="list-style-type: none"> Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans. Evidence and objectively assessed needs form a basis for planning which uses the best available knowledge. Community resilience and adaptability to change are enhanced. 	<p>The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed planning scheme for public notification.</p>	<p><u>State Interest Review:</u> The proposed planning scheme provides a tool which has been crafted from various background studies, workshops, external consultation reports and best available data to reflect community needs / aspirations. The data has been used to inform the scheme and enable positive responses to known issues within the local government area.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that this guiding principle has been appropriately integrated into the proposed planning scheme.</p>
<p>Accountable Promote confidence in the planning system through plans and decisions which are transparent and accountable.</p> <ul style="list-style-type: none"> Plans reflect balanced community views and aspirations with a clear focus on increasing the community's role in plan making. Defensible, logical and fair development decisions are supported through clear and transparent planning schemes. Access to planning information is simple and clear, capitalising on opportunities presented by technology. 	<p>The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed planning scheme for public notification.</p>	<p><u>State Interest Review:</u> The proposed planning scheme is considered to appropriately reflect a balanced approach to the community's views and aspirations through the comprehensive review of the submissions and resultant responses. The proposed planning scheme is also easily accessible and navigable providing a logical hierarchy for the consideration of development within the local government area.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that this guiding principle has been appropriately integrated into the proposed planning scheme.</p>
THEME - PLANNING FOR LIVEABLE COMMUNITIES AND HOUSING		
State Interest - Liveable communities. <i>Planning delivers liveable, well designed and serviced communities that support wellbeing and enhance quality of life</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) providing for quality urban design that reflects and enhances local character and community identity by: <ol style="list-style-type: none"> (a) including principles that promote attractive, adaptable and accessible built environments and enhance personal safety and security, and (b) considering local character and historic features that support community identity, while promoting appropriate innovation and adaptive re-use that is compatible and sensitive to the local character and historic context, and (2) providing attractive and accessible natural environments and public open space by: <ol style="list-style-type: none"> (a) maintaining or enhancing areas of high scenic amenity, and important views and vistas that contribute to natural and visual amenity, and (b) maintaining or enhancing opportunities for public access and use of natural areas, rivers, dams and creeks, and (c) planning for public open space that: <ol style="list-style-type: none"> (i) is functional, accessible and connected, and (ii) supports a range of formal and informal sporting, recreational and community activities, and (3) facilitating vibrant places and spaces, diverse communities, and good neighbourhood planning and centres design that meets lifestyle needs by: <ol style="list-style-type: none"> (a) providing a mix of land uses to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community, and (b) facilitating the consolidation of urban development in and around existing settlements and maximising the use of established infrastructure and services, and (4) facilitating the provision of pedestrian, cycling and public transport infrastructure and connectivity within and between these networks, and 	<p>The liveable communities state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.3: Creating liveable places and Section 3.8: A safe, well designed city); • Part 6: Zones (Centre zone, Emerging communities zone, High density residential zone, Low density residential zone, Medium density residential zone, Rural residential zone and Township zone); • Part 8: Overlays (Building height overlay, Light rail urban renewal area overlay, Minimum lot size overlay, Mudgeeraba village character overlay, Residential density overlay and Ridges and significant hills protection overlay); • Part 9: Development codes (Dual occupancy code, dwelling unit code, high-rise accommodation design code, landscape work code, multiple accommodate code, reconfiguring a lot code, secondary dwelling code, small lot housing (infill focus) code, transport code and works for infrastructure code); and • Schedule 6: Planning scheme policies (Community benefit bonus elements policy, compressive plans of development policy, land development guidelines, landscape work policy and site analysis policy). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Liveable Communities has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Liveable Communities:</p> <div style="background-color: #92d050; padding: 5px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Fibre telecommunications infrastructure for greenfield developments. </div>	<p><u>State Interest Review:</u> No conditions were imposed for this state interest at the state interest review. However, advice was provided to council in relation to amending the Reconfiguring a lot code to more clearly articulate the need for development in greenfield areas to be designed in a manner which supports connection to fibre telecommunications infrastructure. This advice was provided to encourage an integrated approach to land use and infrastructure planning and to improve communities' access to services. Council has taken no further action in relation to this advice.</p> <p><u>New SPP matters:</u> The change in the SPP has resulted in condensed policies that have been re-ordered under common themes for this state interest. A new policy has also been added regarding the provision of fire services in common private title.</p> <p><u>Further assessment at adoption stage:</u> The department has determined that the proposed planning scheme does not integrate the state interest in liveable communities.</p> <p>The proposed planning scheme has not incorporated the SPP code: Fire services in developments accessed by common private title, or any similar alternative requirements mandating fire hydrants for such developments. The lack of such requirements within the proposed planning scheme does not reflect the state interest as it does not support well-designed and serviced communities.</p> <p>To address the above and to ensure the state interest is appropriately integrated the following Ministerial condition is recommended to be imposed:</p> <p><i>Amend the relevant parts of the proposed planning scheme to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.</i></p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Liveable communities has been appropriately integrated into the proposed planning scheme subject to a Ministerial condition being imposed to address outstanding issues addressed above.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(5) planning for cost-effective, well-located and efficient use of community facilities and utilities by:</p> <p>(a) considering the location of infrastructure within the local government area including education facilities, health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities, and:</p> <p>(i) locating complementary development in areas with a high level of access to infrastructure and associated services, and</p> <p>(ii) protecting existing and known planned infrastructure from development that would compromise the ability of infrastructure and associated services to function safely and efficiently, and</p> <p>(b) locating development in areas currently serviced by state infrastructure, and where this cannot be achieved, facilitating development in a logical and orderly sequence to enable the cost-effective delivery of state infrastructure to service development, and</p> <p>(c) including provisions that support the efficient location and assessment of education infrastructure (catering for both state and non-state education providers), and</p> <p>(d) including provisions to ensure that development is designed to support connection to fibre telecommunications infrastructure (i.e. broadband) in greenfield areas, and</p> <p>(e) including the SPP code: Fire services in developments accessed by common private title (Appendix 1), or similar development requirements for urban developments, where not located on a public access road and not covered in other legislation or planning provisions mandating fire hydrants.</p>		
<p>State Interest - housing supply and diversity. <i>Diverse, accessible and well-serviced housing and land for housing is provided</i></p>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) locating land for housing development and re-development in areas that are accessible and well connected to services, employment and infrastructure, and</p> <p>(2) facilitating a diverse and comprehensive range of housing options that cater for the current and projected demographic, economic and social profile of the local government area, and</p> <p>(3) providing for best-practice, innovative and adaptable housing design, and</p> <p>(4) providing sufficient land to support the projected workforce population where housing is required for non-resident workforce accommodation associated with large-scale approved mining, agriculture, industry or infrastructure projects. The land should either be:</p>	<p>The housing supply and diversity state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.3: Creating liveable places); Part 5: Tables of assessment (Section 5.4: Prescribed tables of assessment, Section 5.5: Levels of assessment – Material Change of Use and Section 5.6: Levels of assessment – Reconfiguring a Lot); Part 6: Zones (High density residential zone, Low density residential zone, Medium density residential zone); Part 8: Overlays (Building height overlay, Light rail urban renewal area overlay, Minimum lot size overlay and Residential density overlay); and Part 9: Development codes (Dual occupancy code, dwelling unit code, high-rise accommodation design code, multiple accommodate code, reconfiguring a lot code, secondary dwelling code, small lot housing (infill focus) code and works for infrastructure code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The</p>	<p>State Interest Review: Advice was provided to council for a number of matters in relation to this state interest including:</p> <ul style="list-style-type: none"> that council review the overlay provisions so that compliance assessments for eligible developments could be facilitated; that a graduated residential density standard be adopted in the medium density residential zone and the residential density overlay maps; and that the level of assessment for dual occupancy, where not meeting the listed location requirements for self-assessment, be changed to Code Assessable in Low density residential zoned areas and more consideration be given to making the location provisions of dual occupancies in low density residential zones less restrictive. <p>It is considered that the requirement for 'Impact Assessment' and provisions requiring dual occupancies to be limited to three distinct location types across low density residential neighbourhoods to be unnecessarily restrictive. The restrictive nature of the above location provisions is considered to limit the ability to facilitate housing choice and diversity to meet the needs of a community.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(a) within an existing township—where the accommodation can be appropriately integrated and potential adverse impacts on nearby sensitive uses mitigated, or</p> <p>(b) outside an existing township—where the accommodation is completely separate from the township and self-sufficient.</p>	<p>department is satisfied the State Interest – Housing Supply and diversity has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Housing supply and diversity:</p> <div data-bbox="905 422 1804 648"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Compliance Assessment of Subdivisions (1 lot into 2) and associated operational works; • Graduated residential density standards in the medium density residential zone; and • Level of assessment for dual occupancy. </div>	<p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The proposed planning scheme does not appropriately integrate this state interest. Assessment against this state interest has determined that the proposed planning scheme is inhibiting the diversity and range of housing options. This has been identified through the consultation process where multiple submissions were received by council raising concerns relating to densities. It is also noted that advice was provided to council at the state interest review providing mechanisms to better address this state interest in the proposed planning scheme and this has not been appropriately achieved.</p> <p><i>Tables of Assessment – Reconfiguring a Lot</i> Specifically, Part 5, Tables of Assessment, Table 5.6.1: Reconfiguring a lot identifies the minimum lot size for the Low density residential zone as 600 square metres to be code assessable. Any lot created less than 600 square metres would trigger impact assessment. Also, any boundary realignment is required to be no more than 10 percent of the lots being altered or 100 square metres (whichever is the lesser) to be code assessable; anything greater than this will trigger impact assessment.</p> <p>These requirements do not reflect the state interest as it does not support a diverse and comprehensive range of housing options. Further, it is considered that the level of assessment specified for these types of developments is onerous and does not support the re-development of areas accessible to services, employment and infrastructure.</p> <p>It is also important to note that the 600 square metre lot size trigger to impact assessment in the low density residential zone is in direct conflict with the density outcomes sought through the zone code. In this regard, the zone code allows for one dwelling per 400 square metres of site area. Therefore the department also considers this matter to be a critical line of sight conflict within the proposed planning scheme.</p> <p>Based on the above, the department recommends the Planning Minister impose the following condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity: <i>Amend Part 5, Tables of Assessment, specifically table 5.6.1: Reconfiguring a lot as follows:</i></p> <ol style="list-style-type: none"> 1. Identify all boundary realignment's as being subject to code assessment. 2. Amend the lot requirements (minimum area) for the low density residential zone to 400 square metres, unless within the large lot precinct. <p><i>Low Density Residential Zone Code</i> To ensure line of sight within the proposed planning scheme, amendments to Part 6, Zones, 6.2.1: Low density residential zone code are also required to give effect to the abovementioned recommended condition. As discussed, the low density residential zone code identifies a minimum lot size of 600 square metres and a minimum frontage of 17 metres as the acceptable outcome for lot design. However, acceptable outcome AO5 for density in the same code allows for one dwelling per 400 square metres, which is considered a direct conflict and that the larger lot size of 600 square metres creates an unreasonable imposition on development to achieve a density of one dwelling per 400 square metres. These outcomes are to be aligned and it is recommended that the acceptable outcome AO8.1 and AO8.2 be amended to support a minimum lot size of 400 square metres with a minimum road frontage of 15 metres.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity:</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p><i>Amend Part 6, Zone, specifically 6.2.1 Low density residential zone code as follows:</i></p> <ol style="list-style-type: none"> 1. Amending AO8.1 to read “Minimum lot size is 400 square metres exclusive of access strip or access easement for rear lots” 2. Amending AO8.2 to read “Minimum road frontage is 15m. OR Minimum road frontage is 4.5m for a rear lot.” <p><u>Recommendation:</u> The department is satisfied that the State Interest – Housing supply and diversity has been appropriately integrated into the proposed planning scheme subject to a Ministerial condition being imposed to address outstanding issues identified above.</p>
THEME - PLANNING FOR ECONOMIC GROWTH		
State Interest - agriculture. <i>Planning protects the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) considering the strategic economic significance of important agricultural areas by promoting and optimising agricultural development opportunities and enabling increased agricultural production in these areas, and (2) protecting Agricultural Land Classification (ALC) Class A and Class B land for sustainable agricultural use by: <ol style="list-style-type: none"> (a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture, and (b) avoiding locating non-agricultural development on or adjacent to ALC Class A or Class B land, and (c) maintaining or enhancing land condition and the biophysical resources underpinning ALC Class A or Class B land, and (3) protecting fisheries resources from development that compromises long-term fisheries productivity and accessibility, and (4) facilitating growth in agricultural production and a strong agriculture industry by: <ol style="list-style-type: none"> (a) considering the value and suitability of land for current or potential agricultural uses when making land use decisions, and (b) considering the planning needs of hard-to-locate intensive agricultural land uses, such as intensive animal industries and intensive horticulture, and (c) locating new development (such as sensitive land uses or land uses that have biosecurity risks for agriculture) in areas that minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures, and (d) considering model levels of assessment and including agriculture development codes (or similar development assessment requirements), and (e) facilitating opportunities for mutually beneficial co-existence with development that is complementary to agriculture and 	<p>The agriculture state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy); • Part 5: Tables of assessment (Section 5.4: Prescribed tables of assessment, Section 5.5: Levels of assessment – Material Change of Use and Section 5.10: Levels of assessment – Overlays); • Part 6: Zones (Rural zone); • Part 8: Overlays (Sensitive use separation overlay code); and • Part 9: Development codes (Statewide code – Forester for wood production code and Rural activity code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Agriculture has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Agriculture:</p> <div style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 10px; margin-top: 10px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Strategic Framework terminology to align with defined uses under QPP and SPP; • Tables of assessment for Animal Husbandry; • Tables of assessment for Rural activities; • Suggested amendments to Rural Zone Code, Sensitive use separation overlay code and Rural activity code; • Suggested amendments to planning scheme policies to address biosecurity risks and update references to out dated documents; and • Advice regarding model codes for Poultry and Aquaculture. </div>	<p><u>State Interest Review:</u> As part of the state interest review, the department considered that the proposed planning scheme had appropriately integrated this state interest. No conditions were imposed for this state interest at the state interest review, however advice was provided as detailed in column two. Further to the advice provided, council has undertaken amendments to the proposed planning scheme as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Since the state interest review and further to the advice provided, council have amended the overlay mapping for agricultural land. This amended was made to appropriately capture all areas of agricultural land, where if current terminology was used, there would be significant gaps in council's agricultural land mapping based on the most recent classification types.</p> <p>Although the terminology is not the most recent provided for within the SPP, the amendments to agricultural land class mapping would result in significant gaps within local government area. Council have undertaken to amend relevant overlay maps to ensure that agricultural areas are appropriately protected.</p> <p>The department has determined that the proposed planning scheme has appropriately integrated this state interest.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Agriculture has been appropriately integrated into the proposed planning scheme.</p>

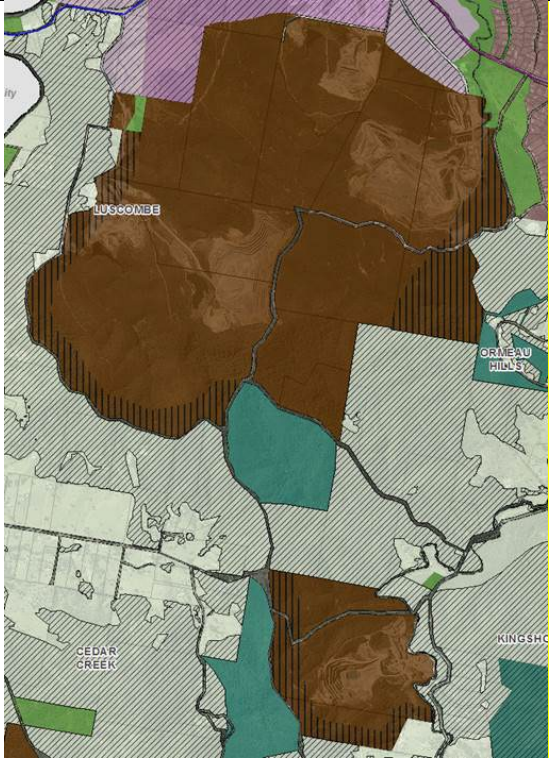

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>other non-agricultural uses that do not diminish agricultural productivity, and</p> <p>(f) considering the infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains, and</p> <p>(g) protecting the stock route network from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values (conservation, recreational).</p>		
State Interest - development and construction. <i>Planning supports employment needs and economic growth by facilitating a range of residential, commercial, retail and industrial development opportunities, and by supporting a strong development and construction sector.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) identifying suitable land for residential, retail, commercial, industrial and mixed use development, considering the physical constraints of the land, surrounding land uses and existing and anticipated demand, through:</p> <p>(a) provision of a broad mix of zone types, and</p> <p>(b) planning for the associated infrastructure required to support these land uses, and</p> <p>(2) facilitating the development of mixed use precincts through appropriate zoning and offering opportunities for a wide variety of uses, local employment, small businesses and innovation, and</p> <p>(3) enabling development of industrial and commercial land by:</p> <p>(a) facilitating an appropriate mix of lot sizes and configurations in commercial and industrial zones supporting the diverse needs of the varying commercial, retail, industrial and ancillary activities, and</p> <p>(b) facilitating the efficient development of industrial and commercial zoned land through adopting the lowest appropriate level of assessment for commercial and industrial uses, and</p> <p>(c) maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere, and</p> <p>(4) considering state-led initiatives, including State Development Areas and Priority Development Areas and allowing for complementary surrounding land uses and services, and</p> <p>(5) considering the zoning of government land suitable for redevelopment opportunities to:</p> <p>(a) facilitate the development of the land, and</p> <p>(b) be based upon planning merit and the nature of surrounding land uses, rather than its current or past use.</p>	<p>The development and construction state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.3: Creating liveable communities, Section 3.4: Making modern centres and Section 3.5: Strengthening and diversifying the economy); Part 5: Tables of assessment (Section 5.4: Prescribed tables of assessment, Section 5.5: Levels of assessment – Material Change of Use); Part 6: Zones (Centre zone, Emerging communities zone, High density residential zone, Low density residential zone, Medium density residential zone, Neighbourhood Centre Zone, Low Impact Industry zone, Medium Impact Industry zone, High Impact Industry zone, Waterfront and Marine Industry zone, Innovation zone, Mixed Use zone & Special purpose zone); Part 8: Overlays (Light rail urban renewal area overlay code); Part 9: Development codes (Commercial design code, Industrial design code); Part 10: Other plans (10.1.6 Southport priority development area and Parklands priority development area); and Schedule 6: City Plan policies (SC6.5: Community benefit bonus elements and SC6.6: Comprehensive plans of development). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Development and construction has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Development and construction:</p> <div data-bbox="905 1488 1789 1654"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Commercial operating hours; and Zoning of Government land suitable for infill and redevelopment opportunities. </div>	<p><u>State Interest Review:</u></p> <p>As part of the state interest review, the department considered that the proposed planning scheme had appropriately integrated this state interest. No conditions were imposed for this state interest at the state interest review, however advice was provided as detailed in column two.</p> <p><u>New SPP matters:</u></p> <p>The amendment to the SPP resulted in condensing of policies and re-ordering the policies under common themes for this state interest, and the ability to consider zoning of government land for redevelopment opportunities.</p> <p><u>Further assessment at adoption stage:</u></p> <p>It is considered that the proposed planning scheme does not appropriately integrate this state interest.</p> <p><u>Centres</u></p> <p>The proposed planning scheme seeks to impose a retail gross floor area restriction on the Helensvale Major Centre to prevent any development above 38,000 square metres gross floor area and a restriction on the Biggera Waters Major centre of 50,000 square metres gross floor area. These restrictions are imposed in Part 3, Strategic Framework, and Part 6, Zone Codes, specifically 6.2.4 Centre Zone.</p> <p>Existing development within the Helensvale Major centre has already exceeded the 38,000 square metres gross floor area limit and the proposed planning scheme is not reflective of the current situation of the site. This restriction also conflicts with policy 3 of this state interest, which is to enable development of commercial and industrial land by facilitating the efficient development of industrial and commercial land.</p> <p>Importantly, council resolved to removal all other retail gross floor area in the proposed planning scheme and the manner in which the restrictions have been imposed is inconsistent and inequitable for the Helensvale Major centre and the Bigger Waters Major centre, which is also a conflict with the state interest guiding principles given council's actions will inhibit the planning system from operating in an accountable manner.</p> <p>It is also important to note that these matters were raised during the public consultation of the proposed planning scheme and the department considers that council did not appropriately respond to the submissions received on the matter. In particular, the department considers that council does not have the grounds or economic basis to justify the retention of these two retail floor area restrictions when all others have been removed.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:</i></p> <p>a) <i>Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.</i></p> <p><i>Industry – levels of assessment</i> The proposed planning scheme includes medium impact industry where not within 250 metres of a sensitive land use as being self-assessable in in table of assessment for the low impact industry zone, however triggers impact assessment in all other cases. This is considered to be a significant elevation to the level of assessment. This conflicts with policy 3(b) of this state interest, in that the level of assessment is not appropriate and does not facilitate the efficient development of industrial land.</p> <p>The department is recommending that this be amended so that code assessment is triggered rather than impact assessment. The department considers that sufficient provisions are contained in the Part 9: Development codes, specifically the industrial design code to deal with amenity impacts of medium impact industrial development which will still be equally assessed through a code assessable development application.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 5, Tables of Assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:</i></p> <p>1. <i>To identify the level of assessment for “Medium impact industry n.e.i” as being code assessment.</i></p> <p><i>Marine Industry – levels of assessment</i> The proposed planning scheme has restricted opportunities for industrial development through elevated levels of assessment. Specifically, the proposed planning scheme is non-compliant with policy 3(c) where Marine industry can trigger impact assessment in the Marine industry zone. Marine industry is the intended development for the Marine industry zone and is to be appropriately supported with suitable levels of assessment. Further to this, the proposed planning scheme does not facilitate the efficient development of industrial land as required in policy 3(b), being that Low impact industry where establishing in an existing non-residential premises in the Marine industry zone would trigger code assessment.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 5, Tables of Assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:</i></p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<ol style="list-style-type: none"> 1. Add “Low impact industry 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” to the self assessment column. 2. Add “Marine Industry n.e.i” to the code assessment column. 3. Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column. 4. Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column. <p><i>Industry Operating Hours</i> The proposed planning scheme has included restricted operating hours for low impact industry low impact industry in Part 6.2.1 low density residential zone code, specifically to prevent any low impact industry use operating on Sundays. This does not achieve this state interest, specifically policy 3(c), as the restricted hours of operation do not support the use of Low impact industry in the Low impact industry zone. Low impact industry is an intended use in the Low impact industry zone and is to be supported through appropriate acceptable outcomes.</p> <p>Whilst the department acknowledges that hours of operation are a mechanism to control amenity impacts, the QPP clearly outlines that low impact industry uses do not have external impacts. It is also considered that a number of low impact industry uses are now operating on weekends given they rely on a more traditional retail customer base. Therefore, requiring a code assessable application for a business seeking to trade on a Sunday is considered onerous and impractical.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 9, Development Codes, specifically 9.3.10 Industrial design code as follows:</i></p> <ol style="list-style-type: none"> 1. Amend self assessable outcome SO10(d) and acceptable outcome AO7(d) to read: A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday OR All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday. <p><i>Government Land Asset Management</i> Through the public consultation, the Department of State Development, Infrastructure and Planning made a submission to council requesting that eight parcels of state owned land located along Seaworld Drive, Main Beach be rezoned. The sites were within the ‘Waterfront and Marine Industry’ zone in the public consultation version of the proposed planning scheme.</p> <p>The department through its submission requested that the sites be included in the Medium Density Residential Zone to be consistent with the broad range of land uses in the locality and to support the future development of the sites for their highest and best use.</p> <p>Despite the above, council decided not to change the zoning or associated provisions of the subject properties. Accordingly, it is recommended the Planning Minister utilise the state interest powers afforded under policy (5) of this state interest to require the zoning and associated planning provisions of these properties be amended to reflect the most appropriate designation for the sites.</p>

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		<p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Schedule 2, Mapping, specifically SC2.4 Zone Maps and SC2.6 Overlay maps (Building height overlay map) to reflect the provisions contained in Table 1 and undertake any necessary consequential amendments required to give effect to the below.</i></p> <p>Table 1:</p> <table border="1"> <thead> <tr> <th>Lot & Plan</th><th>Zoning to be reflected on SC2.4 zone maps</th><th>Building height to be reflected on building height overlay map</th></tr> </thead> <tbody> <tr> <td>13 USL33533</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>503 WD6249</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>530 WD6522</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>504 WD5735</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>505 WD5735</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>506 WD5735</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>400 SP174972</td><td>Medium Density Residential</td><td>29 metres</td></tr> <tr> <td>226 AP15896</td><td>Medium Density Residential</td><td>29 metres</td></tr> </tbody> </table> <p>Recommendation: The department is satisfied that the State Interest – Development and construction has been appropriately integrated into the proposed planning scheme.</p>	Lot & Plan	Zoning to be reflected on SC2.4 zone maps	Building height to be reflected on building height overlay map	13 USL33533	Medium Density Residential	29 metres	503 WD6249	Medium Density Residential	29 metres	530 WD6522	Medium Density Residential	29 metres	504 WD5735	Medium Density Residential	29 metres	505 WD5735	Medium Density Residential	29 metres	506 WD5735	Medium Density Residential	29 metres	400 SP174972	Medium Density Residential	29 metres	226 AP15896	Medium Density Residential	29 metres
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State Interest - mining and extractive resources. Mineral, coal, petroleum gas and extractive resources are appropriately considered in order to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoidance of land use conflicts wherever possible.																													
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For extractive resources:</p> <ol style="list-style-type: none"> (1) identifying key resource areas (KRAs) including the resource/processing area, separation area, transport route and transport route separation area, and (2) protecting KRAs by: <ol style="list-style-type: none"> (a) ensuring that sensitive land uses and other potentially incompatible land uses in a KRA are assessed against provisions that require the development to be compatible with the use of land in a KRA for an extractive industry, and (b) providing for appropriate separation distances or other mitigation measures between the resource/ processing area of the KRA and sensitive land uses to minimise conflict with the use of land in a KRA for an extractive industry <p>For coal, mineral, petroleum and gas resources:</p> <ol style="list-style-type: none"> (3) considering: <ol style="list-style-type: none"> (a) the importance of areas identified as having valuable coal, minerals, petroleum and gas resources, and areas of mining and resource tenures4, and 	<p>The mining and extractive resources state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy); Part 5: Tables of assessment (Section 5.5: Levels of assessment – Material Change of Use and Section 5.10: Levels of assessment – overlays); Part 6: Zones (Extractive industry zone) Part 8: Overlays (Extractive resources overlay); and Part 9: Development codes (Extractive Industry code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Mining and extractive resources has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Mining and extractive resources:</p>	<p><u>State Interest Review:</u> Several conditions were imposed as part of the State Interest Review. Compliance with this condition is assessed in the assessment report and the department is satisfied that compliance has been achieved.</p> <p><u>New SPP matters:</u> The amendment to the SPP resulted in changes to this state interest to clarify that potentially incompatible development in a Key Resource Area (KRA) must be assessed against provisions which ensure development does not constrain the potential future extractions of resources from a KRA.</p> <p>The amendment also resulted in the SPP mapping being updated for two KRA areas which are outside of this local government area. This amendment is not relevant to the assessment of the proposed planning scheme.</p> <p><u>Further assessment at adoption stage:</u> The proposed planning scheme clearly captures the additional requirement of protecting extractive resources from incompatible development within Part 3: Strategic Framework, and specifically within the Specific Outcomes within 3.5.5 Element – Natural Resources.</p> <p>The Extractive resources overlay map has been amended to:</p> <ul style="list-style-type: none"> Remove KRA64 Charlies Crossing 																											

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(b) opportunities to facilitate mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses, and</p> <p>(c) the location of specified petroleum infrastructure that occur on petroleum leases or under petroleum facility licences and pipeline licences.</p>	<p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Strategic outcomes relating to extractive industry uses; • Wording and terminology within the Extractive industry zone code; • Outcomes within the Extractive Industry development code; • Zone mapping for existing quarry operations within the Gold Coast LGA; and • Operational hours associated with blasting activities. 	<ul style="list-style-type: none"> • Change the Resource/Processing Area and Separation Areas of Deposit B in KRA65 Jacobs Well to align with the State's SPP mapping. • Include the Mirambeena Drive transport route as an additional southbound haulage route for KRA65 Jacobs Well as shown in the State's SPP mapping. • Change the Resource/Processing Area and Separation Areas of KRA68 Oxenford to align with the State's SPP mapping. • Change the Separation Areas of KRA69 Stapylton to align with the State's SPP mapping. • Change the Separation Areas of KRA70 West Burleigh to align with the State's SPP mapping. • Change the Resource/Processing Area of KRA96 Reedy Creek to align with the State's SPP mapping. <p>Also, Strategic Framework Map 5, Focus Areas for Economic Activity has been amended to reflect the changes made to the Extractive Resources Overlay Map, including identification of KRA96 Reedy Creek as a 'Non-Committed Resource Area'.</p> <p>Also in response to condition 1, Table 5.10.4: Extractive Resource Overlay (row 1, relating to Separation area and 100m Transport route separation area) has been amended.</p> <p>Prior to public consultation the extractive industry 'indicative buffers' were removed from the zone maps with the exception of the areas immediately adjacent to Lot 11 and 900 on SP127985.</p> <p>Through the public consultation process a number of submissions were made to council regarding the removal of the buffers in certain areas where a land use conflict may exist due to the proximity of sensitive uses to the proposed extractive industry zonings.</p> <p>The department and council undertook detailed site specific investigations and agreed that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed planning schemes extractive industry zoning as a means to address the perceived land use conflicts, as indicated on the below maps:</p> <p>KRA67 – Zone Map showing buffers</p>

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		<div><p>KRA68 – Zone Map showing buffers</p></div> <p>The department is satisfied council has complied with the outcomes required by the condition and that where variations have been made that these outcomes reflect a balanced approached to the integration of state interest matters taking into account local circumstances.</p> <p><u>Recommendation:</u></p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		The department is satisfied that the State Interest – mining and extractive resources has been appropriately integrated into the proposed planning scheme.
State Interest - tourism. <i>Tourism planning and development opportunities that are appropriate and sustainable are supported; and the social, cultural and natural values underpinning the tourism developments are protected to maximise economic growth.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) considering the findings of tourism studies and plans that have been prepared by the state for the local and/or regional area, and (2) identifying and protecting opportunities, localities or areas appropriate for tourism development, both existing and potential, and (3) facilitating and streamlining the delivery of sustainable tourism development that: <ol style="list-style-type: none"> (a) is complementary to and compatible with other land uses, and (b) promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development, and (4) planning for appropriate infrastructure and services to support and enable tourism development. 	<p>The tourism state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy and Section 3.7: Living with nature); • Part 5: Tables of assessment (Section 5.5: Levels of assessment – Material Change of Use); and • Part 6: Zones (Major tourism zone). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Tourism has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest. The department notes resolution of the State Interest – Tourism and the imposition of associated condition is subject a separate brief which has been prepared for the Ministers' consideration (refer MBN14/57).</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Tourism:</p> <div style="border: 1px solid black; padding: 5px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Levels of assessment for nature based tourism uses to align with intent of the strategic framework; • Level of assessment for Operational Work – Landscape works where associated with a material change of use in the Major tourism zone; and • Level of assessment triggered by the Potential and actual acid sulfate soils overlay for material change of use in the Major tourism zone, where undertaken in accordance with an approved management plan. </div>	<p><u>State Interest Review:</u> A condition was imposed as part of the State Interest Review. Compliance with this condition is assessed in section XXX of the assessment report and the department is satisfied that compliance has been achieved.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> No new conditions are recommended to be imposed.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Tourism has been appropriately integrated into the proposed planning scheme.</p>
Theme - Planning for the Environment and Heritage		
State Interest - biodiversity. <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) considering matters of national environmental significance in the local government area, and the requirements of the <i>Environmental Protection and Biodiversity Conservation Act 1996</i>, and (2) identifying matters of state environmental significance, and (3) locating development in areas that avoids significant adverse impacts on matters of state environmental significance, and (4) facilitating the protection and enhancement of matters of state environmental significance, and 	<p>The biodiversity state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.7: Living with nature); • Part 5: Tables of assessment (Section 5.10: Levels of assessment – overlays); • Part 6: Zones (Conservation zone); • Part 8: Overlays (Nature conservation overlay); • Part 9: Development codes (Vegetation management code); and • Schedule 6: City Plan policies (Ecological site assessments and environmental offsets). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The</p>	<p><u>State Interest Review:</u> A condition was imposed as part of the State Interest Review. Compliance with this condition is assessed in section XXX of the assessment report and the department is satisfied that compliance has been achieved.</p> <p><u>New SPP matters:</u> The amended SPP included consequential amendments to the environmental significance for state and local matters in response to the <i>Environmental Offsets Act 2014</i>. In particular, consideration now can be given to offsetting matters of local environmental significant if they are consistent with the <i>Environmental Offsets Act 2014</i>.</p> <p><u>Further assessment at adoption stage:</u></p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(5) maintaining or enhancing ecological connectivity, and</p> <p>(6) facilitating a net gain in koala bushland habitat in the SEQ region, and</p> <p>(7) considering the protection of matters of local environmental significance, which may involve provisions for environmental offsets, provided those provisions are consistent with the <i>Environmental Offsets Act 2014</i>.</p>	<p>department has identified that the State Interest – Biodiversity has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Biodiversity:</p> <div data-bbox="905 483 1795 709"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to the Nature Conservation overlay code to identify and protect matters of State Environmental Significance (MSES); • Amendments to the strategic framework to identify and protect MSES; and • Amendments to the Conservation zone code to update references to State Parks to align with current terminology. </div>	<p>The proposed planning scheme has captured the additional requirements relating to the changes for the matters of environmental significance within Part 3: Strategic Framework, specifically within the Specific Outcomes within 3.7.4.1 Element – Natural Conservation, Part 8: Overlays, specifically within section 8.2.12 – Nature Conservation Overlay Code, and City Plan Policy 6.8 – Environmental Offsets which will assist applicants to adequately address the performance outcomes stated in the Nature conservation overlay code relating to environmental offsets.</p> <p>Notably, the proposed planning policy will not apply to those environmental features which have been conditioned to be offset under a state or federal government policy which is consistent with the new SPP.</p> <p>No new conditions are recommended to be imposed.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Biodiversity has been appropriately integrated into the proposed planning scheme.</p>
State Interest - coastal environment. <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) facilitating the protection of coastal processes and coastal resources, and</p> <p>(2) maintaining or enhancing the scenic amenity of important natural coastal landscapes, views and vistas, and</p> <p>(3) facilitating consolidation of coastal settlements by:</p> <p>(c) concentrating future development in existing urban areas through infill and redevelopment, and</p> <p>(d) conserving the natural state of coastal areas outside existing urban areas, and</p> <p>(4) facilitating coastal-dependent development in areas adjoining the foreshore in preference to other types of development, where there is competition for available land on the coast, and</p> <p>(5) maintaining or enhancing opportunities for public access and use of the foreshore in a way that protects public safety and coastal resources, and</p> <p>(6) including the SPP code: Ship-sourced pollutants reception facilities in marinas (Appendix 2) or similar development assessment requirements.</p>	<p>The coastal environment state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.7: Living with nature and Section 3.8: A safe, well designed city); • Part 5: Tables of assessment (Section 5.10: Levels of assessment – overlays); • Part 8: Overlays (Coastal erosion hazard overlay code); • Part 9: Development codes (Vegetation management code); and • Schedule 6: City Plan policies (Coastal dune management and land development guidelines). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Coastal Environment has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Coastal environment:</p> <div data-bbox="905 1459 1795 1596"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amend wording within the strategic framework to protect coastal ecological values in addition to those currently identified. </div>	<p><u>State Interest Review:</u> Several conditions were imposed as part of the State Interest Review. Advice was provided as detailed in column two. Further, council has undertaken amendments to the proposed planning scheme as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Coastal environment has been appropriately integrated into the proposed planning scheme.</p>
State Interest - cultural heritage. <i>The cultural heritage significance of heritage places and heritage areas, including places of indigenous cultural heritage, is conserved for the benefit of the community and future generations.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For all cultural heritage:</p> <p>(1) considering the location and cultural heritage significance of world heritage properties and national heritage places, and the</p>	<p>The tourism state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.8: A safe, well designed city); and • Part 8: Overlays (Heritage overlay code). 	<p><u>State Interest Review:</u> The department considers the state interest review assessment remains applicable.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>requirements of the <i>Environment Protection and Biodiversity Conservation Act 1999</i>, and</p> <p>For indigenous cultural heritage:</p> <p>(2) considering and integrating matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage to support the requirements of the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 20037</i>, and</p> <p>For non-Indigenous cultural heritage:</p> <p>(3) considering the location and cultural heritage significance of Queensland heritage places, and</p> <p>(4) identifying heritage places of local cultural heritage significance and heritage areas, and</p> <p>(5) facilitating the conservation and adaptive re-use of heritage places of local cultural heritage significance and heritage areas so that the cultural heritage significance of the place or area is retained, and</p> <p>(6) including requirements that development on or in heritage places of local cultural heritage significance or heritage areas:</p> <p>(a) avoids, or otherwise minimises, adverse impacts on the cultural heritage significance of the place or area, and</p> <p>(b) does not compromise the cultural heritage significance of the place or area.</p>	<p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Cultural heritage has been appropriately reflected within the planning scheme.</p>	<p><u>Further assessment at adoption stage:</u> The department is satisfied this state interest has been appropriately integrated in the proposed planning scheme.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Cultural heritage has been appropriately integrated into the proposed planning scheme.</p>
State Interest - water quality. <i>The environmental values and quality of Queensland waters are protected and enhanced.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For receiving waters:</p> <p>(1) facilitating the protection of environmental values and the achievement of water quality objectives for Queensland waters, and</p> <p>(2) identifying land for urban or future urban purposes in areas which avoid or minimise the disturbance to natural drainage and acid sulfate soils, erosion risk, impact on groundwater and landscape features, and</p> <p>(3) including requirements that development for an urban purpose is located, designed, constructed and/or managed to avoid or minimise:</p> <p>(a) impacts arising from:</p> <p>(i) altered stormwater quality or flow, and</p> <p>(ii) waste water (other than contaminated stormwater and sewage), and</p> <p>(iii) the creation or expansion of non-tidal artificial waterways, such as urban lakes, and</p> <p>(b) the release and mobilisation of nutrients that increase the risk of algal blooms, and</p> <p>(4) adopting the applicable stormwater management design objectives relevant to the climatic region, outlined in Tables A and B (Appendix</p>	<p>The water quality state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.7: Living with nature and Section 3.8: A safe, well designed city); Part 8: Overlays (acid sulfate soils overlay code); Part 9: Development codes (Healthy waters code, on-site sewerage facilities code); and Schedule 6: City Plan policies (Acid sulfate soils management, site analysis and land development guidelines). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Water Quality has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Water Quality:</p>	<p><u>State Interest Review:</u> A condition was imposed as part of the State Interest Review. Compliance with this condition is assessed in section XXX of the assessment report and the department is satisfied that compliance has been achieved.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP. The amendment saw changes which improve the clarity of policies within this state interest.</p> <p><u>Further assessment at adoption stage:</u> No new conditions are recommended to be imposed.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Water quality has been appropriately integrated into the proposed planning scheme.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>3), or demonstrate current best practice environmental management for development that is for an urban purpose, and</p> <p>(5) facilitating innovative and locally appropriate solutions for urban stormwater management that achieve the relevant urban stormwater management design objectives, and</p> <p>(6) planning for safe, secure and efficient water supply, and</p> <p>(7) including requirements that development in water resource catchments is undertaken in a manner which contributes to the maintenance and enhancement (where possible) of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments, and</p> <p>For development in a water supply buffer area:</p> <p>(8) including requirements that development complies with the specific outcomes and measures contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 or similar development assessment requirements, and</p> <p>Acid sulfate soils:</p> <p>(9) in an acid sulfate soil affected area, protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils by:</p> <p>(a) identifying areas with high probability of containing acid sulfate soils, and</p> <p>(b) providing preference to land uses that will avoid or minimise the disturbance of acid sulfate soils, and</p> <p>(c) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of contaminants.</p>	<p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Recommendation to address acid sulfate soils within the strategic framework; • Suggested amendments to the overlay triggers for actual and potential acid sulfate soils; • Amendments to the diagram included within the Acid sulfate soils overlay code to address useability issues; • Updates to the acid sulfate soils management City Plan policy to address out of date references and documents; • Amendments to Strategic framework mapping to identify water supply infrastructure; • Amendments to the On-site sewerage facilities code. 	
THEME - PLANNING FOR SAFETY AND RESILIENCE TO HAZARDS		
State Interest - emissions and hazardous activities. <i>Community health and safety, sensitive land uses and the natural environment are protected from potential adverse impacts of emissions and hazardous activities, while ensuring the long-term viability of industrial development, and sport and recreation activities.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) locating industrial land uses and major sport, recreation and entertainment facilities in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses, and</p> <p>(2) locating and managing development for activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals, and</p> <p>(3) protecting the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:</p>	<p>The emissions and hazardous activities state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy and Section 3.8: A safe well designed city); • Part 5: Tables of assessment (Section 5.5: Levels of assessment – Material Change of Use); • Part 6: Zones (Low impact industry zone, medium impact industry zone, high impact industry zone and waterfront and marine industry zone); and • Part 9: Development codes (Industrial design code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Emissions and hazardous activities has been appropriately reflected within the planning scheme.</p>	<p><u>State Interest Review:</u> No conditions were imposed for this state interest after the state interest review.</p> <p><u>New SPP matters:</u> The new SPP included a grammatical amendment to State Interest (4) to remove the word ‘former’ to ensure that sensitive land uses are to be protected from ‘current’ contaminated lands.</p> <p><u>Further assessment at adoption stage:</u> The amendment to the SPP is of a nature that does not result in any significant changes to the proposed planning scheme. Accordingly, no new conditions are recommended to be imposed.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Emissions and hazardous activities has been appropriately integrated into the proposed planning scheme.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(a) medium impact, high impact, extractive, and noxious and hazardous industries, and</p> <p>(b) major hazard facilities, and</p> <p>(c) intensive animal industries, and</p> <p>(d) explosives facilities and explosives reserves, and</p> <p>(e) waste management facilities and sewerage treatment plants, and</p> <p>(f) industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan, and</p> <p>(g) major sport, recreation and entertainment facilities (including shooting or motor sport facilities) that may cause nuisance or adverse impacts, and</p> <p>(4) protecting sensitive land uses from the impacts of previous activities that may cause risk to people or property, including:</p> <p>(a) former mining activities and hazards (e.g. disused underground mines, tunnels and shafts), or</p> <p>(b) former landfill and refuse sites, or</p> <p>(c) contaminated land, and</p> <p>(5) including requirements for the rehabilitation of extractive industry sites so that the environmental, social and economic values of the land are restored, and</p> <p>(6) planning for development involving the storage of hazardous chemicals that exceed a hazardous chemicals flood hazard threshold in a flood hazard area, to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries on storage areas.</p>	<p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Emissions and hazardous activities:</p> <div data-bbox="905 359 1795 617"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to the administrative definitions to remove references to lapsed state planning policies and superseded legislation; • Amendments to the industrial design code to remove references to lapsed State Planning Policy and amend terminology to align with single SPP; • Review of flood overlay level of assessment with respect to SPP guidelines for development with hazardous chemicals. </div>	
State Interest - natural hazards, risk and resilience. <i>The risks associated with natural hazards are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For all natural hazards:</p> <p>(1) identifying natural hazard areas for flood, bushfire, landslide and coastal hazards based on a fit for purpose natural hazard study, and</p> <p>(2) including provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose risk assessment consistent with AS/NZS ISO 31000:2009 Risk Management, and</p> <p>(3) including provisions that require development to:</p> <p>(a) avoid natural hazard areas or mitigate the risks of the natural hazard to an acceptable or tolerable level, and</p> <p>(b) support, and not unduly burden, disaster management response or recovery capacity and capabilities, and</p>	<p>The natural hazards state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.8: A safe, well designed city); • Part 8: Overlays (Bushfire hazard overlay, Coastal erosion hazard overlay, flood overlay, landslide hazard overlay); • Schedule 6: Planning scheme policies (Bushfire management plans policy, coastal dune management policy). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Natural Hazards has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Natural Hazards:</p>	<p><u>State Interest Review:</u></p> <p>A condition was imposed as part of the State Interest Review. Advice was also provided as detailed in column two. Further, council has undertaken amendments to the proposed planning scheme as discussed below.</p> <p><u>New SPP matters:</u></p> <p>The new SPP shifted this theme's emphasis to focus on the tolerable risk and 'fit for purpose' associated with a natural disaster and resilience of the community. Accordingly, the provisions were amended to align with the Australian Standard for risk management and national guidance (including National strategy for disaster resilience, National emergency risk assessment guidelines and Managing the floodplain: a guide to best practice in flood risk management in Australia).</p> <p><u>Further assessment at adoption stage:</u></p>

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<p>(c) directly, indirectly and cumulatively avoid an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and</p> <p>(d) maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and</p> <p>(4) facilitating the location and design of community infrastructure to maintain the required level of functionality during and immediately after a natural hazard event.</p> <p>For coastal hazards—erosion prone areas:</p> <p>(5) maintaining erosion prone areas within a coastal management district as development-free buffer zones unless:</p> <p>(a) the development cannot be feasibly located elsewhere, and</p> <p>(b) it is coastal-dependent development, or is temporary, readily relocatable or able to be abandoned development, and</p> <p>(6) requiring the redevelopment of existing permanent buildings or structures in an erosion prone area to, in order of priority:</p> <p>(a) avoid coastal erosion risks, or</p> <p>(b) manage coastal erosion risks through a strategy of planned retreat, or</p> <p>(c) mitigate coastal erosion risks.</p>	<p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Recommended amendments to the Bushfire hazard overlay code; Request for clarification regarding 20% landslide slope; Minor amendments to the Flood hazard overlay code; and Amendments in relation to administrative definitions to align with SPP terminology. 	<p>The amendment to the SPP is of a nature that does not result in any significant changes to the proposed planning scheme. These provisions have already been addressed within the Part 3 -Strategic Framework under Element 3.8.7 – Natural Hazards and natural hazard mapping in separate Overlays (Bushfire, Coastal erosion, Flood and Landslide) and their corresponding codes under Part 8 – Overlay Codes.</p> <p>Meeting with Council on 28/08/2014.</p> <ul style="list-style-type: none"> SPP assumes a 15% slope threshold CGC raised threshold to 20% as Council believed 15% would unnecessary increased regulation across the city. Decision was based on SMEC report. Council to provide further justification as to why for Natural hazards team to consider. <p>Meeting with Council on 2/10/2014.</p> <ul style="list-style-type: none"> Council to provide journal article on which the 20% recommendation in the SMEC report was based. Martin to seek advice from DSDIP natural hazards team that this is acceptable. <p>Email received from Gavin Collar on 7/10/2014.</p> <ul style="list-style-type: none"> Requesting review of SMEC report and Australian Geomechanics article as the basis for Council 20% slope hazard. <p>Email to City of Gold Coast 13 October 2014</p> <p>Advising natural hazards team have reviewed the submitted documents and are satisfied the item has been fully addressed and no further action is recommended.</p> <p>The department is satisfied council has complied with this condition and that this state interest has been appropriately integrated.</p> <p>Recommendation: The department is satisfied that State Interest – Natural hazards, risk and resilience has been appropriately integrated into the proposed planning scheme.</p>
THEME - PLANNING FOR INFRASTRUCTURE		
State Interest - energy and water supply. <i>Planning supports the timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) considering the location of major electricity infrastructure and bulk water supply infrastructure, and</p> <p>(2) protecting existing and approved future major electricity infrastructure locations and corridors (including easements), electricity substations, and bulk water supply infrastructure locations and corridors (including easements) from development that would compromise the corridor integrity, and the efficient delivery and functioning of the identified infrastructure, and</p> <p>(3) recognising the industrial nature of some bulk water infrastructure and electricity infrastructure such as pump stations, water-quality</p>	<p>The energy and water supply state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.8: A safe, well designed city); Part 8: Overlays (Water catchments and dual reticulation overlay); Part 9: Development codes (reconfiguring a lot code, driveways and vehicular crossings code & Work for infrastructure code); and Schedule 6: Planning scheme policies (Compressive plans of development policy, land development guidelines and site analysis policy). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Energy and Water Supply has not</p>	<p><u>State Interest Review:</u></p> <p>Several conditions were imposed as part of the State Interest Review. Advice was provided as detailed in column two. Further, council has undertaken amendments to the proposed planning scheme as discussed below.</p> <p><u>New SPP matters:</u></p> <p>No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u></p> <p>Council has amended the proposed planning scheme to further address this state interest. Amendments include incorporating a Water catchment overlay code and amending the Regional Bulk infrastructure overlay map to reflect the provisions of the SEQ Water Guidelines for Water Quality Management in Drinking Water Catchments 2012. Council has also incorporated a water supply</p>

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<p>facilities and electricity substations, and protecting this infrastructure from encroachment by sensitive land uses where practicable.</p>	<p>been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Water and Energy Supply:</p> <div data-bbox="905 441 1795 787"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to the list of land designated for Community Infrastructure; • Amendments to zone mapping to reflect use of sites for major electricity infrastructure; • Amendments to the strategic framework to appropriately protect major electricity infrastructure; • Levels of assessment for substation and major electricity infrastructure; • Use of overlay provisions to protect major electricity infrastructure; and • Amendments to overlay mapping to identify bulk water supply infrastructure. </div>	<p>buffer area on the Water catchments and dual reticulation overlay map. The amendments made appropriately integrate this state interest, specifically where the proposed planning scheme had not addressed Policy 2 and 3, this has now been achieved.</p> <p>The department is satisfied council has complied with these conditions and that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u> The department is satisfied that State Interest – Energy and water supply has been appropriately integrated into the proposed planning scheme.</p>
<p>State Interest - State transport infrastructure. <i>Planning enables the safe and efficient movement of people and goods across Queensland and encourages land use patterns that support sustainable transport.</i></p>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) identifying state transport infrastructure and existing and future state transport corridors, and (2) locating development in areas currently serviced by transport infrastructure, and where this cannot be achieved, facilitating development in a logical and orderly sequence to enable cost-effective delivery of new transport infrastructure to service development, and (3) facilitating development surrounding state transport infrastructure and existing and future state transport corridors that is compatible with, or supports the most efficient use of, the infrastructure and transport network, and (4) protecting state transport infrastructure and existing and future state transport corridors and networks from development that may adversely affect the safety and efficiency of the infrastructure, corridors and networks, and (5) identifying a road hierarchy that effectively manages all types of traffic, and (6) facilitating land use patterns and development which achieve a high level of integration with transport infrastructure and support public passenger transport and active transport as attractive alternatives to private transport, and (7) including the SPP code: Land use and transport integration (Appendix 4), or similar development assessment requirements, for development within 400 metres of a public passenger transport facility or future public passenger transport facility, and (8) protecting state transport infrastructure, and community health and amenity by ensuring sensitive development is appropriately sited and designed to mitigate adverse impacts on the development 	<p>The state transport infrastructure state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.6: Improving transport outcomes); • Part 8: Overlays (Light rail urban renewal area overlay, rail corridor environs overlay and road traffic noise management overlay); and • Part 9: Development codes (driveways and vehicular crossings code and transport code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – State Transport Infrastructure has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – State transport infrastructure:</p> <div data-bbox="905 1396 1795 1848"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to strategic framework mapping to show Tugun-Currumbin Road; • Amendments to the strategic framework to address minor inconsistencies in centre descriptions; • Rename “investigation for heavy rail” to “preserved public passenger transport corridor” to align with SPP terminology; • Amendments to the light rail urban renewal area; • Amendments to the extractive resources overlay code to remove references to the DTMR policies; • Additional acceptable outcomes for educational establishments to facilitate off road public transport facilities; • Amending definitions to align with current Translink terminology. </div>	<p><u>State Interest Review:</u> Several conditions were imposed as part of the State Interest Review. Advice was provided as detailed in column two. Further, council has undertaken amendments to the proposed planning scheme as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Council has amended the proposed planning scheme to further address this state interest. Amendments include:</p> <ul style="list-style-type: none"> • incorporating a Regional infrastructure overlay code and associated mapping which accommodates high voltage overhead power lines between Southport and Bundall; • updating the proposed planning scheme framework, Regional infrastructure overlay and associated code to identify major bulk water supply infrastructure, high voltage electricity and transmission lines, state-controlled roads and railways. <p>In addition to the Regional infrastructure overlay, amendments have been made to the proposed planning scheme following the completion of the public consultation period to ensure that the residential density proximal to the Gold Coast Light Rail corridor is appropriate to achieve a high level of transport and land use integration.</p> <p>In response to the department’s concerns and those raised by the public, council has made a number of amendments to the land use provisions, including residential densities along the corridor. It is considered that these actions support a high level of infill development along the transport corridor consistent with the outcomes of this state interest, particularly Policy 6 and 7. In some instances, council has also increased residential densities and building height provisions on a site by site basis where sufficient grounds were presented through the public consultation process.</p> <p>Having regard to the further changes made to the proposed planning scheme, the department is satisfied council has complied with these conditions and that this state interest has been appropriately integrated.</p>

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from environmental emissions generated by the state transport infrastructure.		Recommendation: The department is satisfied that State Interest – State transport infrastructure has been appropriately integrated into the proposed planning scheme.
State Interest - Strategic airports and aviation facilities. <i>Planning protects the operation of strategic airports and aviation facilities, and enables the growth and development of Queensland's aviation industry.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) Identifying strategic airports and aviation facilities, and associated obstacle limitation surface (OLS) or height restriction zone, public safety areas, lighting area buffer zones, wildlife hazard buffer zones, Australian Noise Exposure Forecast (ANEF) contours, and building restricted areas, and</p> <p>(2) facilitating development surrounding strategic airports that is compatible with, depends upon or gains significant economic advantage from being in proximity to a strategic airport, or supports the airport's role as a freight and logistics hub, and</p> <p>(3) protecting strategic airports by ensuring:</p> <p>(a) development and associated activities do not create incompatible intrusions or compromise aircraft safety in operational airspace, and</p> <p>(b) development avoids increasing risk to public safety in public safety areas, and</p> <p>(c) development mitigates adverse impacts of aircraft noise and is compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater of strategic airports, and</p> <p>(4) protecting aviation facilities by ensuring development and associated activities within building restricted areas do not affect their functioning, and</p> <p>(5) identifying and protecting key transport corridors (passenger and freight) linking strategic airports to the broader transport network, and</p> <p>(6) including the SPP code: Strategic airports and aviation facilities (Appendix 5) or similar development assessment requirements.</p>	<p>The strategic airports and aviation facilities state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.6: Improving transport outcomes); Part 8: Overlays (airport environs overlay code); and <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Strategic airports and aviation facilities has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Strategic airports and aviation facilities:</p> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Amendments to the airport environs overlay code and airport environs overlay mapping to reflect SPP requirements. 	<p>State Interest Review:</p> <p>A condition was imposed as part of the State Interest Review. In response to this condition council have undertaken amendments within the proposed planning scheme which include providing additional code provisions and overlay mapping updates for aviation facilities within the local government area, an amendment to the purpose of the Aviation Facilities code and include an additional section in the tables of assessment to capture the 'Airport Environ Overlay Aircraft Noise Exposure Forecast (ANEF)' overlay.</p> <p>New SPP matters:</p> <p>The amendments to the new SPP were included to clarify the following:</p> <ul style="list-style-type: none"> correcting that the Northern Peninsula strategic airport is located within Torres Shire Council local government area instead of the Northern Peninsula Area Regional Council, which is considered 'other local government areas impacted'; and replacing 'operational airspace' with 'the obstacle limitation surface or height restriction zone'. <p>Further assessment at adoption stage:</p> <p>The amendment to the SPP is of a nature that does not result in any significant changes to the proposed planning scheme. The Northern Peninsula strategic airport is not located within the gold coast local government area while the obstacle limitation surface levels were identified in Airport Environs Overlay and corresponding code in Part 8.</p> <p>Having regard to the further changes made to the proposed planning scheme which includes the mapping of Mt Somerville (located within New South Wales) and Coolangatta airports, these areas are required to be mapped to appropriately integrate the State Interest – Strategic airports and aviation facilities. The department is satisfied council has complied with this condition and that this state interest has been appropriately integrated.</p> <p>Recommendation: The department is satisfied that State Interest – Strategic airport and aviation facilities has been appropriately integrated into the proposed planning scheme.</p>
State Interest - strategic ports. <i>Planning protects the operation of strategic ports and enables their growth and development.</i>		
<p>Where does the state interest apply?</p> <p>The state interest applies to all local government areas that contain a strategic port identified in Table 3: Strategic ports.</p>	The State Interest – Strategic Ports is not applicable to the Gold Coast local government area.	This state interest is not applicable to the proposed planning scheme as no Strategic Ports are located in the Gold Coast local government area.

DILGP – BRIEF FOR DECISION

Date: 17 April 2015

SUBJECT: Proposed Gold Coast City Plan 2015 for consideration for approval to adopt

NOTED or APPROVED / NOT APPROVED

RECOMMENDATION:

That you:

- **approve** the proposed Gold Coast City Plan 2015 (proposed planning scheme) for adoption, subject to conditions (**Attachment 1**)
- **sign** the letter to Councillor Tom Tate, Mayor, Council of the City of Gold Coast, advising him of your decision (**Attachment 2**), conditions (**Attachment 3**) and advice about the aspects of state planning instruments integrated into the proposed planning scheme (**Attachment 4**)
- **note** a separate brief has been prepared in relation to the designation of Robina within the proposed planning scheme (see MBN15/236 – **Attachment 5**)
- **note** council have requested your decision by 15 May 2015 in order to allow council to adopt the proposed planning scheme within their intended delivery timeframes.

 Hon Jackie Trad MP

Deputy Premier

Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade

Date:

BACKGROUND:

On 15 April 2015, the former Planning Minister approved the proposed planning scheme for public consultation, which was publicly consulted from 17 June 2014 to 20 August 2014 and the council received 2 395 submissions. On xx, Council of the City of Gold Coast (council) provided a copy of the proposed planning scheme for consideration for approval to adopt.

In determining whether council can proceed to adoption, *Statutory guideline 04/14 Making and amending local planning instruments* (Statutory Guideline 04/14) outlines the process for a council to make a planning scheme and identifies the sections of the *Sustainable Planning Act 2009* (SPA) that you should consider in your assessment. Under the Statutory Guideline 04/14 (**Attachment 6**) you have several determining steps, including deciding whether to approve the proposed planning scheme for adoption.

The adoption step of the plan making process allows for you to consider the way in which council has addressed public submissions and to ensure ensuring the proposed planning scheme has appropriately integrated state interest matters. The following matters are considered as part of your consideration for approval for the proposed planning scheme to proceed to adoption:

- whether the Planning Minister's conditions imposed at the state interest review stage of the plan making process have been appropriately complied with.
- whether the version of the proposed planning scheme submitted by council is determined not be significantly different to the version which was subject to public consultation.
- whether the proposed planning scheme advances the purpose of the SPA.
- whether the key elements of a planning scheme mentioned in section 88 of the SPA (**Attachment 7**) are addressed.
- whether the proposed planning scheme is consistent with the standard planning scheme provisions (SPSP) (being the Queensland Planning Provisions (QPP) version 3.1).
- whether any relevant regional plan or State Planning Policy, including the state interests expressed in these instruments, are appropriately integrated in the proposed planning scheme.

Following consideration of the above matters, you are then required to determine if the planning scheme should proceed to adoption and advise council of your decision.

Author details Name: Martin Garred Position: A/Manager - Planning Telephone: 5644 3213	Endorsed by: Kathy Schaefer Deputy Director-General Business Group: Regional Services Telephone: 3452 7034 Date:	Endorsed by: Stephen Johnston A/Director-General Telephone: 3452 7029
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KEY ISSUES:

Your decision whether to approve the proposed planning scheme for adoption is subject to your consideration of the assessment of the proposed planning scheme against various provisions within Statutory Guideline 04/14, SPA and the comments made during public consultation. The department's assessment of the proposed planning scheme against these matters is contained in **Attachment 8**. The department's significant findings are discussed below:

Compliance with conditions imposed at approval for public consultation

The department is satisfied that all eighteen (18) conditions that the former Planning Minister imposed at the state interest review stage of the plan making process have been complied with.

One of the former Planning Minister's conditions required council to remove all indicative separation buffers which had been applied to extractive industry zonings through the Gold Coast, given this conflicted with the state interest requirements expressed in the State Planning Policy (SPP), specifically the state interest in mining and extractive resources. However, through the public consultation process, a number of submissions were made to council regarding the removal of the buffers in certain areas where a land use conflict may exist due to the proximity of sensitive uses to the proposed extractive industry zonings.

The department and council undertook detailed site specific investigations and agreed that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed planning schemes extractive industry zoning as a means to address the perceived land use conflicts.

The department is satisfied council has complied with the outcomes required by the condition, and that where variations have been made, that these outcomes reflect a balanced approach to the integration of state interest matters taking into account local circumstances and the community's views.

Others matters raised at the state interest review stage – designation of Robina

During the state interest review, the Robina Group, Queensland Investment Corporation and Members of Parliament raised concerns that the proposed planning scheme reduced the hierarchy status of Robina and could therefore affect the ability for Robina to develop as originally intended.

As part of the approval for the proposed to proceed to public consultation, the former Planning Minister requested council provide justification for its changes to the centres hierarchy and the perceived downgrading of Robina within the proposed planning scheme. This matter was also raised by a number of submitters during the public consultation of the draft city plan. As such, council is not only required to respond to the former Planning Minister's requirements, but must also consider the public submissions received on the matter.

A detailed assessment of this matter was undertaken by the department in a separate briefing note (see MBN15/236 – **Attachment 5**) in response to Councillor Greg Betts, Council of the City of Gold Coast, who wrote to you on 2 March 2015 about the matter.

As outlined in the MBN15/236 (Attachment 5), the department is satisfied that the centres hierarchy within the proposed planning scheme appropriately integrates the state interest requirements within the *South East Queensland Regional Plan 2009-2031* (SEQ Regional Plan). Whilst it is acknowledged the proposed hierarchy does not align with the SEQ Regional Plan's land use patterns, it is considered to meet the broader activity centres and transit corridor regional policy of the SEQ Regional Plan. In addition, the department is satisfied that the council's decision regarding the centre hierarchy has been based on detailed economic investigations, and that the hierarchy reflects existing development patterns and provides for a sustainable urban form in the future.

Integration of applicable state interests

Since the state interest review and public consultation of the proposed planning scheme, the SPP was amended in July 2014 and the QPP version 3.1 came into effect on 27 June 2014.

The department has been working with council to ensure that the proposed planning scheme has been amended to ensure all relevant state interests under the SPP have been appropriately integrated. Based on the department's assessment contained in **Attachment 8**, the department has identified that the following state interests have not been appropriately integrated:

- SPP Guiding Principles;
- Liveable communities;
- Housing supply and diversity; and
- Development and Constriction.

To resolve the above and to ensure that all state interests under the SPP are integrated into the proposed planning scheme, it is recommended that you impose conditions as contained in **Attachment 3**. The below provides a summary of the changes required by the conditions. Further information about the specific condition requirements and the department's assessment as to why the conditions are warranted are contained in **Attachment 8**.

- condition 1 requires the removal of arbitrary retail gross floor area restriction given they are considered to impact the efficient operation of the proposed planning scheme and have not been based on accurate and/or sufficient planning grounds.
- condition 2 requires the removal of a note within the strategic framework which advises certain applications where exceeding a nominated building height will not be approved, as this note seeks to pre-empt council assessment of development applications against the SPA decision making framework.
- conditions 3 & 4 requires a number of changes to the tables of assessment for certain industrial zones to address concerns raised through the public consultation process and removes unnecessary restrictions on industrial development which significantly impact upon economic growth within the Gold Coast.
- conditions 5 & 6 requires changes to the tables of assessment and associated zone code the rectify a line of sight issue within the planning scheme in relation to the minimum lot size in the low density residential zone and to address an industry concern regarding the proposed level of assessment for boundary realignment subdivisions.
- condition 7 requires the hours of operation for low impact industry uses to be changed to allow for Sunday operations without triggering a higher level of assessment. This is to align with the hours of operation that were publicly consulted and given the nature of low impact industry uses.
- condition 8 requires the zoning and planning provisions of certain government owned land being amended to allow for the highest and best use of the site.
- condition 9 requires the SPP code in relation to fire services in developments accessed by common private title to be incorporated into the proposed planning scheme.

Structure plan assessment

Section 761A (**Attachment 7**) of the SPA applies if a local government has a declared master planned area in its local government area. In instances where the local government's planning scheme was made under the *Integrated Planning Act 1997*, the local government must make a planning scheme under the SPA within three years after the commencement of section 761A and incorporate the structure plan in the planning scheme.

As part of the *Queensland Heritage and Other Legislation Amendment Act 2014 (QHOLA Act)*, changes were made to section 761A of the SPA. The objective of the amendments was to clarify what is required for a local government to comply with the requirements of section 761A of the SPA

and provide the Planning Minister with the greater flexibility when considering how local governments transition structure plans into a new planning scheme.

As a result the proposed planning scheme is required to incorporate the Coomera Town Centre Structure Plan. In accordance with section 761A(3A) of the SPA, the Planning Minister is required to consider if the proposed planning scheme:

- is consistent with the strategic intent of the structure plan
- does not affect development entitlements or development obligations stated in the structure plan in an adverse and material way.

The new assessment process, including the requirements for you to consider if the above criteria have been satisfied, were introduced through the QHOLA Act amendments.

Based on the department's assessment contained in **Attachment 8**, the department considers that the proposed planning scheme satisfies the requirements of section 761A(3A) of the SPA. It is recommended you advise council that you are satisfied the above criteria have been met in your response (**Attachment 2**), in accordance with your obligations under section 761A(3A)(b) of the SPA.

Ministerial Direction

A ministerial direction was issued to council on 17 February 2009 by the former Minister for Infrastructure and Planning (**Attachment 9**). The ministerial direction required an amendment to the Gold Coast City Planning Scheme to address the state interest in ensuring there is an efficient, effective and accountable planning and development assessment system. The ministerial direction primarily related to Planning Scheme Policy 18 – Urban design bonuses.

Council was working towards a draft amendment package to address the ministerial direction, however this was never formally finalised.

Within the proposed planning scheme, council has removed plot ratio provisions and has included the Community Benefit Bonus planning scheme policy which is now linked to density controls based on an objective and codified framework. Given the above, the department is satisfied that upon adoption of the proposed planning scheme, council will have complied with the outstanding ministerial direction. Accordingly, it is recommended you advise council that you are satisfied the ministerial direction has now been satisfied in your response (**Attachment 2**).

Summary

The council has addressed the matters raised since public consultation and it is recommended that the proposed planning scheme be approved for adoption, subject to conditions detailed in **Attachment 3**.

RESULTS OF CONSULTATION:

Detailed consultation was undertaken during the state interest review step of the plan making process, including a whole of government review of the proposed planning scheme. In addition, the department has coordinated state agency feedback into the proposed planning scheme through the ongoing work undertaken with council in order to ensure compliance with the former Planning Minister's conditions.

DILGP – BRIEF FOR DECISIONDate: **17 April 2015**

SUBJECT: Proposed Gold Coast City Plan 2015 for consideration for approval to adopt

NOTED or APPROVED / NOT APPROVED

RECOMMENDATION:

That you:

- **approve** the proposed Gold Coast City Plan 2015 (proposed planning scheme) for adoption, subject to conditions (**Attachment 1**).
- **sign** the letter to Councillor Tom Tate, Mayor, Council of the City of Gold Coast (council), advising him of your decision (**Attachment 2**), conditions (**Attachment 3**) and advice about the aspects of state planning instruments integrated into the proposed planning scheme (**Attachment 4**).
- **note** a separate brief has been prepared in relation to the designation of Robina within the proposed planning scheme (see MBN15/236 – **Attachment 5**).
- **note** council have requested your decision by 15 May 2015 in order to allow council to adopt the proposed planning scheme within their intended delivery timeframes.

 Hon Jackie Trad MP
Deputy Premier**Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade**

Date:

BACKGROUND:

On 15 April 2015, the former Planning Minister approved the proposed planning scheme for public consultation, which was publicly consulted from 17 June 2014 to 20 August 2014 and the council received 2 401 submissions. On xx, council provided a copy of the proposed planning scheme for consideration for approval to adopt.

In determining whether council can proceed to adoption, *Statutory guideline 04/14 Making and amending local planning instruments* (Statutory Guideline 04/14) outlines the process for a council to make a planning scheme and identifies the sections of the *Sustainable Planning Act 2009* (SPA) that you should consider in your assessment. Under the Statutory Guideline 04/14 (**Attachment 6**) you have several determining steps, including deciding whether to approve the proposed planning scheme for adoption.

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Following consideration of the above matters, you are then required to determine if the proposed planning scheme should proceed to adoption and advise council of your decision.

Author details Name: Martin Garred Position: A/Manager - Planning Telephone: 5644 3213	Endorsed by: Bill Gilmore A/Deputy Director-General Business Group: Local Government Telephone: 3452 6789 Date:	Endorsed by: Stephen Johnston A/Director-General Telephone: 3452 7029
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KEY ISSUES:

Your decision whether to approve the proposed planning scheme for adoption is subject to your consideration of the assessment of the proposed planning scheme against various provisions within Statutory Guideline 04/14, SPA and the comments made during public consultation. The department's assessment of the proposed planning scheme against these matters is contained in **Attachment 8**. The department's significant findings are discussed below:

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The department and council undertook detailed site specific investigations and agreed that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed planning schemes extractive industry zoning as a means to address the perceived land use conflicts.

The department is satisfied council has complied with the outcomes required by the condition, and that where variations have been made, that these outcomes reflect a balanced approach to the integration of state interest matters taking into account local circumstances and the community's views.

Others matters raised at the state interest review stage – designation of Robina

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Integration of applicable state interests

Since the state interest review and public consultation of the proposed planning scheme, the SPP was amended in July 2014 and the QPP version 3.1 came into effect on 27 June 2014.

The department has been working with council to ensure that the proposed planning scheme has been amended to ensure all relevant state interests under the SPP have been appropriately integrated. Based on the department's assessment contained in **Attachment 8**, the department has identified that the following state interests have not been appropriately integrated:

- SPP Guiding Principles;
- Liveable communities;
- Housing supply and diversity; and
- Development and Constriction.

To resolve the above and to ensure that all state interests under the SPP are integrated into the proposed planning scheme, it is recommended that you impose conditions as contained in **Attachment 3**. The below provides a summary of the changes required by the conditions. Further information about the specific condition requirements and the department's assessment as to why the conditions are warranted are contained in **Attachment 8**.

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- condition 8 requires the zoning and planning provisions of certain government owned land be amended to allow for the highest and best use of the site.
- condition 9 requires the SPP code in relation to fire services in developments accessed by common private title to be incorporated into the proposed planning scheme.

Structure plan assessment

Section 761A (**Attachment 7**) of the SPA applies if a local government has a declared master planned area in its local government area. In instances where the local government's planning scheme was made under the *Integrated Planning Act 1997*, the local government must make a planning scheme under the SPA within three years after the commencement of section 761A and incorporate the structure plan in the planning scheme.

As part of the *Queensland Heritage and Other Legislation Amendment Act 2014 (QHOLA Act)*, changes were made to section 761A of the SPA. The objective of the amendments was to clarify what is required for a local government to comply with the requirements of section 761A of the SPA

and provide the Planning Minister with the greater flexibility when considering how local governments transition structure plans into a new planning scheme.

As a result the proposed planning scheme is required to incorporate the Coomera Town Centre Structure Plan. In accordance with section 761A(3A) of the SPA, the Planning Minister is required to consider if the proposed planning scheme:

- is consistent with the strategic intent of the structure plan
- does not affect development entitlements or development obligations stated in the structure plan in an adverse and material way.

The new assessment process, including the requirements for you to consider if the above criteria have been satisfied, were introduced through the QHOLA Act amendments.

Based on the department's assessment contained in **Attachment 8**, the department considers that the proposed planning scheme satisfies the requirements of section 761A(3A) of the SPA. It is recommended you advise council that you are satisfied the above criteria have been met in your response (**Attachment 2**), in accordance with your obligations under section 761A(3A)(b) of the SPA.

Ministerial Direction

A ministerial direction was issued to council on 17 February 2009 by the former Minister for Infrastructure and Planning (**Attachment 9**). The ministerial direction required an amendment to the Gold Coast City Planning Scheme to address the state interest in ensuring there is an efficient, effective and accountable planning and development assessment system. The ministerial direction primarily related to Planning Scheme Policy 18 – Urban design bonuses.

Council was working towards a draft amendment package to address the ministerial direction, however this was never formally finalised.

Within the proposed planning scheme, council has removed plot ratio provisions and has included the Community Benefit Bonus planning scheme policy which is now linked to density controls based on an objective and codified framework. Given the above, the department is satisfied that upon adoption of the proposed planning scheme, council will have complied with the outstanding ministerial direction. Accordingly, it is recommended you advise council that you are satisfied the ministerial direction has now been satisfied in your response (**Attachment 2**).

Summary

The council has addressed the matters raised since public consultation and it is recommended that the proposed planning scheme be approved for adoption, subject to conditions detailed in **Attachment 3**.

RESULTS OF CONSULTATION:

Detailed consultation was undertaken during the state interest review step of the plan making process, including a whole of government review of the proposed planning scheme. In addition, the department has coordinated state agency feedback into the proposed planning scheme through the ongoing work undertaken with council in order to ensure compliance with the former Planning Minister's conditions.

APPENDIX 3 – ASSESSMENT OF PROPOSED GOLD COAST CITY PLAN 2015 AGAINST THE STATE PLANNING (JULY 2014)

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
SPP Guiding Principles		
Outcome focused Clearly focus on the delivery of outcomes . <ul style="list-style-type: none"> Queensland's economic development is supported through decision making which integrates and balances the economic, environmental and social needs of current and future generations. Innovative approaches to design and development are supported where consistent with a planning scheme's strategic intent. Stated objectives, needs and aspirations of the community, at the state, regional and local level, are supported by development. 	The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed City Plan for public notification.	<p><u>State Interest Review:</u> The proposed City Plan has been assessed and is considered to meet the purposes of the SPA. The proposed City Plan has balanced its approach to achieving economic, environmental and social needs in the strategic framework. Alternative design and development options are supported throughout the local government area where able to demonstrate consistency with the scheme's strategic framework. The proposed City Plan captures the vision for the City of Gold Coast for the next twenty years.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that the Outcome focussed guiding principle has been appropriately integrated into the proposed City Plan.</p>
Integrated Reinforce the role of local planning schemes as the integrated , comprehensive statement of land use policy and development intentions for a local area. <ul style="list-style-type: none"> Plans are coordinated and integrated expressions of land use policy intent for a local area, considering state, regional and local matters. Plans integrate land use, resource management and infrastructure needs and considerations. Plans include performance-based assessment of development against a clear hierarchy of planning policies demonstrably linked to the achievement of long-term strategic planning. 	The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed City Plan for public notification.	<p><u>State Interest Review:</u> The proposed City Plan provides an integrated approach to managing land use and development. In addition, it is noted that the proposed City Plan has been drafted using the QPP version 3.1 structure and provides a performance based tool for considering development.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that the Integrated guiding principle has been appropriately integrated into the proposed City Plan.</p>
Efficient Support the efficient determination of appropriate development. <ul style="list-style-type: none"> Assessment is responsive, flexible and performance-based. Development regulation and restriction is only where necessary and, if so, is proportionate to the potential impacts of the development being regulated. Strategically consistent development is facilitated and supported through targeted plans. 	The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed City Plan for public notification. The department considered the proposed City Plan had been drafted in a manner consistent with the intent of the Efficient guiding principle.	<p><u>State Interest Review:</u> The department considered the proposed City Plan had been drafted in a manner consistent with the intent of the Efficient guiding principle.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Based on the comments made during public consultation and further assessment undertaken, the department has determined that the proposed City Plan does not appropriately integrate the Efficient guiding principle.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>In multiple sections within Part 3: Strategic framework, the proposed City Plan included a note and specific outcomes which advises that certain applications which exceed a nominal building height increase will not be approved.</p> <p>This is considered to be in conflict with the guiding principle as it does not support a planning system where development assessment is responsive, flexible or performance based. In addition, a local government planning scheme must provide a performance base upon which all development applications are considered on their individual merits in accordance with the legislative decision making framework. The inclusion of a note suggesting certain applications will not be approved is considered inappropriate and seeking to pre-empt the council's assessment of individual applications against the decision making rules contained in the SPA.</p> <p>To address the above and to ensure the guiding principle is appropriately integrated the following Ministerial condition is recommended to be imposed:</p> <p><i>Amend Part 3, Strategic Framework as follows:</i></p> <ol style="list-style-type: none"> 1. Amend specific outcome (9) in section 3.3.2.1 to read “Increases in building height up to a maximum of 50% above the building height overlay map or nominated building height within the relevant zone code may occur in limited circumstances in urban neighbourhoods where all the following outcomes are satisfied:”. 2. Delete specific outcome (10) in section 3.3.2.1 and specific outcome (6) in section 3.4.4.1. 3. Amend specific outcome (5) in section 3.4.4.1 to read “Increases in building height occur in mixed use centres, district centres and specialist centres where all the following outcomes are satisfied:” 4. Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads: Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overall map will be approved in most instances. 5. Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads: Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overall map will be approved in most instances. <p><u>Recommendation:</u> The department is satisfied that Efficient guiding principle has been appropriately integrated into the proposed City Plan subject to a Ministerial condition being imposed.</p>
<p>Positive Enable positive responses to change, challenges and opportunities.</p> <ul style="list-style-type: none"> • Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans. • Evidence and objectively assessed needs form a basis for planning which uses the best available knowledge. • Community resilience and adaptability to change are enhanced. 	<p>The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed City Plan for public notification.</p>	<p><u>State Interest Review:</u> The proposed City Plan provides a tool which has been crafted from various background studies, workshops, external consultation reports and best available data to reflect community needs / aspirations. The data has been used to inform the scheme and enable positive responses to known issues within the local government area.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u></p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>The department considers the state interest review assessment remains applicable and no outstanding issues have been identified.</p> <p><u>Recommendation:</u> The department is satisfied that the Positive guiding principle has been appropriately integrated into the proposed City Plan.</p>
<p>Accountable Promote confidence in the planning system through plans and decisions which are transparent and accountable.</p> <ul style="list-style-type: none"> Plans reflect balanced community views and aspirations with a clear focus on increasing the community's role in plan making. Defensible, logical and fair development decisions are supported through clear and transparent planning schemes. Access to planning information is simple and clear, capitalising on opportunities presented by technology. 	<p>The guiding principles were considered during the review of the proposed Gold Coast City Plan 2015 prior to the Planning Minister approving the proposed City Plan for public notification.</p>	<p><u>State Interest Review:</u> The proposed City Plan is considered to appropriately reflect a balanced approach to the community's views and aspirations through the comprehensive review of the submissions and resultant responses. The proposed City Plan is also easily accessible and navigable, providing a logical hierarchy for the consideration of development within the local government area.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department has determined that the proposed City Plan does not appropriately integrate the Accountable guiding principle, specifically with regards to creating a clear and transparent planning scheme.</p> <p><i>Building Height Overlay</i> The 'no height limit' wording within the Building height overlay maps was changed in response to a submission to read 'building height is subject to design criteria and site context'. The change was made in an attempt to clarify that the building height in these areas may be unlimited subject to site constraints such as airport operations. Whilst the intent of the change is supported, the amended wording used to address the submission is considered ambiguous and does not provide a clear and transparent interpretation of the tables of assessment contained in the proposed City Plan.</p> <p>To address the above and to ensure the guiding principle is appropriately integrated the following Ministerial condition is recommended to be imposed:</p> <p><i>Amend Schedule 2, Mapping, specifically SC2.6 Overlay maps (OMB1 - Building height overlay map) to amend the description of the cross hatching which currently reads "Building height is subject to design criteria and site context" to read "No Height Limit (Note: Building design is subject to city plan provisions and site constraints).</i></p> <p><i>Community Benefit Bonus Policy</i> Council was given a Ministerial Direction dated 19 February 2009 and has to date failed to comply with this direction. The direction relates to Planning Scheme Policy 18 – Using the Urban Design Bonus Provisions provided for in the current planning scheme, which has been carried over to the proposed City Plan as the Community benefit bonus policy.</p> <p>The proposed Community benefit bonus policy is linked to residential densities, and applies when the proposed density exceeds the thresholds supported by the proposed City Plan. This approach does not allow a development to be tested and justified against the provisions of the scheme without further imposition. It is considered that this policy significantly impacts upon the state interest in ensuring there is an efficient, effective and accountable planning and development assessment system. Further, the policy will impact upon the transparency and fairness of the development assessment system,</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>purporting to allow increases in residential density without the need for compliance with other development assessment criteria within the planning scheme.</p> <p>The policy is only intended to be applied to infill development which is considered illogical and unfair on the basis that it will significantly affect the affordability of infill development (with costs being passed to the consumer) in areas where development needs to be encouraged to support greater utilisation of existing infrastructure.</p> <p>Given the policy does not apply to the density achieved through subdivision applications, it is clear that the policy supports greenfield development by not applying these additional impositions, which results in less sustainable development occurring at greater infrastructure delivery costs.</p> <p>To address the above and to ensure the guiding principle is appropriately integrated the following Ministerial condition is recommended to be imposed:</p> <p><i>Amend Schedule 6, City Plan Policies to delete SC6.5: City Plan policy – Community benefit bonus elements and make any consequential amendments necessary to remove all references or requirements for development to provide community benefit bonuses within all relevant parts of the proposed city plan.</i></p> <p><u>Recommendation:</u> The department is satisfied that the Accountable guiding principle has been appropriately integrated into the proposed City Plan subject to Ministerial conditions being imposed.</p>
THEME - PLANNING FOR LIVEABLE COMMUNITIES AND HOUSING		
State Interest - Liveable communities. <i>Planning delivers liveable, well designed and serviced communities that support wellbeing and enhance quality of life</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) providing for quality urban design that reflects and enhances local character and community identity by:</p> <p>(a) including principles that promote attractive, adaptable and accessible built environments and enhance personal safety and security, and</p> <p>(b) considering local character and historic features that support community identity, while promoting appropriate innovation and adaptive re-use that is compatible and sensitive to the local character and historic context, and</p> <p>(2) providing attractive and accessible natural environments and public open space by:</p> <p>(a) maintaining or enhancing areas of high scenic amenity, and important views and vistas that contribute to natural and visual amenity, and</p> <p>(b) maintaining or enhancing opportunities for public access and use of natural areas, rivers, dams and creeks, and</p> <p>(c) planning for public open space that:</p>	<p>The liveable communities state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.3: Creating liveable places and Section 3.8: A safe, well designed city); Part 6: Zones (Centre zone, Emerging communities zone, High density residential zone, Low density residential zone, Medium density residential zone, Rural residential zone and Township zone); Part 8: Overlays (Building height overlay, Light rail urban renewal area overlay, Minimum lot size overlay, Mudgeeraba village character overlay, Residential density overlay and Ridges and significant hills protection overlay); Part 9: Development codes (Dual occupancy code, dwelling unit code, high-rise accommodation design code, landscape work code, multiple accommodate code, reconfiguring a lot code, secondary dwelling code, small lot housing (infill focus) code, transport code and works for infrastructure code); and Schedule 6: Planning scheme policies (Community benefit bonus elements policy, compressive plans of development policy, land development guidelines, landscape work policy and site analysis policy). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Liveable Communities has been appropriately reflected within the planning scheme.</p>	<p><u>State Interest Review:</u> No conditions were imposed for this state interest at the state interest review. However, advice was provided to council in relation to amending the Reconfiguring a lot code to more clearly articulate the need for development in greenfield areas to be designed in a manner which supports connection to fibre telecommunications infrastructure. This advice was provided to encourage an integrated approach to land use and infrastructure planning and to improve communities' access to services.</p> <p><u>New SPP matters:</u> The change in the SPP has resulted in condensed policies that have been re-ordered under common themes for this state interest. A new policy has also been added regarding the provision of fire services in common private title.</p> <p><u>Further assessment at adoption stage:</u> The department has determined that the proposed City Plan does not integrate the state interest in liveable communities.</p> <p>The proposed City Plan has not incorporated the SPP code: Fire services in developments accessed by common private title, or any similar alternative requirements mandating fire hydrants for such developments. The lack of such requirements within the proposed City Plan does not reflect the state interest as it does not support well-designed and serviced communities.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(i) is functional, accessible and connected, and</p> <p>(ii) supports a range of formal and informal sporting, recreational and community activities, and</p> <p>(3) facilitating vibrant places and spaces, diverse communities, and good neighbourhood planning and centres design that meets lifestyle needs by:</p> <p>(a) providing a mix of land uses to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community, and</p> <p>(b) facilitating the consolidation of urban development in and around existing settlements and maximising the use of established infrastructure and services, and</p> <p>(4) facilitating the provision of pedestrian, cycling and public transport infrastructure and connectivity within and between these networks, and</p> <p>(5) planning for cost-effective, well-located and efficient use of community facilities and utilities by:</p> <p>(a) considering the location of infrastructure within the local government area including education facilities, health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities, and:</p> <p>(i) locating complementary development in areas with a high level of access to infrastructure and associated services, and</p> <p>(ii) protecting existing and known planned infrastructure from development that would compromise the ability of infrastructure and associated services to function safely and efficiently, and</p> <p>(b) locating development in areas currently serviced by state infrastructure, and where this cannot be achieved, facilitating development in a logical and orderly sequence to enable the cost-effective delivery of state infrastructure to service development, and</p> <p>(c) including provisions that support the efficient location and assessment of education infrastructure (catering for both state and non-state education providers), and</p> <p>(d) including provisions to ensure that development is designed to support connection to fibre telecommunications infrastructure (i.e. broadband) in greenfield areas, and</p> <p>(e) including the SPP code: Fire services in developments accessed by common private title (Appendix 1), or similar development requirements for urban developments, where not located on a public access road and not covered in other legislation or planning provisions mandating fire hydrants.</p>	<p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Liveable Communities:</p> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Fibre telecommunications infrastructure for greenfield developments. 	<p>To address the above and to ensure the state interest is appropriately integrated the following Ministerial condition is recommended to be imposed:</p> <p><i>Amend the relevant parts of the proposed City Plan to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.</i></p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Liveable communities has been appropriately integrated into the proposed City Plan subject to a Ministerial condition being imposed.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
State Interest - housing supply and diversity. <i>Diverse, accessible and well-serviced housing and land for housing is provided</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) locating land for housing development and re-development in areas that are accessible and well connected to services, employment and infrastructure, and (2) facilitating a diverse and comprehensive range of housing options that cater for the current and projected demographic, economic and social profile of the local government area, and (3) providing for best-practice, innovative and adaptable housing design, and (4) providing sufficient land to support the projected workforce population where housing is required for non-resident workforce accommodation associated with large-scale approved mining, agriculture, industry or infrastructure projects. The land should either be: <ol style="list-style-type: none"> (a) within an existing township—where the accommodation can be appropriately integrated and potential adverse impacts on nearby sensitive uses mitigated, or (b) outside an existing township—where the accommodation is completely separate from the township and self-sufficient. 	<p>The housing supply and diversity state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.3: Creating liveable places); Part 5: Tables of assessment (Section 5.4: Prescribed tables of assessment, Section 5.5: Levels of assessment – Material Change of Use and Section 5.6: Levels of assessment – Reconfiguring a Lot); Part 6: Zones (High density residential zone, Low density residential zone, Medium density residential zone); Part 8: Overlays (Building height overlay, Light rail urban renewal area overlay, Minimum lot size overlay and Residential density overlay); and Part 9: Development codes (Dual occupancy code, dwelling unit code, high-rise accommodation design code, multiple accommodate code, reconfiguring a lot code, secondary dwelling code, small lot housing (infill focus) code and works for infrastructure code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Housing Supply and diversity has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Housing supply and diversity:</p> <div style="background-color: #92d050; padding: 10px; border: 1px solid black;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Compliance Assessment of Subdivisions (1 lot into 2) and associated operational works; Graduated residential density standards in the medium density residential zone; and Level of assessment for dual occupancy. </div>	<p><u>State Interest Review:</u> Advice was provided to council for a number of matters in relation to this state interest including:</p> <ul style="list-style-type: none"> that council review the overlay provisions so that compliance assessments for eligible developments could be facilitated; that a graduated residential density standard be adopted in the medium density residential zone and the residential density overlay maps; and that the level of assessment for dual occupancy, where not meeting the listed location requirements for self-assessment, be changed to Code Assessable in Low density residential zoned areas and more consideration be given to making the location provisions of dual occupancies in low density residential zones less restrictive. <p>It is considered that the requirement for ‘Impact Assessment’ and provisions requiring dual occupancies to be limited to three distinct location types across low density residential neighbourhoods to be unnecessarily restrictive. The restrictive nature of the above location provisions is considered to limit the ability to facilitate housing choice and diversity to meet the needs of a community.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The proposed City Plan does not appropriately integrate this state interest. Assessment against this state interest has determined that the proposed City Plan is inhibiting the diversity and range of housing options. This has been identified through the consultation process where multiple submissions were received by council raising concerns relating to densities. It is also noted that advice was provided to council at the state interest review providing mechanisms to better address this state interest in the proposed City Plan and this has not been appropriately achieved.</p> <p><u>Tables of Assessment – Reconfiguring a Lot</u> Specifically, Part 5, Tables of Assessment, Table 5.6.1: Reconfiguring a lot identifies the minimum lot size for the Low density residential zone as 600 square metres to be code assessable. Any lot created less than 600 square metres would trigger impact assessment. Also, any boundary realignment is required to be no more than 10 percent of the lots being altered or 100 square metres (whichever is the lesser) to be code assessable; anything greater than this will trigger impact assessment.</p> <p>These requirements do not reflect the state interest as it does not support a diverse and comprehensive range of housing options. Further, it is considered that the level of assessment specified for these types of developments is onerous and does not support the re-development of areas accessible to services, employment and infrastructure.</p> <p>It is also important to note that the 600 square metre lot size trigger to impact assessment in the low density residential zone is in direct conflict with the density outcomes sought through the zone code. In this regard, the zone code allows for one dwelling per 400 square metres of site area. Therefore the department also considers this matter to be a critical line of sight conflict within the proposed City Plan.</p> <p>Based on the above, the department recommends the Planning Minister impose the following condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity:</p> <p><i>Amend Part 5, Tables of Assessment, specifically table 5.6.1: Reconfiguring a lot as follows:</i></p> <ol style="list-style-type: none"> Identify all boundary realignment’s as being subject to code assessment.

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>2. <i>Amend the lot requirements (minimum area) for the low density residential zone to 400 square metres, unless within the large lot precinct.</i></p> <p><i>Low Density Residential Zone Code</i> To ensure line of sight within the proposed City Plan, amendments to Part 6, Zones, 6.2.1: Low density residential zone code are also required to give effect to the abovementioned recommended condition. As discussed, the low density residential zone code identifies a minimum lot size of 600 square metres and a minimum frontage of 17 metres as the acceptable outcome for lot design. However, acceptable outcome AO5 for density in the same code allows for one dwelling per 400 square metres, which is considered a direct conflict and that the larger lot size of 600 square metres creates an unreasonable imposition on development to achieve a density of one dwelling per 400 square metres. These outcomes are to be aligned and it is recommended that the acceptable outcome AO8.1 and AO8.2 be amended to support a minimum lot size of 400 square metres with a minimum road frontage of 15 metres.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity:</p> <p><i>Amend Part 6, Zone, specifically 6.2.1 Low density residential zone code as follows:</i></p> <ol style="list-style-type: none"> 1. <i>Amending AO8.1 to read “Minimum lot size is 400 square metres exclusive of access strip or access easement for rear lots”</i> 2. <i>Amending AO8.2 to read “Minimum road frontage is 15m. OR Minimum road frontage is 4.5m for a rear lot.”</i> <p><i>Small Lot Housing Overlay</i> Further changes made to the proposed City Plan subsequent to it undergoing public notification resulted in an additional overlay and associated table of assessment being introduced for small lot housing. The addition of the Small lot housing (infill focus) overlay and associated level of assessment table causes all houses located within the overlay area to trigger code assessment.</p> <p>The proposed City Plan as currently drafted with this overlay will have a significant impact on housing affordability within the Gold Coast local government area by unnecessarily requiring dwelling house developments to be subject to code assessment. Further, this addition to the proposed city plan is considered to conflict with the State interest – housing supply and diversity causing unnecessary impost in providing a diverse and comprehensive range of housing options.</p> <p>It is considered that self assessment criteria can be incorporated into the Small lot housing (infill focus) code so that it can function as an appropriate tool to regulate building design and outcomes on smaller lots without the need for a code assessment triggered by the Small lot housing (infill focus) overlay. Where a development does not achieve compliance with the self assessable outcomes, code assessment will be triggered which is considered appropriate in that instance. This will support best practice, innovative and adaptable housing design as required under the SPP.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to incorporate appropriate self assessable outcomes to ensure the planning scheme adopted by council appropriately integrates the State Interest – Housing supply and diversity.</p> <p>The recommended self assessable outcomes have been derived from the assessable development criteria of the Small lot housing (infill focus) code within the proposed City Plan.</p> <p><i>Amend Part 5, Tables of assessment to remove Table 5.10.20: Small lot housing (infill focus) overlay and Schedule 2, Mapping to remove Overlay Map OMS1: Small lot housing (infill focus) overlay map. In</i></p>

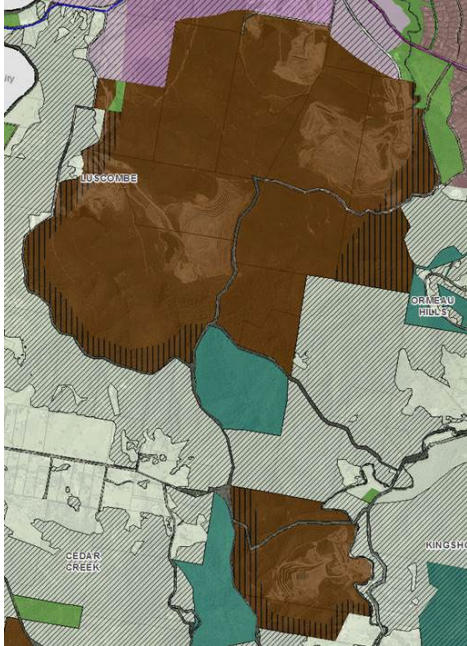

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>addition, make the following consequential amendments to Part 5, Tables of assessment and Part 9, Development Codes:</p> <ul style="list-style-type: none"> Amend Table 5.5.1: Material change of use – Low density residential zone (where not in a large lot precinct), Table 5.5.2: Material change of use – Medium density residential zone, Table 5.5.3: Material change of use – High density residential zone to: <ul style="list-style-type: none"> Identify a “Dwelling house if on a lot with an area less than 400m²” as being subject to self assessment; and Include the “Small lot housing (infill focus) code” within the associated assessment criteria column. Amend 9.4.9, Small lot housing (infill focus) code, specifically 9.4.9.3 Criteria for assessment Part A – Self assessable development criteria to include the following: <ul style="list-style-type: none"> New Self Assessable Outcome SO1 to read “Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane OR Where rear lanes exist they must be used for vehicular access.” New Self Assessable Outcome SO2 to read “Usable private space: (a) must be at least 15% of the site; (b) has a minimum depth of 3m; (c) can include open space, decks, balconies, verandas and covered outdoor ground level recreation areas; and (d) is located north or east of primary habitable rooms.” New Self Assessable Outcome SO3 to read “Habitable room windows do not ‘directly face’: (a) private open space or northern or eastern back yard of an adjoining dwelling lot; (b) a side or rear boundary within 1.5m; (c) another habitable room window within 3m; or (d) an at-grade access way, footpath or communal open space area within 3m. OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) have privacy screens that cover a minimum of 50% window view.” New Self Assessable Outcome SO4 to read “The front door and at least one habitable room window is visible to the street. AND Where adjacent to public open space, built form addresses these spaces with: (a) a deck, balcony or veranda; or (b) overlooking windows to provide casual surveillance; and (c) fencing that is no greater in height than 1.2m or at least 50% transparency.” <p><u>Recommendation:</u> The department is satisfied that the State Interest – Housing supply and diversity has been appropriately integrated into the proposed City Plan subject to Ministerial conditions being imposed.</p>
THEME - PLANNING FOR ECONOMIC GROWTH		
State Interest - agriculture. <i>Planning protects the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) considering the strategic economic significance of important agricultural areas by promoting and optimising agricultural development opportunities and enabling increased agricultural production in these areas, and</p> <p>(2) protecting Agricultural Land Classification (ALC) Class A and Class B land for sustainable agricultural use by:</p> <p>(a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture, and</p>	<p>The agriculture state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy); Part 5: Tables of assessment (Section 5.4: Prescribed tables of assessment, Section 5.5: Levels of assessment – Material Change of Use and Section 5.10: Levels of assessment – Overlays); Part 6: Zones (Rural zone); Part 8: Overlays (Sensitive use separation overlay code); and Part 9: Development codes (Statewide code – Forester for wood production code and Rural activity code). 	<p><u>State Interest Review:</u></p> <p>As part of the state interest review, the department considered that the proposed City Plan had appropriately integrated this state interest. No conditions were imposed for this state interest at the state interest review, however advice was provided as detailed in column two. Further to the advice provided, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u></p> <p>No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u></p> <p>Since the state interest review and further to the advice provided, council has amended the overlay mapping for agricultural land. This amended was made to appropriately capture all areas of agricultural</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(b) avoiding locating non-agricultural development on or adjacent to ALC Class A or Class B land, and</p> <p>(c) maintaining or enhancing land condition and the biophysical resources underpinning ALC Class A or Class B land, and</p> <p>(3) protecting fisheries resources from development that compromises long-term fisheries productivity and accessibility, and</p> <p>(4) facilitating growth in agricultural production and a strong agriculture industry by:</p> <p>(a) considering the value and suitability of land for current or potential agricultural uses when making land use decisions, and</p> <p>(b) considering the planning needs of hard-to-locate intensive agricultural land uses, such as intensive animal industries and intensive horticulture, and</p> <p>(c) locating new development (such as sensitive land uses or land uses that have biosecurity risks for agriculture) in areas that minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures, and</p> <p>(d) considering model levels of assessment and including agriculture development codes (or similar development assessment requirements), and</p> <p>(e) facilitating opportunities for mutually beneficial co-existence with development that is complementary to agriculture and other non-agricultural uses that do not diminish agricultural productivity, and</p> <p>(f) considering the infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains, and</p> <p>(g) protecting the stock route network from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values (conservation, recreational).</p>	<p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Agriculture has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Agriculture:</p> <div data-bbox="905 483 1801 835" style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 10px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Strategic Framework terminology to align with defined uses under QPP and SPP; • Tables of assessment for Animal Husbandry; • Tables of assessment for Rural activities; • Suggested amendments to Rural Zone Code, Sensitive use separation overlay code and Rural activity code; • Suggested amendments to planning scheme policies to address biosecurity risks and update references to out dated documents; and • Advice regarding model codes for Poultry and Aquaculture. </div>	<p>land within the local government area. The public consultation version of the proposed City Plan utilised 'good quality agricultural land' which incorporated all ALC Class A and B land required to be protected through this state interest.</p> <p>Council has amended the terminology to refer to 'agricultural land' which will ensure any confusion around the terminology is addressed. Rather than utilising the state mapping layer which had certain 'gaps' council decided to utilise its existing mapping which was verified to ensure it appropriately protected all state mapped areas in addition to other areas council consider important at a local level.</p> <p>Based on the above, the department has determined that the proposed City Plan has appropriately integrated this state interest.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Agriculture has been appropriately integrated into the proposed City Plan.</p>
<p>State Interest - development and construction. <i>Planning supports employment needs and economic growth by facilitating a range of residential, commercial, retail and industrial development opportunities, and by supporting a strong development and construction sector.</i></p>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) identifying suitable land for residential, retail, commercial, industrial and mixed use development, considering the physical constraints of the land, surrounding land uses and existing and anticipated demand, through:</p> <p>(a) provision of a broad mix of zone types, and</p> <p>(b) planning for the associated infrastructure required to support these land uses, and</p>	<p>The development and construction state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.3: Creating liveable communities, Section 3.4: Making modern centres and Section 3.5: Strengthening and diversifying the economy); • Part 5: Tables of assessment (Section 5.4: Prescribed tables of assessment, Section 5.5: Levels of assessment – Material Change of Use); • Part 6: Zones (Centre zone, Emerging communities zone, High density residential zone, Low density residential zone, Medium density residential zone, Neighbourhood Centre Zone, Low Impact Industry zone, Medium Impact Industry zone, High Impact Industry zone, Waterfront and Marine Industry zone, Innovation zone, Mixed Use zone & Special purpose zone); 	<p><u>State Interest Review:</u> As part of the state interest review, the department considered that the proposed City Plan had appropriately integrated this state interest. No conditions were imposed for this state interest at the state interest review, however advice was provided as detailed in column two.</p> <p><u>New SPP matters:</u> The amendment to the SPP resulted in condensing of policies and re-ordering the policies under common themes for this state interest, and the ability to consider zoning of government land for redevelopment opportunities.</p> <p><u>Further assessment at adoption stage:</u> It is considered that the proposed City Plan does not appropriately integrate this state interest.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(2) facilitating the development of mixed use precincts through appropriate zoning and offering opportunities for a wide variety of uses, local employment, small businesses and innovation, and</p> <p>(3) enabling development of industrial and commercial land by:</p> <p>(a) facilitating an appropriate mix of lot sizes and configurations in commercial and industrial zones supporting the diverse needs of the varying commercial, retail, industrial and ancillary activities, and</p> <p>(b) facilitating the efficient development of industrial and commercial zoned land through adopting the lowest appropriate level of assessment for commercial and industrial uses, and</p> <p>(c) maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere, and</p> <p>(4) considering state-led initiatives, including State Development Areas and Priority Development Areas and allowing for complementary surrounding land uses and services, and</p> <p>(5) considering the zoning of government land suitable for redevelopment opportunities to:</p> <p>(a) facilitate the development of the land, and</p> <p>(b) be based upon planning merit and the nature of surrounding land uses, rather than its current or past use.</p>	<ul style="list-style-type: none"> Part 8: Overlays (Light rail urban renewal area overlay code); Part 9: Development codes (Commercial design code, Industrial design code); Part 10: Other plans (10.1.6 Southport priority development area and Parklands priority development area); and Schedule 6: City Plan policies (SC6.5: Community benefit bonus elements and SC6.6: Comprehensive plans of development). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Development and construction has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Development and construction:</p> <div data-bbox="905 701 1789 865" style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 10px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Commercial operating hours; and Zoning of Government land suitable for infill and redevelopment opportunities. </div>	<p><i>Centres</i></p> <p>The proposed City Plan seeks to impose a retail gross floor area restriction on the Helensvale Major Centre to prevent any development above 38,000 square metres gross floor area and a restriction on the Biggera Waters Major centre of 50,000 square metres gross floor area. These restrictions are imposed in Part 3, Strategic Framework, and Part 6, Zone Codes, specifically 6.2.4 Centre Zone.</p> <p>Existing development within the Helensvale Major centre has already exceeded the 38,000 square metres gross floor area limit and the proposed City Plan is not reflective of the current situation of the site. This restriction also conflicts with policy 3 of this state interest, which is to enable development of commercial and industrial land by facilitating the efficient development of industrial and commercial land.</p> <p>Importantly, council resolved to removal all other retail gross floor area in the proposed City Plan and the manner in which the restrictions have been imposed is inconsistent and inequitable for the Helensvale Major centre and the Bigger Waters Major centre, which is also a conflict with the state interest guiding principles given council's actions will inhibit the planning system from operating in an accountable manner.</p> <p>It is also important to note that these matters were raised during the public consultation of the proposed City Plan and the department considers that council did not appropriately respond to the submissions received on the matter. In particular, the department considers that council does not have the grounds or economic basis to justify the retention of these two retail floor area restrictions when all others have been removed.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:</i></p> <p>a) <i>Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.</i></p> <p><i>Industry – levels of assessment</i></p> <p>The proposed City Plan includes medium impact industry where not within 250 metres of a sensitive land use as being self-assessable in in table of assessment for the low impact industry zone, however triggers impact assessment in all other cases. This is considered to be a significant elevation to the level of assessment. This conflicts with policy 3(b) of this state interest, in that the level of assessment is not appropriate and does not facilitate the efficient development of industrial land.</p> <p>The department is recommending that this be amended so that code assessment is triggered rather than impact assessment. The department considers that sufficient provisions are contained in the Part 9: Development codes, specifically the industrial design code to deal with amenity impacts of medium impact industrial development which will still be equally assessed through a code assessable development application.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p><i>Amend Part 5, Tables of Assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:</i></p> <ol style="list-style-type: none"> <i>To identify the level of assessment for “Medium impact industry n.e.i” as being code assessment.</i> <p><i>Marine Industry – levels of assessment</i> The proposed City Plan has restricted opportunities for industrial development through elevated levels of assessment. Specifically, the proposed City Plan is non-compliant with policy 3(c) where Marine industry can trigger impact assessment in the Marine industry zone. Marine industry is the intended development for the Marine industry zone and is to be appropriately supported with suitable levels of assessment. Further to this, the proposed City Plan does not facilitate the efficient development of industrial land as required in policy 3(b), being that Low impact industry where establishing in an existing non-residential premises in the Marine industry zone would trigger code assessment.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 5, Tables of Assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:</i></p> <ol style="list-style-type: none"> <i>Add “Low impact industry 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” to the self assessment column.</i> <i>Add “Marine Industry n.e.i” to the code assessment column.</i> <i>Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column.</i> <i>Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column.</i> <p><i>Industry Operating Hours</i> The proposed City Plan has included restricted operating hours for low impact industry low impact industry in Part 6.2.1 low density residential zone code, specifically to prevent any low impact industry use operating on Sundays. This does not achieve this state interest, specifically policy 3(c), as the restricted hours of operation do not support the use of Low impact industry in the Low impact industry zone. Low impact industry is an intended use in the Low impact industry zone and is to be supported through appropriate acceptable outcomes.</p> <p>Whilst the department acknowledges that hours of operation are a mechanism to control amenity impacts, the QPP clearly outlines that low impact industry uses do not have external impacts. It is also considered that a number of low impact industry uses are now operating on weekends given they rely on a more traditional retail customer base. Therefore, requiring a code assessable application for a business seeking to trade on a Sunday is considered onerous and impractical.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Part 9, Development Codes, specifically 9.3.10 Industrial design code as follows:</i></p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)																											
		<p>1. Amend self assessable outcome SO10(d) and acceptable outcome AO7(d) to read: A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday OR All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday.</p> <p><i>Government Land Asset Management</i> Through the public consultation, the Department of State Development, Infrastructure and Planning made a submission to council requesting that eight parcels of state owned land located along Seaworld Drive, Main Beach be rezoned. The sites were within the ‘Waterfront and Marine Industry’ zone in the public consultation version of the proposed City Plan.</p> <p>The department through its submission requested that the sites be included in the Medium Density Residential Zone to be consistent with the broad range of land uses in the locality and to support the future development of the sites for their highest and best use.</p> <p>Despite the above, council decided not to change the zoning or associated provisions of the subject properties. Accordingly, it is recommended the Planning Minister utilise the state interest powers afforded under policy (5) of this state interest to require the zoning and associated planning provisions of these properties be amended to reflect the most appropriate designation for the sites.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – development and construction:</p> <p><i>Amend Schedule 2, Mapping, specifically SC2.4 Zone Maps and SC2.6 Overlay maps (Building height overlay map) to reflect the provisions contained in Table 1 and undertake any necessary consequential amendments required to give effect to the below.</i></p> <p><i>Table 1:</i></p> <table> <tr> <th>Lot & Plan</th><th>Zoning to be reflected on SC2.4 zone maps</th><th>Building height to be reflected on building height overlay map</th></tr> <tr> <td>13 USL33533</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>503 WD6249</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>530 WD6522</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>504 WD5735</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>505 WD5735</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>506 WD5735</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>400 SP174972</td><td>Medium Density Residential</td><td>23 metres</td></tr> <tr> <td>226 AP15896</td><td>Medium Density Residential</td><td>23 metres</td></tr> </table> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Development and construction has been appropriately integrated into the proposed City Plan subject to Ministerial conditions being imposed.</p>	Lot & Plan	Zoning to be reflected on SC2.4 zone maps	Building height to be reflected on building height overlay map	13 USL33533	Medium Density Residential	23 metres	503 WD6249	Medium Density Residential	23 metres	530 WD6522	Medium Density Residential	23 metres	504 WD5735	Medium Density Residential	23 metres	505 WD5735	Medium Density Residential	23 metres	506 WD5735	Medium Density Residential	23 metres	400 SP174972	Medium Density Residential	23 metres	226 AP15896	Medium Density Residential	23 metres
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State Interest - mining and extractive resources. Mineral, coal, petroleum gas and extractive resources are appropriately considered in order to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoidance of land use conflicts wherever possible.																													
The planning scheme is to appropriately integrate the state interest by: For extractive resources:	The mining and extractive resources state interest is integrated and addressed within the draft plan through the following:	<u>State Interest Review:</u>																											

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(1) identifying key resource areas (KRAs) including the resource/processing area, separation area, transport route and transport route separation area, and</p> <p>(2) protecting KRAs by:</p> <p>(a) ensuring that sensitive land uses and other potentially incompatible land uses in a KRA are assessed against provisions that require the development to be compatible with the use of land in a KRA for an extractive industry, and</p> <p>(b) providing for appropriate separation distances or other mitigation measures between the resource/ processing area of the KRA and sensitive land uses to minimise conflict with the use of land in a KRA for an extractive industry</p> <p>For coal, mineral, petroleum and gas resources:</p> <p>(3) considering:</p> <p>(a) the importance of areas identified as having valuable coal, minerals, petroleum and gas resources, and areas of mining and resource tenures4, and</p> <p>(b) opportunities to facilitate mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses, and</p> <p>(c) the location of specified petroleum infrastructure that occur on petroleum leases or under petroleum facility licences and pipeline licences.</p>	<ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy); Part 5: Tables of assessment (Section 5.5: Levels of assessment – Material Change of Use and Section 5.10: Levels of assessment – overlays); Part 6: Zones (Extractive industry zone) Part 8: Overlays (Extractive resources overlay); and Part 9: Development codes (Extractive Industry code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Mining and extractive resources has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Mining and extractive resources:</p> <div data-bbox="905 793 1789 1024" style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 10px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Strategic outcomes relating to extractive industry uses; Wording and terminology within the Extractive industry zone code; Outcomes within the Extractive Industry development code; Zone mapping for existing quarry operations within the Gold Coast LGA; and Operational hours associated with blasting activities. </div>	<p>Several conditions were imposed as part of the State Interest Review. Compliance with these conditions is assessed in the assessment report and the department is satisfied that compliance has been achieved.</p> <p><u>New SPP matters:</u></p> <p>The amendment to the SPP resulted in changes to this state interest to clarify that potentially incompatible development in a Key Resource Area (KRA) must be assessed against provisions which ensure development does not constrain the potential future extractions of resources from a KRA.</p> <p>The amendment also resulted in the SPP mapping being updated for two KRA areas which are outside of this local government area. This amendment is not relevant to the assessment of the proposed City Plan.</p> <p><u>Further assessment at adoption stage:</u></p> <p>The proposed City Plan clearly captures the additional requirement of protecting extractive resources from incompatible development within Part 3: Strategic Framework, and specifically within the Specific Outcomes within 3.5.5 Element – Natural Resources.</p> <p>Prior to public consultation the extractive industry ‘indicative buffers’ were removed from the zone maps with the exception of the areas immediately adjacent to Lot 11 and 900 on SP127985.</p> <p>Through the public consultation process a number of submissions were made to council regarding the removal of the buffers in certain areas where a land use conflict may exist due to the proximity of sensitive uses to the proposed extractive industry zonings.</p> <p>The department and council undertook detailed site specific investigations and agreed that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed City Plans extractive industry zoning as a means to address the perceived land use conflicts, as indicated on the below maps:</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div data-bbox="1819 1171 2255 1774" style="text-align: center;">  <p>KRA67 – Zone Map showing buffers:</p> </div> <div data-bbox="2273 1171 2754 1774" style="text-align: center;">  <p>KRA68 – Zone Map showing buffers:</p> </div> </div>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>Concerns have been raised with the department in regards to transport routes which are not connected to the Pacific Motorway. The proposed City Plan has reflected the current mapped haulage routes associated with the SPP.</p> <p>The department has raised this matter with the Department of Natural Resources and Mines (DNRM) and have been advised that it is not considered necessary for all transport haulage routes to extend to the Motorway. The mapping of KRAs under the SPP is to protect the extraction of resources from incompatible land uses. Accordingly, mapping of transport routes is to protect the transport of the extracted resource from incompatible land uses.</p> <p>DNRM have advised that a transport route will be mapped to a state controlled road (not necessarily the Pacific Motorway), as a state controlled road does not require protection from incompatible land uses. Further, it is considered that where development is proposed adjacent to a state controlled road they consider that the State Development Assessment Provisions requirements protect the roads function. Consequently, DNRM considers that a state controlled road provides suitable protection for the transport of extracted resources and accordingly does not require further mapping to protect the haulage route.</p> <p>The department is satisfied council has complied with the outcomes required by the condition and that where variations have been made that these outcomes reflect a balanced approach to the integration of state interest matters taking into account local circumstances.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – mining and extractive resources has been appropriately integrated into the proposed City Plan.</p>
State Interest - tourism. <i>Tourism planning and development opportunities that are appropriate and sustainable are supported; and the social, cultural and natural values underpinning the tourism developments are protected to maximise economic growth.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) considering the findings of tourism studies and plans that have been prepared by the state for the local and/or regional area, and (2) identifying and protecting opportunities, localities or areas appropriate for tourism development, both existing and potential, and (3) facilitating and streamlining the delivery of sustainable tourism development that: <ol style="list-style-type: none"> (a) is complementary to and compatible with other land uses, and (b) promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development, and (4) planning for appropriate infrastructure and services to support and enable tourism development. 	<p>The tourism state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy and Section 3.7: Living with nature); • Part 5: Tables of assessment (Section 5.5: Levels of assessment – Material Change of Use); and • Part 6: Zones (Major tourism zone). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Tourism has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest. The department notes resolution of the State Interest – Tourism and the imposition of associated condition is subject a separate brief which has been prepared for the Ministers' consideration (refer MBN14/57).</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Tourism:</p>	<p><u>State Interest Review:</u> A condition was imposed as part of the State Interest Review. Advice was also provided as detailed in column two. Further, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Council has made amendments to the proposed City Plan in response to the department's condition and advice and in response to concerns raised during the consultation period. Amendments include supporting streamlined assessment for tourist attractions within the strategic framework and reducing levels of assessment for associated uses within the Major tourism zone. These changes are determined to appropriately reflect the state interest, through streamlining the delivery of tourism development, whilst protecting environmental values.</p> <p>Having regard to the further changes made to the proposed City Plan, the department is satisfied council has complied with the condition and that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Tourism has been appropriately integrated into the proposed City Plan.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
	<p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Levels of assessment for nature based tourism uses to align with intent of the strategic framework; • Level of assessment for Operational Work – Landscape works where associated with a material change of use in the Major tourism zone; and • Level of assessment triggered by the Potential and actual acid sulfate soils overlay for material change of use in the Major tourism zone, where undertaken in accordance with an approved management plan. 	
Theme - Planning for the Environment and Heritage		
State Interest - biodiversity. <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) considering matters of national environmental significance in the local government area, and the requirements of the <i>Environmental Protection and Biodiversity Conservation Act 1996</i>, and (2) identifying matters of state environmental significance, and (3) locating development in areas that avoids significant adverse impacts on matters of state environmental significance, and (4) facilitating the protection and enhancement of matters of state environmental significance, and (5) maintaining or enhancing ecological connectivity, and (6) facilitating a net gain in koala bushland habitat in the SEQ region, and (7) considering the protection of matters of local environmental significance, which may involve provisions for environmental offsets, provided those provisions are consistent with the <i>Environmental Offsets Act 2014</i>. 	<p>The biodiversity state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.7: Living with nature); • Part 5: Tables of assessment (Section 5.10: Levels of assessment – overlays); • Part 6: Zones (Conservation zone); • Part 8: Overlays (Nature conservation overlay); • Part 9: Development codes (Vegetation management code); and • Schedule 6: City Plan policies (Ecological site assessments and environmental offsets). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Biodiversity has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Biodiversity:</p> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to the Nature Conservation overlay code to identify and protect matters of State Environmental Significance (MSES); • Amendments to the strategic framework to identify and protect MSES; and • Amendments to the Conservation zone code to update references to State Parks to align with current terminology. 	<p>State Interest Review:</p> <p>A condition was imposed as part of the State Interest Review. Advice was also provided as detailed in column two. Further to this, the former Planning Minister provided advice to council specifically in relation to the way in which matters of state environmental significance should be protected through the proposed City Plan by taking an balanced and reasonable approach to the integration of all state interest matters. Council has undertaken amendments to the proposed City Plan in response to these matters as discussed below.</p> <p>New SPP matters:</p> <p>The amended SPP included consequential amendments to the environmental significance for state and local matters in response to the <i>Environmental Offsets Act 2014</i>. In particular, consideration now can be given to offsetting matters of local environmental significance if they are consistent with the <i>Environmental Offsets Act 2014</i>.</p> <p>Further assessment at adoption stage:</p> <p>The proposed City Plan has captured the additional requirements relating to the changes for the matters of environmental significance within Part 3: Strategic Framework, specifically within the Specific Outcomes within 3.7.4.1 Element – Nature Conservation, Part 8: Overlays, and specifically within section 8.2.6 – Environmental significance overlay code.</p> <p>Through the finalisation of the proposed City Plan, the department working with council and the Planning policy and Legislation business unit within Planning and Property Group to ensure proposed offset assessment criteria was consistent with the <i>Environmental Offsets Act 2014</i>.</p> <p>Environmental significance code</p> <p>The proposed City Plan as currently drafted has prescriptive performance outcomes and greater flexibility in the associated acceptable outcomes for certain environmental matters. This drafting encumbers the assessment of development against this code, preventing a fair and transparent assessment of environmental matters.</p> <p>To integrate this state interest, amendments are required to the assessment criteria, particularly where it states the need to “avoid and mitigate impacts” which has been provided within the Acceptable outcomes. The requirement to “avoid and mitigate impacts” should be captured within the Performance outcomes to ensure a fair and appropriate assessment that can support matters of state environmental significance.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<p>Based on the above, the department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by council appropriately integrates the State Interest – biodiversity:</p> <p><i>Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:</i></p> <ol style="list-style-type: none"> 1. <i>Amend PO7 to read:</i> <i>“Regulated vegetation are avoided where possible and any damage is minimised to the greatest extend possible when it is:</i> <ol style="list-style-type: none"> a) <i>Identified on the Environmental Significance – vegetation management overlay map; and</i> b) <i>Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”</i> 2. <i>Amend AO7 to read:</i> <i>“Development avoids impacts on regulated vegetation.”</i> 3. <i>Amend PO18 to read:</i> <i>“State significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extend possible when it is:</i> <ol style="list-style-type: none"> a) <i>Identified on the Environmental Significance – priority species overlay map; and</i> b) <i>Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”</i> 4. <i>Amend AO18.1 to read:</i> <i>“Development avoids impacts on state significant species, and their habitat.”</i> 5. <i>Amend PO20 to read:</i> <i>“Local significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extend possible when it is:</i> <ol style="list-style-type: none"> a) <i>Identified on the Environmental Significance – priority species overlay map; and</i> b) <i>Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”</i> 6. <i>Amend AO20.1 to read:</i> <i>“Development avoids impacts on local significant species, and their habitat.”</i> <p>The proposed City Plan seeks to implement a council policy position in relation providing certain exemptions for single detached dwellings in relation to vegetation clearing. Through the department’s review, drafting errors have been identified which result in council’s policy position was not being effectively implemented.</p> <p>With this current drafting, clearing for dwelling houses can trigger assessment and does not achieve the intent to provide exemptions whilst still achieving the state interest in biodiversity.</p> <p>This matter has been raised with Council who have acknowledged that this has been incorrectly drafted for this particular requirement which is incorporated in several locations throughout the proposed City Plan.</p> <p>Based on the above, the department recommends the Planning Minister impose the below condition to rectify this drafting error where relevant, and to ensure the planning scheme adopted by council appropriately integrates the State Interest – biodiversity:</p> <p><i>Amend the city plan as outlined below:</i></p> <ol style="list-style-type: none"> a) <i>Specifically the following sections of Part 5, Tables of Assessment:</i> <ul style="list-style-type: none"> • <i>Table 5.10.6: Environmental significance – biodiversity areas overlay;</i> • <i>Table 5.10.7: Environmental significance – priority species overlay;</i>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
		<ul style="list-style-type: none"> Table 5.10.8: Environmental significance – vegetation management overlay; and Table 5.10.9: Environmental significance – wetlands and watercourse overlay; <p>To identify that within all zones other than the Major Tourism Zone that:</p> <ul style="list-style-type: none"> A detached dwelling (not involving a secondary dwelling) is exempt. <p>And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:</p> <ul style="list-style-type: none"> Delete the notes within Table 8.2.6-1 related to SO1, SO3 and SO4 which reads “Note: This SO does not apply to a dwelling house”; and Delete the note within Table 8.2.6-1 related to SO2 which reads “Note: This SO does not apply to a dwelling house with a lot size of less than 4000m2”; <p>b) Specifically the following sections of Part 5, Tables of Assessment:</p> <ul style="list-style-type: none"> Table 5.8.4: Operational Work – Vegetation clearing <p>To identify that within all zones other than the Major Tourism Zone that:</p> <ul style="list-style-type: none"> Self assessment applies to “Operational works – vegetation clearing that results in damage to assessable vegetation”. The following assessment criteria apply to self assessment: <ul style="list-style-type: none"> Applicable zone code; Vegetation management code; and General development provisions code. <p>And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:</p> <ul style="list-style-type: none"> Delete the note within Table 8.2.6-1 related to SO1 which reads “Note: This SO does not apply to vegetation damage which meets self assessable outcomes SO2-SO9 of the Vegetation management code”; and Delete the notes within Table 8.2.6-1 related to SO2, SO3 and SO4 which reads “Note: This SO does not apply to vegetation damage which meets self assessable outcomes of the Vegetation management code”. <p><u>Recommendation:</u> The department is satisfied that the State Interest – Biodiversity has been appropriately integrated into the proposed City Plan subject to Ministerial conditions being imposed.</p>
State Interest - coastal environment. <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) facilitating the protection of coastal processes and coastal resources, and (2) maintaining or enhancing the scenic amenity of important natural coastal landscapes, views and vistas, and (3) facilitating consolidation of coastal settlements by: (c) concentrating future development in existing urban areas through infill and redevelopment, and (d) conserving the natural state of coastal areas outside existing urban areas, and (4) facilitating coastal-dependent development in areas adjoining the foreshore in preference to other types of development, where there is competition for available land on the coast, and 	<p>The coastal environment state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.7: Living with nature and Section 3.8: A safe, well designed city); Part 5: Tables of assessment (Section 5.10: Levels of assessment – overlays); Part 8: Overlays (Coastal erosion hazard overlay code); Part 9: Development codes (Vegetation management code); and Schedule 6: City Plan policies (Coastal dune management and land development guidelines). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Coastal Environment has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p>	<p><u>State Interest Review:</u> Several conditions were imposed as part of the State Interest Review. Advice was also provided as detailed in column two. Further, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Council amended the proposed City Plan in response to the condition imposed and also in response to advice provided from the department. The proposed City Plan was amended by removing the requirement for land to be dedicated to the Crown and have replaced this with ‘transferred to council’.</p> <p>Further, the department has determined that this state interest is appropriately reflected in the Strategic framework and specific outcomes, specifically within element 3.7.5 Element – Coastal, wetland and watercourse areas. An additional specific outcome has been incorporated to address ship-</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(5) maintaining or enhancing opportunities for public access and use of the foreshore in a way that protects public safety and coastal resources, and</p> <p>(6) including the SPP code: Ship-sourced pollutants reception facilities in marinas (Appendix 2) or similar development assessment requirements.</p>	<p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Coastal environment:</p> <div data-bbox="905 321 1801 451"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Amend wording within the strategic framework to protect coastal ecological values in addition to those currently identified. </div>	<p>sourced pollutants along with incorporating the Ship-sourced pollutants reception facilities in marinas code into the proposed City Plan.</p> <p>The department is satisfied that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Coastal environment has been appropriately integrated into the proposed City Plan.</p>
State Interest - cultural heritage. <i>The cultural heritage significance of heritage places and heritage areas, including places of indigenous cultural heritage, is conserved for the benefit of the community and future generations.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For all cultural heritage:</p> <p>(1) considering the location and cultural heritage significance of world heritage properties and national heritage places, and the requirements of the <i>Environment Protection and Biodiversity Conservation Act 1999</i>, and</p> <p>For indigenous cultural heritage:</p> <p>(2) considering and integrating matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage to support the requirements of the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 2003</i>, and</p> <p>For non-Indigenous cultural heritage:</p> <p>(3) considering the location and cultural heritage significance of Queensland heritage places, and</p> <p>(4) identifying heritage places of local cultural heritage significance and heritage areas, and</p> <p>(5) facilitating the conservation and adaptive re-use of heritage places of local cultural heritage significance and heritage areas so that the cultural heritage significance of the place or area is retained, and</p> <p>(6) including requirements that development on or in heritage places of local cultural heritage significance or heritage areas:</p> <p>(a) avoids, or otherwise minimises, adverse impacts on the cultural heritage significance of the place or area, and</p> <p>(b) does not compromise the cultural heritage significance of the place or area.</p>	<p>The tourism state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.8: A safe, well designed city); and Part 8: Overlays (Heritage overlay code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Cultural heritage has been appropriately reflected within the planning scheme.</p>	<p><u>State Interest Review:</u> The department did not provide advice and had no conditions at the state interest review, being satisfied that this interest had been appropriately integrated.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> The department has determined that the assessment undertaken at the state interest review stage remains valid and is satisfied this state interest has been appropriately integrated in the proposed City Plan.</p> <p><u>Recommendation:</u> The department is satisfied that the State Interest – Cultural heritage has been appropriately integrated into the proposed City Plan.</p>
State Interest - water quality. <i>The environmental values and quality of Queensland waters are protected and enhanced.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For receiving waters:</p> <p>(1) facilitating the protection of environmental values and the achievement of water quality objectives for Queensland waters, and</p> <p>(2) identifying land for urban or future urban purposes in areas which avoid or minimise the disturbance to natural drainage and acid</p>	<p>The water quality state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.7: Living with nature and Section 3.8: A safe, well designed city); Part 8: Overlays (acid sulfate soils overlay code); Part 9: Development codes (Healthy waters code, on-site sewerage facilities code); and 	<p><u>State Interest Review:</u> A condition was imposed as part of the State Interest Review. Compliance with this condition is assessed in the assessment report and the department is satisfied that compliance has been achieved. Advice was also provided as detailed in column two. Further, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP. The amendment saw changes which improve the clarity of policies within this state interest.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>sulfate soils, erosion risk, impact on groundwater and landscape features, and</p> <p>(3) including requirements that development for an urban purpose is located, designed, constructed and/or managed to avoid or minimise:</p> <p>(a) impacts arising from:</p> <p>(i) altered stormwater quality or flow, and</p> <p>(ii) waste water (other than contaminated stormwater and sewage), and</p> <p>(iii) the creation or expansion of non-tidal artificial waterways, such as urban lakes, and</p> <p>(b) the release and mobilisation of nutrients that increase the risk of algal blooms, and</p> <p>(4) adopting the applicable stormwater management design objectives relevant to the climatic region, outlined in Tables A and B (Appendix 3), or demonstrate current best practice environmental management for development that is for an urban purpose, and</p> <p>(5) facilitating innovative and locally appropriate solutions for urban stormwater management that achieve the relevant urban stormwater management design objectives, and</p> <p>(6) planning for safe, secure and efficient water supply, and</p> <p>(7) including requirements that development in water resource catchments is undertaken in a manner which contributes to the maintenance and enhancement (where possible) of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments, and</p> <p>For development in a water supply buffer area:</p> <p>(8) including requirements that development complies with the specific outcomes and measures contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 or similar development assessment requirements, and</p> <p>Acid sulfate soils:</p> <p>(9) in an acid sulfate soil affected area, protecting the natural and built environment (including infrastructure) and human health from the potential adverse impacts of acid sulfate soils by:</p> <p>(a) identifying areas with high probability of containing acid sulfate soils, and</p> <p>(b) providing preference to land uses that will avoid or minimise the disturbance of acid sulfate soils, and</p> <p>(c) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of contaminants.</p>	<ul style="list-style-type: none"> Schedule 6: City Plan policies (Acid sulfate soils management, site analysis and land development guidelines). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Water Quality has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Water Quality:</p> <div data-bbox="905 636 1789 1050" style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 10px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Recommendation to address acid sulfate soils within the strategic framework; Suggested amendments to the overlay triggers for actual and potential acid sulfate soils; Amendments to the diagram included within the Acid sulfate soils overlay code to address useability issues; Updates to the acid sulfate soils management City Plan policy to address out of date references and documents; Amendments to Strategic framework mapping to identify water supply infrastructure; Amendments to the On-site sewerage facilities code. </div>	<p><u>Further assessment at adoption stage:</u></p> <p>Council amended the proposed City Plan in response to the condition imposed and also in response to advice provided from the department. The proposed City Plan was amended to include the Water Catchment Overlay Code and to amend the Regional Bulk Infrastructure Overlay Map. Amendments to the Regional Bulk Infrastructure Overlay Map include incorporating a Water Supply Buffer Area on the Water Catchments and Dual Reticulation Overlay Map. Further, council has captured the provisions of the SEQ Water Guidelines for Water Quality Management in Drinking Water Catchments 2012 in the Water Catchment Overlay Code.</p> <p>The department is satisfied that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u></p> <p>The department is satisfied that the State Interest – Water quality has been appropriately integrated into the proposed City Plan.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
THEME - PLANNING FOR SAFETY AND RESILIENCE TO HAZARDS		
State Interest - emissions and hazardous activities. Community health and safety, sensitive land uses and the natural environment are protected from potential adverse impacts of emissions and hazardous activities, while ensuring the long-term viability of industrial development, and sport and recreation activities.		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> (1) locating industrial land uses and major sport, recreation and entertainment facilities in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses, and (2) locating and managing development for activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals, and (3) protecting the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively: <ol style="list-style-type: none"> (a) medium impact, high impact, extractive, and noxious and hazardous industries, and (b) major hazard facilities, and (c) intensive animal industries, and (d) explosives facilities and explosives reserves, and (e) waste management facilities and sewerage treatment plants, and (f) industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan, and (g) major sport, recreation and entertainment facilities (including shooting or motor sport facilities) that may cause nuisance or adverse impacts, and (4) protecting sensitive land uses from the impacts of previous activities that may cause risk to people or property, including: <ol style="list-style-type: none"> (a) former mining activities and hazards (e.g. disused underground mines, tunnels and shafts), or (b) former landfill and refuse sites, or (c) contaminated land, and (5) including requirements for the rehabilitation of extractive industry sites so that the environmental, social and economic values of the land are restored, and (6) planning for development involving the storage of hazardous chemicals that exceed a hazardous chemicals flood hazard threshold in a flood hazard area, to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries on storage areas. 	<p>The emissions and hazardous activities state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.5: Strengthening and diversifying the economy and Section 3.8: A safe well designed city); • Part 5: Tables of assessment (Section 5.5: Levels of assessment – Material Change of Use); • Part 6: Zones (Low impact industry zone, medium impact industry zone, high impact industry zone and waterfront and marine industry zone); and • Part 9: Development codes (Industrial design code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department is satisfied the State Interest – Emissions and hazardous activities has been appropriately reflected within the planning scheme.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Emissions and hazardous activities:</p> <div style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 10px; margin-top: 10px;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to the administrative definitions to remove references to lapsed state planning policies and superseded legislation; • Amendments to the industrial design code to remove references to lapsed State Planning Policy and amend terminology to align with single SPP; • Review of flood overlay level of assessment with respect to SPP guidelines for development with hazardous chemicals. </div>	<p><u>State Interest Review:</u></p> <p>As part of the state interest review, the department considered that the proposed City Plan had appropriately integrated this state interest. No conditions were imposed for this state interest at the state interest review, however advice was provided as detailed in column two. Further to the advice provided, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u></p> <p>The new SPP included a grammatical amendment to State Interest (4) to remove the word ‘former’ to ensure that sensitive land uses are to be protected from ‘current’ contaminated lands.</p> <p><u>Further assessment at adoption stage:</u></p> <p>Council have made amendments to the proposed City Plan to incorporate performance outcomes and acceptable outcomes to manage the storage of hazardous chemicals in a flood hazard area in the Flood hazard code.</p> <p>Further to the above, it is noted that the recommended condition affecting the levels of assessment for industrial uses will also have a resulting impact on the assessment criteria for these uses. Currently the proposed City Plan triggers these uses for impact assessment, which requires assessment against the Strategic framework. A use which requires code assessment does not require assessment against the Strategic framework and is assessed against the relevant codes. In the instance of the uses recommended to have the level of assessment reduced to code, it has been identified that appropriate performance criteria has not been included to protect residential amenity. Whilst this is appropriately captured within the Strategic framework, a line of sight is required between the Strategic framework and the Performance outcomes provided within the relevant codes.</p> <p>Subsequently, the department recommends the Planning Minister impose the below condition which has been drafted in conjunction with the SPP guidance material for emissions and hazardous activities to ensure the planning scheme adopted by council appropriately integrates the State Interest – biodiversity:</p> <p><i>Amend Part 9, Development codes, 9.3.10 Industrial design code, Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:</i></p> <ol style="list-style-type: none"> c) <i>New performance outcome:</i> <i>“Development protects sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.”</i> d) <i>New acceptable outcome:</i> <i>“The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (2) the air quality objectives in the Environmental Protection (Air) Policy 2008; (3) noxious and offensive odours are not experienced at the location of sensitive land uses.”</i> <p><u>Recommendation:</u></p> <p>The department is satisfied that the State Interest – Emissions and hazardous activities has been appropriately integrated into the proposed City Plan subject to a Ministerial condition being imposed.</p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
State Interest - natural hazards, risk and resilience. <i>The risks associated with natural hazards are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</i>		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>For all natural hazards:</p> <ol style="list-style-type: none"> (1) identifying natural hazard areas for flood, bushfire, landslide and coastal hazards based on a fit for purpose natural hazard study, and (2) including provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose risk assessment consistent with AS/NZS ISO 31000:2009 Risk Management, and (3) including provisions that require development to: <ol style="list-style-type: none"> (a) avoid natural hazard areas or mitigate the risks of the natural hazard to an acceptable or tolerable level, and (b) support, and not unduly burden, disaster management response or recovery capacity and capabilities, and (c) directly, indirectly and cumulatively avoid an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and (d) maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and (4) facilitating the location and design of community infrastructure to maintain the required level of functionality during and immediately after a natural hazard event. <p>For coastal hazards—erosion prone areas:</p> <ol style="list-style-type: none"> (5) maintaining erosion prone areas within a coastal management district as development-free buffer zones unless: <ol style="list-style-type: none"> (a) the development cannot be feasibly located elsewhere, and (b) it is coastal-dependent development, or is temporary, readily relocatable or able to be abandoned development, and (6) requiring the redevelopment of existing permanent buildings or structures in an erosion prone area to, in order of priority: <ol style="list-style-type: none"> (a) avoid coastal erosion risks, or (b) manage coastal erosion risks through a strategy of planned retreat, or (c) mitigate coastal erosion risks. 	<p>The natural hazards state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.8: A safe, well designed city); • Part 8: Overlays (Bushfire hazard overlay, Coastal erosion hazard overlay, flood overlay, landslide hazard overlay); • Schedule 6: Planning scheme policies (Bushfire management plans policy, coastal dune management policy). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Natural Hazards has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Natural Hazards:</p> <div style="background-color: #92d050; padding: 5px; border: 1px solid black;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Recommended amendments to the Bushfire hazard overlay code; • Request for clarification regarding 20% landslide slope; • Minor amendments to the Flood hazard overlay code; and • Amendments in relation to administrative definitions to align with SPP terminology. </div>	<p><u>State Interest Review:</u> A condition was imposed as part of the State Interest Review. Advice was also provided as detailed in column two. Further, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u> The new SPP shifted this theme's emphasis to focus on the tolerable risk and 'fit for purpose' associated with a natural disaster and resilience of the community. Accordingly, the provisions were amended to align with the Australian Standard for risk management and national guidance (including National strategy for disaster resilience, National emergency risk assessment guidelines and Managing the floodplain: a guide to best practice in flood risk management in Australia).</p> <p><u>Further assessment at adoption stage</u> Council has amended the proposed City Plan to further address this state interest. Amendments include incorporating the SPP Bushfire prone land mapping as the Bushfire hazard overlay map within the proposed City Plan. A reliability assessment demonstrated the State's Bushfire prone land mapping was 90% accurate at a local scale. In addition, the Bushfire hazard overlay code has been amended to comply with the SPP and to ensure bushfire risk levels are mitigated to an acceptable and tolerable level.</p> <p>Amendments have also been made within Part 6.2.18 Limited Development (constrained land) zone code to provide for variance in development heights and densities which are able to achieve all flooding and environmental objectives.</p> <p>Council has also provided further clarification regarding the 20% landslide slope threshold. Council considered that the 15% slope threshold would unnecessarily increase regulation across the local government area and based this decision on a study which Council had commissioned (prepared by SMEC) and an article published by Australian Geomechanics. These reports were provided to the department for review and the department is satisfied with this justification.</p> <p>The department is satisfied council has complied with this condition and that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u> The department is satisfied that State Interest – Natural hazards, risk and resilience has been appropriately integrated into the proposed City Plan.</p>
THEME - PLANNING FOR INFRASTRUCTURE		
State Interest - energy and water supply. <i>Planning supports the timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure.</i>		
The planning scheme is to appropriately integrate the state interest by:	The energy and water supply state interest is integrated and addressed within the draft plan through the following:	<u>State Interest Review:</u>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>(1) considering the location of major electricity infrastructure and bulk water supply infrastructure, and</p> <p>(2) protecting existing and approved future major electricity infrastructure locations and corridors (including easements), electricity substations, and bulk water supply infrastructure locations and corridors (including easements) from development that would compromise the corridor integrity, and the efficient delivery and functioning of the identified infrastructure, and</p> <p>(3) recognising the industrial nature of some bulk water infrastructure and electricity infrastructure such as pump stations, water-quality facilities and electricity substations, and protecting this infrastructure from encroachment by sensitive land uses where practicable.</p>	<ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.8: A safe, well designed city); Part 8: Overlays (Water catchments and dual reticulation overlay); Part 9: Development codes (reconfiguring a lot code, driveways and vehicular crossings code & Work for infrastructure code); and Schedule 6: Planning scheme policies (Compressive plans of development policy, land development guidelines and site analysis policy). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Energy and Water Supply has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Water and Energy Supply:</p> <div style="background-color: #d4edda; padding: 10px; border: 1px solid #c3e6cb;"> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> Amendments to the list of land designated for Community Infrastructure; Amendments to zone mapping to reflect use of sites for major electricity infrastructure; Amendments to the strategic framework to appropriately protect major electricity infrastructure; Levels of assessment for substation and major electricity infrastructure; Use of overlay provisions to protect major electricity infrastructure; and Amendments to overlay mapping to identify bulk water supply infrastructure. </div>	<p>Several conditions were imposed as part of the State Interest Review. Advice was provided as detailed in column two. Further, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Council has amended the proposed City Plan to further address this state interest by including the following:</p> <ul style="list-style-type: none"> incorporating a regional infrastructure overlay code and associated mapping which accommodates high voltage overhead power lines between Southport and Bundall; and updating the proposed City Plan framework, Regional infrastructure overlay and associated code to identify major bulk water supply infrastructure, high voltage electricity and transmission lines, state-controlled roads and railways. <p>The department is satisfied council has complied with these conditions and that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u> The department is satisfied that State Interest – Energy and water supply has been appropriately integrated into the proposed City Plan.</p>
State Interest - State transport infrastructure. Planning enables the safe and efficient movement of people and goods across Queensland and encourages land use patterns that support sustainable transport.		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) identifying state transport infrastructure and existing and future state transport corridors, and</p> <p>(2) locating development in areas currently serviced by transport infrastructure, and where this cannot be achieved, facilitating development in a logical and orderly sequence to enable cost-effective delivery of new transport infrastructure to service development, and</p> <p>(3) facilitating development surrounding state transport infrastructure and existing and future state transport corridors that is compatible with, or supports the most efficient use of, the infrastructure and transport network, and</p> <p>(4) protecting state transport infrastructure and existing and future state transport corridors and networks from development that may adversely affect the safety and efficiency of the infrastructure, corridors and networks, and</p> <p>(5) identifying a road hierarchy that effectively manages all types of traffic, and</p> <p>(6) facilitating land use patterns and development which achieve a high level of integration with transport infrastructure and support public</p>	<p>The state transport infrastructure state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> Part 3: Strategic Framework (Section 3.6: Improving transport outcomes); Part 8: Overlays (Light rail urban renewal area overlay, rail corridor environs overlay and road traffic noise management overlay); and Part 9: Development codes (driveways and vehicular crossings code and transport code). <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – State Transport Infrastructure has not been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – State transport infrastructure:</p>	<p><u>State Interest Review:</u> Several conditions were imposed as part of the State Interest Review. Advice was provided as detailed in column two. Further, council has undertaken amendments to the proposed City Plan as discussed below.</p> <p><u>New SPP matters:</u> No new matters are raised by the amendment of the SPP.</p> <p><u>Further assessment at adoption stage:</u> Council has amended the proposed City Plan to further address this state interest and following the completion of the public consultation period.</p> <p>In response to the department’s concerns and those raised by the public during the consultation period, council has made a number of amendments to the land use provisions, including residential densities along the corridor. It is considered that these actions support a high level of infill development along the transport corridor consistent with the outcomes of this state interest, particularly Policy 6 and 7.</p> <p>Having regard to the further changes made to the proposed City Plan, the department is satisfied council has complied with these conditions and that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u></p>

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
<p>passenger transport and active transport as attractive alternatives to private transport, and</p> <p>(7) including the SPP code: Land use and transport integration (Appendix 4), or similar development assessment requirements, for development within 400 metres of a public passenger transport facility or future public passenger transport facility, and</p> <p>(8) protecting state transport infrastructure, and community health and amenity by ensuring sensitive development is appropriately sited and designed to mitigate adverse impacts on the development from environmental emissions generated by the state transport infrastructure.</p>	<p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to strategic framework mapping to show Tugun-Currumbin Road; • Amendments to the strategic framework to address minor inconsistencies in centre descriptions; • Rename “investigation for heavy rail” to “preserved public passenger transport corridor” to align with SPP terminology; • Amendments to the light rail urban renewal area; • Amendments to the extractive resources overlay code to remove references to the DTMR policies; • Additional acceptable outcomes for educational establishments to facilitate off road public transport facilities; • Amending definitions to align with current Translink terminology. 	<p>The department is satisfied that State Interest – State transport infrastructure has been appropriately integrated into the proposed City Plan.</p>
State Interest - Strategic airports and aviation facilities. Planning protects the operation of strategic airports and aviation facilities, and enables the growth and development of Queensland’s aviation industry.		
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p>(1) Identifying strategic airports and aviation facilities, and associated obstacle limitation surface (OLS) or height restriction zone, public safety areas, lighting area buffer zones, wildlife hazard buffer zones, Australian Noise Exposure Forecast (ANEF) contours, and building restricted areas, and</p> <p>(2) facilitating development surrounding strategic airports that is compatible with, depends upon or gains significant economic advantage from being in proximity to a strategic airport, or supports the airport’s role as a freight and logistics hub, and</p> <p>(3) protecting strategic airports by ensuring:</p> <p>(a) development and associated activities do not create incompatible intrusions or compromise aircraft safety in operational airspace, and</p> <p>(b) development avoids increasing risk to public safety in public safety areas, and</p> <p>(c) development mitigates adverse impacts of aircraft noise and is compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater of strategic airports, and</p> <p>(4) protecting aviation facilities by ensuring development and associated activities within building restricted areas do not affect their functioning, and</p> <p>(5) identifying and protecting key transport corridors (passenger and freight) linking strategic airports to the broader transport network, and</p> <p>(6) including the SPP code: Strategic airports and aviation facilities (Appendix 5) or similar development assessment requirements.</p>	<p>The strategic airports and aviation facilities state interest is integrated and addressed within the draft plan through the following:</p> <ul style="list-style-type: none"> • Part 3: Strategic Framework (Section 3.6: Improving transport outcomes); • Part 8: Overlays (airport environs overlay code); and <p>The department has undertaken an assessment to determine how the abovementioned aspects of the planning scheme appropriately integrate the state interest. The department has identified that the State Interest – Strategic airports and aviation facilities has <u>not</u> been appropriately reflected within the planning scheme. Ministerial conditions have been recommended, as outlined within this assessment summary, to ensure the draft plan appropriately integrates elements of state interest prior to adoption.</p> <p>The department has identified the following matters where the department is providing advice in relation to the State Interest – Strategic airports and aviation facilities:</p> <p>In Part C: Advice table provide advice in relation to:</p> <ul style="list-style-type: none"> • Amendments to the airport environs overlay code and airport environs overlay mapping to reflect SPP requirements. 	<p><u>State Interest Review:</u></p> <p>A condition was imposed as part of the State Interest Review. In response to this condition council have undertaken amendments within the proposed City Plan which include providing additional code provisions and overlay mapping updates for aviation facilities within the local government area, an amendment to the purpose of the Aviation Facilities code and include an additional section in the tables of assessment to capture the ‘Airport Environ Overlay Aircraft Noise Exposure Forecast (ANEF)’ overlay.</p> <p><u>New SPP matters:</u></p> <p>The amendments to the new SPP were included to clarify the following:</p> <ul style="list-style-type: none"> • correcting that the Northern Peninsula strategic airport is located within Torres Shire Council local government area instead of the Northern Peninsula Area Regional Council, which is considered ‘other local government areas impacted’; and • replacing ‘operational airspace’ with ‘the obstacle limitation surface or height restriction zone’. <p><u>Further assessment at adoption stage:</u></p> <p>The amendment to the SPP is of a nature that does not result in any significant changes to the proposed City Plan. The Northern Peninsula strategic airport is not located within the gold coast local government area while the obstacle limitation surface levels were identified in Airport Environs Overlay and corresponding code in Part 8.</p> <p>Having regard to the further changes made to the proposed City Plan which includes the mapping of Mt Somerville (located within New South Wales) and Coolangatta airports, these areas are required to be mapped to appropriately integrate the State Interest – Strategic airports and aviation facilities. The department is satisfied council has complied with this condition and that this state interest has been appropriately integrated.</p> <p><u>Recommendation:</u></p> <p>The department is satisfied that State Interest – Strategic airport and aviation facilities has been appropriately integrated into the proposed City Plan.</p>
State Interest - strategic ports. Planning protects the operation of strategic ports and enables their growth and development.		

SPP State Interest (July 2014)	Review and Assessment at State Interest Review Stage (assessed in April 2014 against SPP - December 2013)	Assessment – Recommendation about State interest integration (assessed April 2015)
Where does the state interest apply? The state interest applies to all local government areas that contain a strategic port identified in Table 3: Strategic ports.	The State Interest – Strategic Ports is not applicable to the Gold Coast local government area.	This state interest is not applicable to the proposed City Plan as no Strategic Ports are located in the Gold Coast local government area.



Draft City Plan 2015

Building our city, enhancing our lifestyle.
Submissions Report

CITY OF
GOLDCOAST™

Introduction

Overview

The draft City Plan 2015 (draft plan) will replace the *Our Living City Gold Coast Planning Scheme 2003* and once commenced, will be known as the *Gold Coast City Plan*. The draft plan applies to the entire Gold Coast area and has been prepared in accordance with the *Sustainable Planning Act 2009* as a framework for managing development.

State interest review of the draft City Plan was completed in April 2014 and following a number of changes in response to state requirements, Council endorsed the draft plan for public consultation in June 2014.

The official public consultation period was held from 17 June to 29 July 2014 with submissions accepted until 20 August 2014.

The City Plan 2015 Special Committee (Committee) reviewed all submissions to the draft plan and a Council response to each submission is provided in this report.

Council has endorsed the draft plan to be sent to the State Government. Following Ministerial consideration, the City of Gold Coast will be advised whether the draft plan may be adopted.

Public consultation

During the public consultation phase, Council embarked on an extensive community engagement campaign incorporating advertising, promotional videos, media activities, displays at Councillor offices, libraries and administration centres, as well as public and industry events.

The draft plan and maps were released on Council's website along with a suite of tools, created to assist residents, community groups and businesses with interpreting and understanding the draft plan. These tools included interactive mapping, interactive text, a three-dimensional fly-over of parts of the city and fact sheets outlining proposed changes to the draft plan.

Public consultation sessions were conducted at a range of strategic locations, covering all council divisions of the Gold Coast. Sessions were held during office hours, after office hours and over weekends to allow as many people as possible to have their say. Additional events were held specifically for industry groups ensuring feedback from multiple audiences.

Submissions received

Council received 2401 submissions during the public consultation period that were analysed into approximately 3806 separate points requiring consideration. Some submissions received by Council raised a single issue or point relating to a specific part of the draft plan. Other submissions raised a number of issues and related to various parts of the draft plan.

All points of submission have been considered by council and a response can be viewed within the table of this *Draft City Plan 2015 Submissions Report*.

All submitter comments or 'points of submission' have been allocated into 'sub-categories'. A table for each 'sub-category' shows:

- Submission numbers relating to each comment/point of submission.
- Summary of submitter comments or point of submission.
- Council's response to each submitter comment/point of submission.
- Whether the comment/point of submission has resulted in a change to the draft plan or mapping, or if the matter is deferred for future action.

How to view your submission response

If you made a submission you will receive a letter from Council which will include your unique submission number with which you can find the comments/points of submission you raised and subsequent Council response.

To find Council's response to your submission, use the following instructions:

- For PC, press Ctrl-F (hold down the control key on your keyboard and press 'F')
- For Mac, press Command-F (hold down the command key and press 'F')

A search field should appear on your screen. Enter your submission number in the search field and click "Enter". If your submissions raised more than one issue there will be multiple responses throughout the report. To find all responses against your submission number use the following instructions:

- For PC, use the arrow keys to the right of the find box
- For Mac, use the next/previous buttons below the find box

Further support

Copies of the *Draft City Plan 2015 Submissions Report* are available at the City of Gold Coast administrations centres in Nerang and Surfers Paradise. You will require your submission number to find the response using the index.

For general enquiries on the draft plan please call the Strategic Land Use Planning Unit on (07) 5582 8944.

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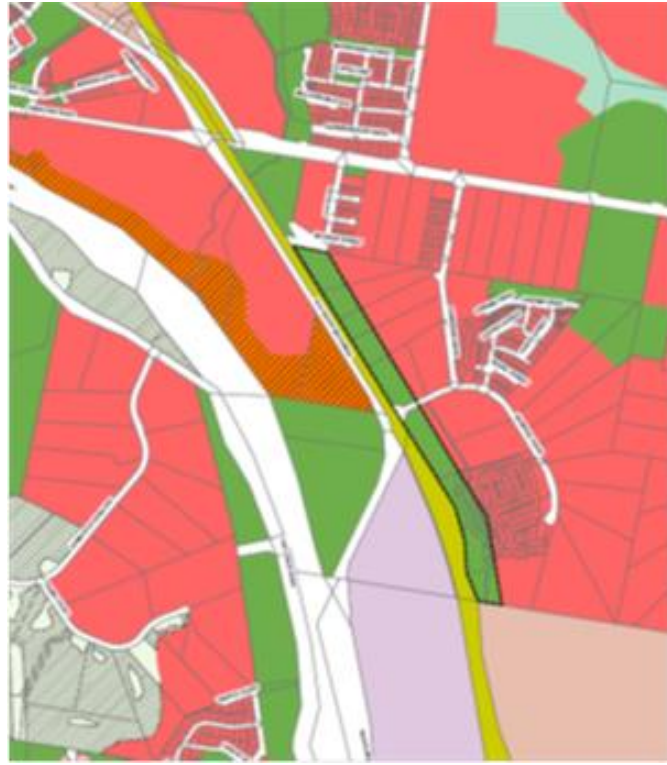
Part 1: Area / property specific

Section 1.1: Area / property specific – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.1	CP0024	Area / property specific – General	Objects to colour restrictions on Hooper Drive, Currumbin in the Ridges and significant hills protection overlay code. Requests Hooper Drive have no restrictions on colour to be consistent with Durangan Street, Currumbin.	No	The City Plan has been amended to align the colour selection for Hooper Drive (between Fielding Street and Panorama Drive) with those on Durangan Street and Pacific Parade, Currumbin. This has been identified in Table 8.2.14-3: Building colours in the Ridges and significant hills protection overlay code.	Yes	No	No
1.1.2	CP0101; CP0118; CP0142	Area / property specific – General	Requests no further development of South Stradbroke.	No	<p>The majority of South Stradbroke Island is included in the Conservation zone. The small areas outside of the Conservation zone, recognise existing developed areas of South Stradbroke Island (e.g. Special purpose zone (Special development area precinct); Township zone (large lot residential), Major tourism zone (island resorts precinct).</p> <p>There is generally no provision in the City Plan to allow for further development of South Stradbroke Island outside these established areas.</p> <p>The Major tourism (island resorts precinct) and Special purpose zones cover resort developments established through historic approvals.</p> <p>The Township zoned areas are intended to retain a low-rise character and amenity and support a low-intensity semi-rural environment.</p> <p>Please note that Couran Cove is covered by the <i>Integrated Resort Development Act 1987</i>.</p>	No	No	No
1.1.3	CP0119	Area / property specific – General	Requests Broadbeach State School be considered for a retirement village.	No	<p>Broadbeach State School is zoned Community facilities under the City Plan. This is an appropriate designation for the site. There is no justification for amending the zone to facilitate the development of a retirement village on the site in the future.</p> <p>Any development application brought forward for a retirement village or other use, would be assessed on its merits.</p>	No	No	No
1.1.4	CP0135	Area / property specific – General	Requests Nerang as the next big thing on the coast.	No	Submission point is noted.	No	No	No
1.1.5	CP0141	Area / property specific – General	Concerned Vennor Drive, Ormeau lacks certainty as to whether property is contained in the rural and environmental zone or in an extractive industry buffer zone. Concerned the quarry could cut across the property.	No	<p>Land in Vennor Drive, Ormeau, is generally designated as Rural Residential or Rural (including Rural landscape and environment precinct), which is consistent with the current 2003 Planning Scheme designations. 17 Vennor Drive (Lot 777 SP144961), is currently in the Open Space precinct of the Yatala Enterprise Area LAP, which is also a consistent policy carry over that does not include any intent for Extractive industry.</p> <p>As a result of submissions, additional 'Extractive industry indicative buffers' have been applied over Extractive industry zoned land near Vennor Drive. In addition, a provision has been included in the Extractive industry zone code to specifically address this area. The intent of these measures is to clearly signal that eastward expansion of the quarry towards Vennor Drive is not supported under the City Plan.</p> <p>Please also note that the City Plan includes a range of more general provisions designed to protect residents from the impacts of Extractive industry. These provisions include:</p> <ul style="list-style-type: none"> • Strategic framework (s3.5.5.1 and s3.8.6.1); • Extractive industry zone code; • Extractive industry development code; and • Extractive resources overlay code. <p>These provisions address the submitters concerns.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.6	CP0142	Area / property specific – General	Requests South Stradbroke Island maintain a low rise residential style of development.	No	Refer to response 1.1.2	No	No	No
1.1.7	CP0332	Area / property specific – General	Requests Austinville's unique character is recognised when assessing small scale commercial, tourism and recreation activities. An inappropriate venture would have a detrimental effect in such a small community.	No	<p>The majority of Austinville is zoned Rural and is within the Rural landscape and environment precinct. The purpose of the precinct is to ensure land uses do not impact on the ecologically significant features, landscape and scenic amenity values of the land. Further, these areas are to be protected and conserved to assist in maintaining a green frame to the city's urban area, particularly on the Hinterland ranges and foothills, which contribute to the city's distinct form, visual attractiveness and role as a major tourist destination.</p> <p>Within the Rural landscape and environment precinct, further subdivision is not contemplated.</p> <p>The City Plan contains sufficient provisions to ensure that only an appropriate scale and form of development will be permitted for the Austinville area, where compliance with the relevant criteria can be demonstrated.</p> <p>Any future development application brought forward for small scale commercial, tourism and/or recreation activities, will need to be assessed on its merits and its ability to comply with the relevant Rural zone, other development and overlay code provisions, including the Strategic framework, where impact assessment is required.</p>	No	No	No
1.1.8	CP0343	Area / property specific – General	Objects to the sale of Council owned land located at 58 Sovereign Drive, Mermaid Waters as it is the only flat, safe and useable green space in the neighbourhood.	No	<p>The City Plan cannot regulate matters such as Council's decision to sell land.</p> <p>The Low density residential zone is a direct translation of the current 2003 Planning Scheme being in the Detached dwelling domain.</p>	No	No	No
1.1.9	CP0395	Area / property specific – General	Requests land in proximity to Rivermount College have increased residential development potential to assist with the schools future sustainability.	No	<p>The Rural residential zoned area surrounding Rivermount College is reflective of the areas included within the Park living domain of the 2003 Planning Scheme.</p> <p>The City Plan policy position is that Rural residential areas will continue to maintain their very low intensity and low-rise living environment.</p> <p>These areas support the lifestyle and amenity aspirations of residents in a semi-rural or bushland environment on very low intensity lots.</p> <p>Further, they protect and enhance bushland, waterways and wetlands, habitat trees and wildlife corridors. They help maintain the city's green frame, particularly on the Hinterland ranges and foothills.</p>	No	No	No
1.1.10	CP0419	Area / property specific – General	Requests no subdivision of areas either side of the road where trucks use M1 overpasses.	No	<p>The submission point is very broad, covering all overpasses on the M1 within the City of Gold Coast and beyond.</p> <p>No justification has been provided that would warrant consideration of any changes in this regard.</p>	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.11	CP0445	Area / property specific – General	Requests properties along Karingal Drive, Pimpama have only a 20 metre open space buffer to the railway line.	Yes	<p>The City Plan has been amended in response to the submission. The properties identified have been included within the Medium density residential zone as in the following figure:</p>  <p>The use of the Open space zone in the City Plan for this area, is a direct translation of the Rural Living/Open Space Precinct designation of the Coomera LAP in the 2003 Planning Scheme. This zone has been applied to reflect a range of values (but not uniformly) adjacent to this rail corridor in this area.</p> <p>The affected properties have existing environmental values generally located within the Open space zone, which are also reflected to some extent, in the Environmental significance – priority species and vegetation management overlay maps.</p> <p>The Railways environ overlay code addresses issues of sensitive development in proximity to the railway line.</p> <p>The Open space zoning extends north/south along the railway line as identified in the figure below. There are other locations in the vicinity of this lot which only apply the Medium density residential zone and appear to rely on the provisions of these overlays to ensure the protection of specific values (i.e. it is not essential to rely on the Open space zoning to protect these values and achieve a buffer to the railway corridor).</p>	No	Yes	No
1.1.12	CP0470	Area / property specific – General	Concerned the existing 'Horseshoe Gardens' nursery will not continue under the new City Plan.	No	Any existing development that has been lawfully approved/established, has existing use rights and may continue to operate, once the City Plan comes into effect. This is irrespective of whether the site's designation has changed under the City Plan.	No	No	No
1.1.13	CP0516	Area / property specific – General	Concerned with the Boykambil area near Hope Island. It needs to be redeveloped as there is an entropy of empty blocks.	No	<p>The City Plan has been amended in response to the submission. The area of Low density residential zone, where included in the 2003 Planning Scheme Precinct 2 Santa Barbara & Boykambil Villages, has been removed from the Large lot precinct and included on the Residential density overlay with an LDR2 designation (1 dwelling per 600m²) of the City Plan.</p> <p>The minimum lot size for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) in the 2003 Gold Coast Planning Scheme is 1 lot per 600m². This aligns with the minimum lot size for the Low density residential zone (where not in the large lot precinct) under the City Plan.</p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>The residential density for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) in the 2003 Gold Coast Planning Scheme is 1 dwelling per 600sqm. This aligns with the Residential density overlay LDR2 (1 dwelling per 600m²) of the City Plan.</p> <p>The intent for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) includes consideration for retail activity 'at a very low level to service primarily the needs of residents of the villages.'</p>			
1.1.14	CP0516	Area / property specific – General	Requests an appropriate plan for the Boykambil area which will provide confidence in the ability of Council to manage natural hazards and improve the local amenity.	No	The use of overlays located over the Boykambil area will ensure natural hazards are adequately addressed and local amenity is appropriately improved.	No	No	No
1.1.15	CP0516	Area / property specific – General	Requests the Boykambil area be zoned for redevelopment to prevent further diminishing permanence of the area. Rates and taxes should be considerably discounted.	No	<p>The City Plan has been amended in response to the submission. The area of Low density residential zone, where included in the 2003 Planning Scheme Precinct 2 Santa Barbara & Boykambil Villages, has been removed from the Large lot precinct and included on the Residential density overlay with an LDR2 designation (1 dwelling per 600m²) of the City Plan.</p> <p>The minimum lot size for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) in the 2003 Gold Coast Planning Scheme is 1 lot per 600m². This aligns with the minimum lot size for the Low density residential zone (where not in the large lot precinct) under the City Plan.</p> <p>The residential density for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) in the 2003 Gold Coast Planning Scheme is 1 dwelling per 600sqm. This aligns with the Residential density overlay LDR2 (1 dwelling per 600m²) of the City Plan.</p> <p>The intent for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) includes consideration for retail activity 'at a very low level to service primarily the needs of residents of the villages. The issue of rates and taxes is not a matter regulated by the City Plan.</p>	No	Yes	No
1.1.16	CP0552	Area / property specific – General	Concerned the beauty, tranquillity and sense of community in Austinville would be damaged should further housing intensification be authorised in the area.	No	<p>The majority of Austinville is zoned Rural and is within the Rural landscape and environment precinct.</p> <p>The purpose of the precinct is to ensure land uses do not impact on the ecologically significant features, landscape and scenic amenity values of the land.</p> <p>Further, these areas are to be protected and conserved to assist in maintaining a green frame to the city's urban area, particularly on the Hinterland ranges and foothills, which contribute to the city's distinct form, visual attractiveness and role as a major tourist destination.</p> <p>Any future development applications brought forward will need to be assessed on its merits and its ability to comply with the relevant provisions, including the Strategic framework, where impact assessment is required.</p> <p>Within the Rural landscape and environment precinct, further subdivision is not contemplated.</p> <p>City Plan contains sufficient provisions to ensure that only an appropriate scale and form of development will be permitted for the Austinville area, where compliance with the relevant criteria can be demonstrated.</p>	No	No	No
1.1.17	CP0613	Area / property specific – General	Requests further information to ensure Pacific Parade along Currumbin Beach will remain the same with no increase in building height.	No	<p>The properties along Pacific Parade at Currumbin are contained within the Residential Choice designation under the Currumbin Hill Local Area Plan of the current 2003 Planning Scheme, which permits a building height of up to 3 storeys. These properties are included in the Medium Density Residential zone of the City Plan, which also afford a maximum building height of 3 storeys (15m) (as code assessable).</p> <p>Existing Local Business designated land along Pacific Parade is to be included within the Neighbourhood Centre zone.</p> <p>The designation under the City Plan and allowable building heights for these properties along Pacific Parade is in keeping with the existing policy position for the area and does not represent a change, in terms of building heights.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.18	CP0669	Area / property specific – General	<p>Concerned that the City Plan 2015:</p> <ul style="list-style-type: none"> has a lack of restriction on high rise on Main Beach Parade. has a 'visual wall' of high rise buildings along the coast. Residential and Commercial construction within The Broadwater. High rise development on Wavebreak Island and the reclaiming of the waterway for one-off high-density developments. The proposed development presented by ASF will detract from the waterways, and create high density living and associated traffic and boating problems within the local areas. The development of a cruise ship terminal or any other development within the Broadwater. Not against the development of a deep water port on the ocean side of the coast of the Gold Coast. 	No	<p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on focused and limited growth areas with an emphasis on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>While height restrictions have been removed in some areas, the scale of development will be subject to other development controls, including setbacks, shadow impacts, density provisions, etc. It should also be noted that Council has previously resolved to replace the term 'Unlimited height' with 'Building height is subject to design criteria and site context' to clarify the intention of this designation.</p> <p>The City Plan promotes the consolidation of urban growth within the 'Light rail urban renewal area' to maximise investment in the city's efficient transport system.</p> <p>The city's tallest buildings will continue to be located in Southport, Surfers Paradise and Broadbeach, enhancing the city's iconic skyline views and building towards our status as a world-class city. Outside these areas, medium and high-rise buildings will be concentrated in mixed use centres and specialist centres to reinforce urban legibility, centre identity, sense of place and specific urban neighbourhoods.</p>	No	No	No
1.1.19	CP0669	Area / property specific – General	<p>Supports the City Plan 2015 by stating that:</p> <ul style="list-style-type: none"> important to keep height levels and medium density on the Western side of Tedder. the Ocean Walkway and recommends extension to the Spit. some low rise commercial construction on the Broadwater such as piers, jetties, pontoons and moorings for use by recreational boaters. sustainable natural initiatives for locals and visitors that would not be subject to the vagaries of climate change, and global finances. the extension of the light rail to the heavy rail and to Coolangatta and airport. 	No	Support noted.	No	No	No
1.1.20	CP0670	Area / property specific – General	Request confirmation that all Dreamworld lands (Foxwell Road, Dreamworld Parkway and Beattie Road, Coomera) are located within the Major tourism zone.	Yes	It is confirmed Dreamworld lands are located within the Major Tourism zone.	No	No	No
1.1.21	CP0705	Area / property specific – General	<p>Objects to the proposed planning controls for 14,16, and 18 Marine Parade, 101 Musgrave Street and 3 Rutledge Street, Coolangatta conflict with the SEQ Regional Plan and with the Strategic framework as it:</p> <ul style="list-style-type: none"> does not facilitate increased densities and infill development in close proximity to Activity Centres (Coolangatta) Specialist Centres (Gold Coast Airport) and along high frequency public transport routes (Gold Coast highway and Tugun bypass Miles Street) and planned light rail and heavy rail investigation areas. fails to support the growth of Coolangatta as a Major Activity Centre for the southern Gold Coast. fails to support the continued growth in popularity of the Coolangatta/Kirra beachside tourism area. is contrary to the emerging predominant development pattern in the Kirra beachfront area. is not required to protect Kirra Point and Kirra Hill. is inconsistent with Council's recent approval for 15 storey mixed use development. prevents efficient use of the site for mixed use development. 	No	<p>The subject properties are within the Neighbourhood centre zone with a building height of 3 storeys and RD6 (1 bedroom per 33m²) residential density. The purpose of the Neighbourhood centre zone is to provide for a small mix of land uses to service residential neighbourhoods. Neighbourhood centres differ from mixed use centres and specialist centres as they are smaller and comprise a mix of smaller-scale uses.</p> <p>The land is also included in Precinct 7 – Kirra, of the Coolangatta Local Area Plan in the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Neighbourhood centre zone of the City Plan is consistent with Precinct 7 of the Coolangatta Local Area Plan. Similarly, the inclusion of the land in the Building height 3 storeys (15m) overlay and the Residential density (RD6 -1 bedroom per 33m²) overlay in the City Plan is a 'best fit' translation from the Coolangatta Local Area Plan in the current 2003 Planning Scheme.</p> <p>It is noted the site is subject to an Appeal.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>A Coastal and Broadwater Strip Building Height study has been endorsed as a part of a future amendment. This study will review building heights in coastal areas and areas relating to the Coastal and Broadwater Strip.</p> <p>In addition, a Housing Needs Planning Investigation will be undertaken as part of a future amendment to the City Plan. This will determine current supply for housing and deliver a strategy to address the City's housing needs.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.22	CP0715; CP0815	Area / property specific – General	Requests the Tallai/Worongary area have a buffer area of larger lots between high/medium/low density residential subdivisions and existing rural residential areas. This would allow a distinct separation between urban zones and rural residential areas.	No	<p>The majority of the Tallai/Worongary area is zoned Rural Residential (within and outside of the Rural Landscape and Environmental Precinct), interspersed with several areas of Open Space, Sports and Recreation, Special Purpose, and Emerging Community.</p> <p>It is a City Plan policy position that rural and rural residential areas provide a clear hard edge to, and natural backdrop setting for, urban areas.</p> <p>Distinct separation between the predominantly Rural Residential zoning of the Tallai/Worongary area and surrounding High/Medium/Low Density Residential subdivisions is provided for by the Pacific Motorway generally acting as an urban break between Low to High density residential zones/land uses (from east to west).</p> <p>The exception to this is two areas which share a common boundary between the suburbs of Tallai and Mudgeeraba (An area of Low density residential and High density residential addressing Old Coach Road, Tallai).</p>	No	No	No
1.1.23	CP0765	Area / property specific – General	Requests the right to further develop land in 813 Upper Coomera Road, Kingsholme (Lot 1 RP130817) which is zoned Rural landscape and environment precinct for an environmental farm stay or bed and breakfast accommodation.	No	<p>The City Plan states that the intent of the Rural zone is to support low rise and low intensity residential accommodation.</p> <p>Within the Rural landscape and environment precinct land uses should not impact on the ecologically significant features, landscape and scenic amenity values of the land.</p> <p>Under the Tables of Assessment for the Rural zone (Rural landscape and environment precinct), a Bed and Breakfast is considered a 'Home based business' and is a code-assessable use.</p> <p>Under the land use definitions in the City Plan 'farm stay' is given as an example of the 'Short-term accommodation' use. Accordingly, the use is impact assessable within the precinct. Any development application lodged for such uses must demonstrate compliance with the relevant provisions of the City Plan.</p>	No	No	No
1.1.24	CP0826	Area / property specific – General	Objects to any 5 or 7 storey apartment high-rise on 11-15 Markeri Street, Mermaid Beach as it will reduce privacy and hinder parking.	No	<p>High-rise development (including unlimited building heights), will be restricted to nominated urban neighbourhoods and need to satisfy the planning and design outcomes of the City Plan, including consideration of various amenity considerations, such as shadow impacts, privacy, acoustic attenuation and the like.</p> <p>11-15 Markeri Street, Mermaid Beach is zoned as Medium density residential and allows for up to 3 storeys (15m) under the City Plan (Refer to Building Height Overlay Map 13) as code assessment.</p> <p>However, it is noted urban neighbourhoods can activate increased building heights subject to Strategic framework – Section 3.3.2.1(9) – Specific outcomes which provides for increases in building height up to a maximum of 50% above the Building height overlay map in limited circumstances where the specified outcomes are satisfied.</p>	No	No	No
1.1.25	CP1126	Area / property specific – General	Concerned turning Southport into an educational and medical precinct will only create a few jobs for professionals.	Yes	The Southport Priority Development Area (PDA) is regulated by the <i>Economic Development Act 2012</i> . The City Plan has no jurisdiction or application to the Southport PDA in respect of employment opportunities or the like.	No	No	No
1.1.26	CP1128	Area / property specific – General	Objects to any zone change for streets that converge with Drury Avenue and Wisteria Avenue, Southport which allow unit, duplex or townhouse developments on single residential lots. Concerned area will become overcrowded and higher density development will result in a demographic change.	No	<p>The Low and Medium density residential zonings of the area between Drury Avenue and Wisteria Avenue, Southport are consistent with the existing Detached Dwelling and Residential Choice domain designations for the area. The City Plan is therefore consistent in carrying over the existing 2003 Planning Scheme intent for the area.</p> <p>Council has undertaken a balanced assessment of appropriate land uses and associated densities for the city.</p> <p>This includes design standards to ensure graduation of built form from low intensity urban areas to high intensity urban areas.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.27	CP1191	Area / property specific – General	Concerned the subject properties at Foxwell Road and Oakey Creek Road (1SP150729, 5-7RP172948, 8 & 9 RP172962, 4SP196057, 3SP196056, 2SP196055, 2SP168282, 1SP161803) are provided with only minimal or no open space from Gold Coast International Marine Precinct (GCIMP) to the south, which could compromise the development potential of the GCIMP. Requests a 250m buffer (zoned Open Space) be placed on the subject sites separating them from the GCIMP.	Yes	<p>The subject properties at Foxwell Road and Oakey Creek Road provide sufficient open space from the Waterfront and marine industry zone and the Gold Coast International Marine Precinct (GCIMP) to the south.</p> <p>The majority of the residential buildings on the subject properties are in close proximity to Oakey Creek Road and Foxwell Road and therefore are unlikely to be impacted significantly by and/or compromised by the GCIMP (i.e. reverse amenity impacts).</p> <p>In addition, the Coomera LAP that currently applies to the properties, identifies a Rural Living/Open Space and Conservation and Landscape Protection designation on the southern portions of these properties. The City Plan is generally consistent in reflecting a similar extent of Open Space zoned land on the southern portion of these properties.</p>	No	No	No
1.1.28	CP1204	Area / property specific – General	Concerned there are limited prospects for establishment of RD7 density within the Centre Zone and Mixed Use (Fringe Business Zone) at Helensvale because of significant demolition and modification being required to enable higher residential densities to be achieved.	No	<p>The RD7 (1 bedroom per 25m²) density designation on several properties within the Centre zone at Helensvale is consistent with the current RD7 density designation for Helensvale under the 2003 Planning Scheme. New residential land uses are not intended to occur in the Mixed use zone (Fringe business precinct), with the exception of caretaker's accommodation. The Residential density overlay map will be updated accordingly.</p> <p>It should be noted that the City Plan has a planning horizon of 2031. The density designation of the Centre zone provides a long-term view for the area. The Strategic framework provides for the transformation of shopping centres into traditional downtown urban centres, with a mix of land uses including retail, commercial and residential.</p> <p>Many of the areas within the RD7 designation are currently undeveloped and would not require demolition of existing buildings.</p>	No	Yes	No
1.1.29	CP1258	Area / property specific – General	Concerned the City Plan 2015 unreasonably constrains development of Lot 82 SP227125, and ignores improvements made to the site which make it suitable for higher density development.	No	<p>Lot 82 on SP227125 and the adjoining allotments are included in the Urban Residential Precinct (9) of the Nerang Local Area Plan in the 2003 Planning Scheme.</p> <p>The land and the adjoining lots are included in the Low density residential zone of the City Plan. This represents a best fit translation from the 2003 Planning Scheme to the City Plan and is considered appropriate.</p>	No	No	No
1.1.30	CP1286	Area / property specific – General	Concerned by a lack of specific provisions dealing with the ongoing development of the Coomera Marine Precinct (Shipper Drive, Waterway Drive and Beattie Road, Coomera).	Yes	<p>The current 2003 Planning Scheme includes a specific Marine Industry Precinct within the Coomera LAP for the relevant area, with the City Plan including such lands within the Waterfront and Marine Industry zone.</p> <p>The GCIMP was declared a 'coordinated project' and as part of the State Government (DSDIP) process and its subsequent approval, requires various environmental conditions among other conditions, to be adhered to by the proponent. The project is therefore outside the scope of the City Plan.</p>	No	No	No
1.1.31	CP1286	Area / property specific – General	Requests specific provisions be included in the City Plan for the Coomera Marine Precinct referencing the 'PPK Report' (C99.0326.003) regarding allowances for earthworks.	Yes	<p>The current 2003 Planning Scheme includes a specific Marine Industry Precinct within the Coomera LAP for the relevant area, with the City Plan including such lands within the Waterfront and Marine Industry zone.</p> <p>The GCIMP was declared a 'coordinated project' and as part of the State Government (DSDIP) process and its subsequent approval, requires various environmental conditions among other conditions, to be adhered to by the proponent. The project is therefore outside the scope of the City Plan.</p> <p>It is not appropriate to amend the City Plan to reflect earthworks allowances outlined in the PPK Report.</p>	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.32	CP1345	Area / property specific – General	Requests the Glades Golf Club Pty Ltd (golf club and golf course) be removed from the Merrimac/Carrara Floodplain – special management area and included within the Urban neighbourhoods element on Strategic framework map 2 – settlement pattern. Requests the site also be removed from the Conceptual land use map 11 – Merrimac/Carrara Floodplain – special management area. Requests the Glades Tennis Court site be removed from the Suburban neighbourhoods element and included within Urban neighbourhoods on Strategic framework map 2 – settlement pattern. Requests the site also be removed from the Low density residential zone as detailed in Zone map 31 – Mudgeeraba.	No	<p>The Strategic framework map 2 includes the golf club and golf course entirely within the Merrimac/Carrara Flood Plain – Special Management Area. This is an appropriate high-level Strategic framework designation for the land. The associated zone maps identify specific zones that are applicable to the golf club and golf course.</p> <p>The Conceptual land use map 11 – Merrimac/Carrara Flood Plain Special Management Area includes the golf course in the Active/passive recreation designation, but excludes the golf club site itself from any specific designation.</p> <p>There has not been sufficient justification provided to warrant the golf course's removal from the Conceptual land use map 11, given that the site appears to form part of the Merrimac/Carrara Flood Plain Special Management Area.</p> <p>The zoning of the Glades Tennis Court (Lot 9 RP100222) as Low density residential is generally consistent with its designation as Low/medium density residential in the Guragunbah LAP of the Gold Coast Planning Scheme 2003.</p> <p>The Glades Tennis Court site is currently in the Suburban Neighbourhoods designation of the Strategic framework map 2, consistent with its proposed Low density residential zoning. This Strategic framework designation is deemed to be appropriate.</p> <p>The Glades Golf Course site (Lot 47 on SP220939) is included in the Limited Development (Constrained Land) Zone in the City Plan. The land is included in the Guragunbah Local Area Plan of the Gold Coast Planning Scheme 2003.</p> <p>The purpose of the Limited development (constrained land) Zone is to identify land known to be significantly affected by one or more development constraints. This land is also included in a number of overlays, including the Flood Overlay, and on Conceptual land use map 11 – Merrimac/Carrara Floodplain – Special Management Area. In addition, the site is included in the Environmental significance – priority species and wetlands and watercourse overlay maps consistent with the requirements of the State Planning Policy.</p> <p>Accordingly, this land is identified as being affected by one or more constraints.</p> <p>The zoning and overlay mapping for the site is consistent with the strategic intent for the area and therefore no changes will be made to the zoning or overlays applicable to the site.</p> <p>The Glades Tennis Court land is not currently included in a building height or density overlay given the land is included in the Low Density Residential Zone of the City Plan. This is appropriate.</p> <p>Council has undertaken a balanced assessment of the appropriate zoning of the golf club, golf course and tennis court sites, in light of its proximity to the Merrimac/Carrara Flood Plain Special Management Area.</p>	No	No	No
1.1.33	CP1368	Area / property specific – General	Objects to any increase of the 3 storey height limit for properties at 11-15 Markeri Street, Mermaid Waters as it would result in overshadowing of balconies and outdoor space, reduced car parking availability and is not in keeping with the 2-3 storey character of the area.	No	<p>High-rise development (including unlimited building heights), will be restricted to nominated urban neighbourhoods and need to satisfy the planning and design outcomes of the City Plan, including consideration of various amenity considerations, such as shadow impacts, privacy, acoustic attenuation and the like.</p> <p>11-15 Markeri Street, Mermaid Beach is zoned as Medium density residential and allows for up to 3 storeys (15m) under the City Plan (Refer to Building Height Overlay Map 13) as code assessment.</p> <p>However, it is noted urban neighbourhoods can activate increased building heights subject to Strategic framework – Section 3.3.2.1(9) – Specific outcomes which provides for increases in building height up to a maximum of 50% above the Building height overlay map in circumstances where the specified outcomes are satisfied.</p>	No	No	No
1.1.34	CP1475	Area / property specific – General	Objects to 87 Rotary Park Road, Staplyton having further planning restrictions imposed. Requests not to restrict use of land currently enjoyed under zoning.	No	<p>The site is contained within the Rural Domain of the current 2003 Planning Scheme and within the Rural zone landscape and environment precinct of the City Plan, which is consistent with the current Scheme. Any lawfully established uses on the site can continue, irrespective of a change in Planning Scheme.</p> <p>A holistic review of all Rural landscape and environment precinct mapping is to be undertaken as part of a future amendment of the City Plan.</p>	No	No	Yes

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1.1.35	CP1516	Area / property specific – General	Objects to reference to Nerang as 'Gateway to hinterland' as it refers to Nerang as a thoroughfare rather than a place to stop and spend time. City Plan should focus on Nerang being its own unique and attractive centre.	No	The Strategic framework reaffirms Nerang's role and function as a Major Centre in the City's activity centre network. Its location in a prominent central western part of the city, with high connectivity to the hinterland areas, supports creation of additional business and tourism opportunities through the 'Gateway to hinterland' tag. This promotional marketing approach will complement the focus on Nerang being a significant service and mixed use centre.	No	No	No
1.1.36	CP1516	Area / property specific – General	Requests a Nerang river pedestrian link be provided.	No	The Nerang River riparian area is recognised as providing a significant community asset and visual amenity and environmental element to the Nerang Centre and its immediate environs. A promotion of river bank access with suitable integration into the Centre's land use form. The City's pedestrian and bikeway's planning will enhance current facilities including the existing road/pedestrian network (crossings of Nerang River), with Weedons Road to the South-west and the Nerang Connection Road to the North-east. Pedestrian river crossings would need to be costed and delivered through mechanisms other than the City Plan.	No	No	No
1.1.37	CP1516	Area / property specific – General	Requests as part of a planning review of Nerang the capability of existing infrastructure should be identified and incentive provisions can be included to seek infrastructure improvements as part of development proposals, which include reticulated urban services as well as pedestrian parkland and connectivity works.	No	The City Plan acknowledges the need to plan for existing and future demand for infrastructure. This is evidenced in Schedule 3 of the City Plan where it is acknowledged that Council will translate (including review and necessary updating) the current priority infrastructure network plans into a new Local Government Infrastructure Plan. The capacity of existing services, with upgrading as necessary, is capable of meeting the future demand generated by new developments at densities anticipated by the City Plan. The <i>Sustainable Planning Act 2009</i> provides for an offset regime where certain trunk infrastructure is delivered through development proposals.	No	No	No
1.1.38	CP1516	Area / property specific – General	Requests built form outcomes for Nerang include heights and densities determined on a commercial basis, the idea of a link between 2 business hubs in Nerang is assisted and reinforced and possible higher density residential development within 400 metres of business hub to utilise public transport.	No	A review of the building height and residential density designations for Activity Centres was undertaken as part of the City Plan, in line with the planning horizon of 2031. The proposed building heights and residential densities for new development in the Nerang major centre and its environs provide opportunities to achieve the built form outcomes of the zone and development codes. Additionally, the City Plan provides a preferred land use framework for the Nerang Centre which: <ul style="list-style-type: none"> reinforces walkable catchment principles; consolidates the commercial and retail development into a more clearly defined hub; strengthens the original town centre west of the river to support medium to high intensity, mixed use development. The Medium density residential zone provides a detailed assessment test where additional density is sought, including consideration of public transport services within a 400 metre walking distance and proximity to major employment concentrations and neighbourhood centres.	No	No	No
1.1.39	CP1516	Area / property specific – General	Requests Council contribute to stimulus infrastructure programs such as pedestrian access across river, creating a boardwalk, boat mooring jetty and extending parkland along river so access to non-boardwalk areas is not hazardous. Achieve through collaboration and trade-offs for development bonuses could be considered.	No	A review of recreational infrastructure and pedestrian and cycleway pathways as part of City's trunk network will be undertaken as part of the preparation of the Local Government Infrastructure Plan (LGIP).	No	No	No
1.1.40	CP1516	Area / property specific – General	Requests Nerang be reinforced with connectivity as a transport and activity hub for the 2018 Commonwealth Games and development opportunities associated with Nerang velodrome be considered.	No	The City Plan reinforces the function of Nerang in the city's transport network, including it as a high frequency public transport hub. This public transport infrastructure will form a critical part of the network supporting the 2018 Commonwealth Games, with improvements offering potential continued service upgrades to the local and regional community up to and post - 2018.	No	No	No

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1.1.41	CP1516	Area / property specific – General	Requests Nerang be subject to a planning study that ensures iconic vistas, desirable views or landscape elements are not compromised where increased development intensity (density and/or height) is supported in centre areas.	No	Refer to response 1.1.38	No	No	No
1.1.42	CP1516	Area / property specific – General	Requests Nerang have more tourist places.	No	<p>The Strategic framework reaffirms Nerang's role and function as a Major Centre in the City's activity centre network. Its location in a prominent central western part of the city, with high connectivity to the hinterland areas, supports creation of additional business and tourism opportunities through the 'Gateway to hinterland' tag.</p> <p>This promotional marketing approach will complement the focus on Nerang being a significant service and mixed use centre.</p> <p>Tourist development is facilitated through the levels of assessment and overall outcomes of the Centre zone code.</p>	No	No	No
1.1.43	CP1516	Area / property specific – General	Requests Nerang have reduced car parking rates for residential and commercial developments within walking distance of the railway station, similar to transport hub measures in Surfers Paradise and Broadbeach, done in conjunction with increasing densities and making more land available for development.	No	<p>The City Plan does not contain reduced car parking rates for residential/commercial developments within a nominated walking distance of the Nerang railway station. As the City Plan provides a performance based assessment approach, a development proposal with reduced car parking numbers could be applied for and would need to demonstrate compliance with the performance and overall outcomes of the Transport code.</p> <p>Car parking rates for the Nerang Centre zoned area are reduced, which reflects being serviced by high frequency public transport and its mixed use centre function.</p> <p>The parking policy position embedded into the City Plan is consistent with and based on the strategic direction and policy set out in the Gold Coast City Transport Strategy 2031. This Strategy recognises a use of local parking plans in localities like Nerang, with a necessity for parking policy to be well managed to embrace the transition to mode shift and travel behaviour change.</p>	No	No	No
1.1.44	CP1516	Area / property specific – General	Requests parking incentives be considered for major developments in Nerang, but where not too dependent on transit interchange.	No	<p>The City Plan through the Transport code establishes car parking rates for Nerang under the category heading - 'Centre zone – Outside Transport Hub map'. Any variation of these rates is assessed under the following performance criteria:</p> <ol style="list-style-type: none"> (1) reduce congestion and car dependency; (2) maximise the efficiency of car parking provided; and (3) encourage alternative transport options such as walking, cycling and the use of public transport.' <p>The parking policy position embedded into the City Plan is consistent with and based on the strategic direction and policy set out in the Gold Coast City Transport Strategy 2031. This Strategy recognises a use of local parking plans in localities like Nerang, with a necessity for parking policy to be well managed to embrace the transition to mode shift and travel behaviour change.</p>	No	No	No
1.1.45	CP1516	Area / property specific – General	Requests public transport standards are set for Nerang to ensure the Centre is able to accommodate its transport requirements (in lieu of reduced car parking).	No	<p>The public transport policy position embedded into the City Plan is consistent with and based on the strategic direction and policy set out in the Gold Coast City Transport Strategy 2031.</p> <p>Mixed use centres such as Nerang provide multi-mode public transport interchanges to provide convenient access to public transport. The City Plan through the Transport Code seeks as overall outcomes to provide public transport networks that are of a standard and quality to provide an attractive alternative to the car and are clear and easily accessed.</p>	No	No	No
1.1.46	CP1516	Area / property specific – General	Requests the Nerang traditional centre and 'shopping centre precinct' be linked to the railway precinct and within the emerging entertainment and recreational precinct centred on Carrara Stadium.	No	<p>The principle of improved interconnectivity between the Nerang traditional centre and 'shopping centre precinct', and the Nerang station and other Carrara recreational activities is supported within the City Plan.</p> <p>The City Plan provides a preferred land use framework for the Nerang Centre which:</p> <ul style="list-style-type: none"> • reinforces walkable catchment principles; • consolidates the commercial and retail development into a more clearly defined hub; and • strengthens the original town centre west of the river to support medium to high intensity, 	No	No	No

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					<p>mixed use development.</p> <p>A number of existing barriers (including the M1, Nerang river and general overall distances) need to be addressed through planning options that are innovative and deliverable, both within the capacity of the City Plan and through other transport, capital works and community building programmes and initiatives.</p>			
1.1.47	CP1540	Area / property specific – General	Requests 3 Soper Way, Luscombe should remain with only 5.245 hectares under covenant.	No	<p>The Rural landscape and environment precinct within the Rural zone, appropriately reflects the environmental and rural values of the property.</p> <p>This zoning is consistent with the current Rural zoning of the site under the Gold Coast Planning Scheme 2003. The extent of the Rural landscape and environment precinct designation is largely consistent with the Large Habitat Systems designation of the Conservation Strategy Plan Overlay Map.</p> <p>Covenants remain a separate matter not regulated by the City Plan.</p>	No	No	No
1.1.48	CP1602	Area / property specific – General	Concerned with the seeming inconsistencies between Zone map 33 - Burleigh Heads, Building Height Overlay map 17 and Residential Density Overlay map 16, in relation to sites that adjoin or are very close to 5 Barker Street, Currumbin. The maps are confusing and do not allow for residents to determine what type of development is allowed on their site.	No	5 Barker Street, Currumbin is located within the Low density residential zone with a Residential overlay designation of LDR1 (1 dwelling/800m ²) and building height of no more than 2 storeys which represents a best fit translation from the 2003 Planning Scheme.	No	No	No
1.1.49	CP1714	Area / property specific – General	Concerned Bundall will not have enough Open space with the proposed redevelopment of the area.	No	<p>The Open space zoning allocation for Bundall is reflective of the existing Open Space designation under the current 2003 Scheme domain maps.</p> <p>A review of recreational infrastructure will be undertaken as part of the preparation of the Local Government Infrastructure Plan (LGIP).</p> <p>As part of the consideration of any future Development Applications, Council must undertake a balanced assessment of a proposal's compliance with the applicable City Plan provisions, which will include assessment of the sufficient provision of open space (where relevant).</p>	No	No	No
1.1.50	CP1787	Area / property specific – General	Requests Staplyton Jacobs Well Road, Jacobs Well (Lot 10 SP144688) be given the capacity for broader than standard rural uses because of proximity to a sand mine facility, its location nearby industrial uses, commercial pressures available in the Jacobs Well area and the fact that the site is poor quality cropping land.	No	<p>The site's Rural zoning under the City Plan is consistent with the property's current Rural domain designation under the 2003 Planning Scheme.</p> <p>The City Plan envisages some additional land uses within the Rural zone, compared to the 2003 Planning Scheme. The Strategic framework notes that a range of rural support and small scale semi-rural commercial, tourism and recreation activities may occur in rural production areas where they do not conflict with landscape character, rural amenity and the long-term use of the land, or adjoining land, for rural production pursuits.</p>	No	No	No
1.1.51	CP1864	Area / property specific – General	Concerned with strategic framework section 3.4.2.1(21) reference to Mudgeeraba Village 'its tourism role as a gateway to the southern hinterland'. Mudgeeraba is not the gateway to the southern hinterland, but only the gateway to Springbrook, and that via a very winding, steep road. The real gateway to Springbrook and other areas of the hinterland, such as Beechmont, Clagiraba, etc., is Nerang. Tallebudgera and Currumbin are other gateways to the southern hinterland.	No	<p>Section 3.4.2.1(21) of the Strategic framework recognises that Mudgeeraba Village has an important role to play in the hierarchy of centres, retaining its traditional rural village 'old town' character and low-rise built form, including heritage buildings. It accommodates tourist and service activities to broaden and enhance its tourism role as a gateway to the southern hinterland.</p> <p>Strategic framework map 2 – Settlement Pattern clearly shows that Mudgeeraba Village is a gateway to the southern hinterland.</p>	No	No	No
1.1.52	CP1864	Area / property specific – General	Objects to strategic framework section 3.5.4.1(9) 'there will be low intensity retail and commercial development within the commercial precinct of the Springbrook township.' Springbrook is not a township and has no commercial precinct. Objects to the provision or development of one.	No	<p>Section 3.5.4.1(9) of the Strategic framework states:</p> <p><i>"Nature-based tourism activities within Springbrook will focus on World Heritage interpretation, supported by small-scale, low intensity retail and commercial development within the commercial precinct of the Springbrook township. These activities provide a valuable contribute to both the local and regional economy."</i></p> <p>The clear intent for Springbrook is for nature-based tourism uses which leverage off the World Heritage area. This is to be supported by an appropriate scale and intensity of retail and commercial development which support the planning intent for the area. Part of Springbrook is also located within the Township zone and this is appropriate.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.53	CP1869	Area / property specific – General	Concerned with future urban development in Gilston and the impact on the environment.	No	The majority of Gilston is zoned Rural (Rural Environment and Landscape Precinct) which supports low impact and low intensity rural uses. With the exception of the most easterly portion of Gilston which is zoned Emerging Community and Rural Residential. Future high-intensity or large scale urban development is therefore unlikely at Gilston based on the City Plan's overall planning intent and designation for the area.	No	No	No
1.1.54	CP1869	Area / property specific – General	Requests development in Nerang protects and enhances (where possible) the views to the critical assets like the river, buffer hills and the forested backdrop of the Nerang National Park.	No	The City Plan has been drafted in a manner that ensures appropriate provisions are applied to the Nerang area, including appropriate allocation of zones, densities, building heights and the like. Associated provisions ensure that adjoining natural features of Nerang, such as the River, National Park and the like, will be protected (including views where relevant).	No	No	No
1.1.55	CP1869	Area / property specific – General	Requests Nerang's flood plain is not developed in a way that reduces the net flood storage area which in turn will cause upstream flooding.	No	The Flood overlay code applies to land identified on the Flood overlay map, which includes the Nerang flood plain. The purpose of the overlay code is "to regulate development occurring in flood affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding."	No	No	No
1.1.56	CP1869	Area / property specific – General	Requests river walkways be considered for Nerang as redevelopment occurs (as per the Nerang LAP).	No	The Nerang River riparian area is recognised as providing a significant community asset and visual amenity and environmental element to the Nerang Centre and its immediate environs. A promotion of river bank access with suitable integration into the Centre's land use form is consistent with the outcomes of City Plan. The City Plan acknowledges the need to plan for existing and future demand for infrastructure including passive recreational riparian walkways. This is evidenced in Schedule 3 of the City Plan where it is acknowledged that Council will translate (including review and necessary updating) the current priority infrastructure network plans into a new Local Government Infrastructure Plan. The City's pedestrian and bikeway's planning will enhance current facilities including the existing road/pedestrian network (crossings of Nerang River), with Weedons Road to the South-west and the Nerang Connection Road to the North-east.	No	No	No
1.1.57	CP1869	Area / property specific – General	Requests the 'city image' be protected and the visual 'green' amenity along the western route into Nerang (Nerang-Beaudesert Road) be safeguarded and enhanced wherever possible.	No	The majority of the area west of Nerang along the Nerang-Beaudesert Road is zoned Low Density Residential, Rural Residential, Rural (Rural Landscape and Environment Precinct) and Conservation. The City Plan overlays confirm and identify the environment values that contribute to the visual 'green' amenity of the Nerang neighbourhood area. The zones reflect the land use constraints and environmental values identified by the overlays. Additionally, the City Plan provides for the integration of local green spaces and networks and urban landscape features, such as street trees, parks and waterway corridors, to achieve the 'city image' as described in Section 3.7.1 of the Strategic framework.	No	No	No
1.1.58	CP1890	Area / property specific – General	Concerned the Varsity Station Village 50,000sqm cap on office space is far too high to be relevant during the life of the City Plan.	No	Council has resolved to change the City Plan to remove the office floor space threshold from Varsity Station Village in both the Centre zone and the Strategic framework. This is based on the 50,000sqm office floor space threshold is likely to have little relevance over the life of the City Plan. The office floor space threshold is not supported given the significant public investment in the precinct and the potential negative impact the threshold could have on investment attraction and also due to the District centre designation for Varsity Station Village.	Yes	No	No
1.1.59	CP1890	Area / property specific – General	Concerned there is no recognition of Bundall to accommodate significant residential population in a variety of medium and high density developments.	No	Council has undertaken a balanced assessment of appropriate land uses and associated densities for the city. The predominantly Low density residential zoning designation across the majority of Bundall has been consistently applied based on the existing 2003 Planning Scheme designation. Several pockets of Medium density residential have been allocated to Bundall, also consistent with the 2003 Planning Scheme. There is also some potential for high density residential development to be undertaken in the Innovation zone for Bundall, with density allocations generally including RD5 (1 bedroom per 50m²) or RD8 (1 bedroom per 13m²). Any future development applications lodged for medium and high density development in the Bundall area, will be assessed on its merits by Council.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.60	CP2039	Area / property specific – General	Requests all properties on Bignells Road be limited to one zone, which is to be cadastral based.	No	The majority of Bignells Road is zoned as Rural Residential (Rural Environment and Landscape Precinct). This is with the exception of 80 Bignells Road, which is zoned Community facilities and which is consistent with its current Community Purposes domain designation under the 2003 Planning Scheme.	No	No	No
1.1.61	CP2149; CP2150	Area / property specific – General	Requests the 'status quo' be maintained in Shaws Pocket Road.	No	Shaws Pocket Road's zoning as Rural (including the majority of land within the Rural landscape and environment precinct) in the City Plan is largely consistent with the current Rural Domain in the existing planning scheme. This is with the exception of 400 Shaws Pocket Road (Lot 92 WD704), which is now proposed to be included in the Conservation zone. Existing Extractive Industry zoned land on Shaws Pocket Road will also be maintained in the Extractive industry zone of City Plan.	No	No	No
1.1.62	CP2260	Area / property specific – General	Requests areas west of the M1 like Galleon Way and Simpsons Road are only zoned Medium density residential where they adjoin main transport linkages and infrastructure (Zone map 38).	No	The Medium density residential zoning for areas mentioned align with the current Residential choice domain designation under the 2003 Planning Scheme. This represents a consistent transfer of policy and appropriate designation for this land at this time.	No	No	No
1.1.63	CP2260	Area / property specific – General	Requests Bilinga, Tugun, Kirra and West Coolangatta's Medium density residential zone is carefully managed with respect to height and scale to maintain character (Zone maps 38 and 39).	No	Proposals for increased height are subject to the test within the Strategic framework, which includes, among other things, protection for important elements of local character and consideration of views from popular public outlooks to the city's significant natural features. This includes major and minor ridgelines west of Tugun/Coolangatta and Mount Cougal Twin Peaks. The City Plan puts in place sufficient strongly described outcomes and assessment criteria through the relevant codes to manage the intensity of new development in these areas.	No	No	No
1.1.64	CP2260	Area / property specific – General	Requests coastal side of Gold Coast Highway Tugun is finely managed to preserve character.	No	The coastal side of the Gold Coast Highway at Tugun will be managed through the applicable zone code/s to ensure maintenance or preservation of local character. Council has resolved to undertake a character study of the Tugun Village and immediate surrounds to determine the inherent character of the Village and its locality.	No	No	Yes
1.1.65	CP2260	Area / property specific – General	Requests Harbour Town and Runaway Bay Centre zoning and increased density is only supported on the basis of improved transport and infrastructure (Zone map 19).	No	The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on infill areas with a focus on urban renewal and regeneration and increased densities within the City's urban area based on the activity centres framework and high frequency public transport networks. Harbour Town has been identified in the Centre zone, and has a residential density of RD8 (1 bedroom per 13m²). Runaway Bay Shopping Centre has been identified in the Centre zone and has a residential density of RD7 (1 bedroom per 25m²). The public transport policy position embedded into the City Plan is consistent with and based on the strategic direction and policy set out in the Gold Coast City Transport Strategy 2031. Mixed use centres such as the Harbour Town and Runaway Bay centres take advantage of being located on multi-mode transport systems to provide convenient access. The City Plan through the Transport Code seeks (as overall outcomes) to provide public transport networks that are of a standard and quality to provide an attractive alternative to the car and are clear and easily accessed. As part of any future development applications looking to capitalise on these residential density provisions, Council must undertake a balanced assessment of a proposal's compliance with all applicable criteria, including land use type, height and density and access to appropriate infrastructure.	No	No	No
1.1.66	CP2260	Area / property specific – General	Requests North Kirra Neighbourhood centre zone is carefully managed with respect to height and scale to maintain character (Zone map 39).	No	The purpose of the Neighbourhood centre zone (6.2.5.2) ensures built form consists of a height and density that complements its surrounding neighbourhood. It is also noted that the building height overlay map for the North Kirra area has a designated building height of 29 metres. The residential density overlay map identifies the Neighbourhood centre zone with a density provision of RD7 (1 bedroom per 25m²). The North Kirra Neighbourhood centre zone will be managed through provisions ensuring future development applications comply with the relevant provisions applicable to the zone (and/or use as relevant), including height, scale and maintenance of local character (among other provisions).	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.1.67	CP2260	Area / property specific – General	Requests Rainbow Bay High density residential zone is carefully managed with respect to height and scale to maintain character (Zone map 39).	No	<p>The purpose of the High density residential zone (6.2.3.2) seeks to provide housing that is of a form, scale and intensity appropriate for the zone and each particular locality, including the retention of important elements of neighbourhood character and amenity, and cultural heritage.</p> <p>Proposals for increased height are subject to the test within the Strategic framework, which includes, among other things, reinforced local identity and sense of place, well managed interface with, relationship to and impact on nearby development and protection for important elements of local character.</p> <p>The Rainbow Bay High density residential zone will be managed through ensuring future development applications comply with the relevant provisions applicable to the zone (and/or use as relevant), including height, scale and maintenance of local character (among other provisions).</p>	No	No	No
1.1.68	CP2260	Area / property specific – General	Requests Varsity Lakes building heights are only supported by increased east-west transport infrastructure (Building height overlay map 15).	No	<p>Council has undertaken a balanced assessment of appropriate land uses and associated densities for the city.</p> <p>The public transport policy position embedded into the City Plan is consistent with and based on the strategic direction and policy set out in the City of Gold Coast Transport Strategy 2031.</p> <p>Strategic framework map 2 – Settlement pattern, identifies a future corridor investigation area for Light Rail Urban Renewal. Future plans to develop transport linkages east - west focus in and around the nominated activity centres including Robina and Specialist centres such as Varsity Central/Bond University.</p> <p>High frequency and capacity public transport will support the cluster of education, research and development activities and support ancillary uses with Bond University being part of the city's research triangle.</p> <p>Increased building heights along these corridors, including within Varsity Lakes, complements the City Plan's 2015 land use strategies of locating higher density residential development within walkable catchments of such infrastructure.</p>	No	No	No
1.1.69	CP2335	Area / property specific – General	Concerned 2,4,6,3,5,7,9 Murraba Street, Currumbin is mapped inconsistently in the City Plan. Zone map 33 shows the area as low density residential, Building height map 17 shows the area as low rise but Residential density overlay map 16 shows the area as RD5. Requests clarification on contradiction.	No	<p>2, 4, 6, 3, 5, 7, 9 Murraba Street, Currumbin are in the Low density residential zone. This represents a best fit translation from the 2003 Planning Scheme. The sites are not located within the RD5 (1 bedroom per 50m²) designation on Residential density overlay map 16 and do not have a Residential density overlay applied to the sites meaning that without the overlay, the sites automatically have a residential density designation of RD1 (1 dwelling per 400m²).</p> <p>Mapping has been amended to improve clarity on this matter.</p>	No	Yes	No
1.1.70	CP2343;	Area / property specific – General	Requests the right to develop 359 (2RP222523) and 403 Hotham Creek Road (1SP196047) in the same manner that Council has allowed over the rest of the valley; the approval of residential development on surrounding land has significantly and directly impacted on the ability to continue to operate as a rural enterprise. Requests Rural landscape and environment precinct be modified to allow subdivision of a lot size of 4000m ² .	Yes	<p>In the City Plan the sites are contained in the Rural zone - Rural landscape and environment precinct.</p> <p>Further to this, the Queensland Government has defined an Urban Footprint and Regional Landscape & Rural Production Area in the South East Queensland Regional Plan 2009-2031. These sites are located within the Regional Landscape & Rural Production Area.</p> <p>As a result, subdivision of land must comply with Regulatory Provisions of the South East Queensland Regional Plan 2009-2031 which states that a minimum lot size of 100 hectares applies, unless the subdivision meets an exemption as described in the South East Queensland Regional Plan 2009-2031.</p>	No	No	No
1.1.71	CP2363	Area / property specific – General	Requests Council to maintain the current planning scheme land uses for Shaws Pocket Road.	No	<p>Shaws Pocket Road's zoning as Rural (including the majority of land within the Rural landscape and environment precinct) in the City Plan is largely consistent with the current Rural Domain in the existing planning scheme. This is with the exception of 400 Shaws Pocket Road (Lot 92 WD704), which is now proposed to be included in the Conservation zone.</p> <p>Existing Extractive industry zoned land on Shaws Pocket Road will also be maintained in the Extractive industry zone of the City Plan.</p>	No	No	No

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1.1.72	CP2497	Area / property specific – General	Requests consideration of radical complimentary land uses in the airport vicinity to reinforce the statement of the airport as a 'gateway'. The City Plan needs to insist the airport improves its interface with the Gold Coast Highway.	No	<p>The significant influence the airport and its immediate environs plays in establishing the land use structure of the surrounding neighbourhood has been recognised through the City Plan. This policy position including the 'gateway' statement into the city has also been informed through other associated strategy plans e.g. Gold Coast Transport Strategy 2031 and Gold Coast Economic Development Strategy 2031.</p> <p>To further review and refine this policy direction, Council is currently undertaking a Gold Coast Airport Environs Planning Investigation for the locality in consultation with other key planning authorities e.g. Gold Coast Airport Authority, Tweed Heads Shire Council and State government departments.</p> <p>The outcomes of this study will likely result in further review of the City Plan through a future amendment.</p> <p>In addition, to the current Airport Environs Planning Investigation being undertaken, the Strategic framework, specifically 3.2.3 – Globally competitive economy states the City Plan will protect existing business and economic areas and provide capacity for expansion and growth of business and economic development and investment into the city including the Gold Coast Airport.</p> <p>The Strategic framework states that opportunities for airport support services and tourist accommodation near the Gold Coast Airport will be investigated to further advance economic productivity and prosperity.</p>	No	No	Yes
1.1.73	CP2596	Area / property specific – General	Requests L2 SP216535 remain as 4000m ² allotments.	No	<p>The site is included in the Rural residential zone of the City Plan.</p> <p>Under the City Plan, a new policy direction was proposed removing the 'average' policy and requiring a minimum lot requirement of 8,000m² (Code assessable) for the Rural Residential zone (formerly Park Living Domain), unless within a precinct.</p> <p>In consideration of the submissions received on this matter, the City Plan has been amended to align the lot size requirements of the Rural Residential zone (excluding the Rural Landscape and Environment Precinct) with the Park Living Domain (2003 Planning Scheme), as outlined below:</p> <p>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²."</p>	Yes	No	No
1.1.74	CP2596	Area / property specific – General	Requests L33 W31985 be considered for development into 8000m ² lot sizes or as an alternative into 16000m ² lot sizes as it adjoins an extensive subdivision and would be compatible with all those prerequisites that were considered in that subdivision. Alternatively it be considered for Park Living or Rural Residential Development in addition to Tourism Zoning.	No	<p>In the City Plan this site is contained in the Rural zone - Rural landscape and environment precinct.</p> <p>Further to this, the Queensland Government has defined an Urban Footprint and Regional Landscape & Rural Production Area in the South East Queensland Regional Plan 2009-2031.</p> <p>This site is located within the Regional Landscape & Rural Production Area.</p> <p>As a result, subdivision of land must comply with Regulatory Provisions of the South East Queensland Regional Plan 2009-2031 which states that a minimum lot size of 100 hectares applies, unless the subdivision meets an exemption as described in the South East Queensland Regional Plan 2009-2031.</p>	No	No	No
1.1.75	CP2596	Area / property specific – General	Requests L1 RP49909 all to be considered for 4000m ² lot sizes Park Living or Rural Residential Zoning in addition to Tourism zoning.	No	<p>In the City Plan this site is contained in the Rural - Rural landscape and environment precinct.</p> <p>The site is also zoned Rural in the current 2003 Planning Scheme, with the lot being identified within the Urban Footprint of the SEQ Regional Plan.</p> <p>Performance outcome 6 of the Rural zone code states that Lot Design (for subdivision only), does not result in the creation of new lots.</p> <p>The Rural zoning is therefore consistent with the current Rural domain designation for the site and general locality.</p>	No	No	No

Section 1.2: Area / property specific – Request to subdivide

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.2.1	CP0226	Area / property specific – Request to subdivide	Requests to subdivide 32 Range Road, Mudgeeraba.	No	<p>The proposed Rural zoning of the site is consistent with the existing Rural domain designation for the property, which does not currently permit further subdivision of the lot. The City Plan is therefore consistent in carrying over the existing 2003 Planning Scheme intent for the property.</p> <p>The site is also located within the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan 2009-2031 (SEQ Regional Plan), and cannot be subdivided into lots of less than 100 ha under this Plan (the SEQ Regional Plan overrides a local planning instrument in this regard).</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A review of the SEQ Regional Plan Urban Footprint has previously been endorsed as part of a future amendment to the City Plan. To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p>	No	No	Yes
1.2.2	CP0283	Area / property specific – Request to subdivide	Requests 46 Marlow Road, Alberton be subdivided.	No	<p>The submission including a petition with 10 signatories in favour of permitting subdivision of lots in Alberton is noted.</p> <p>The proposed Rural zoning of the site is consistent with the existing Rural domain designation for the property, which does not currently permit further subdivision of the lot. The City Plan is therefore consistent in carrying over the existing 2003 Planning Scheme intent for the property.</p> <p>The site is also located within the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan 2009-2031 (SEQ Regional Plan), and cannot be subdivided into lots of less than 100 ha under this Plan (the SEQ Regional Plan overrides a local planning instrument in this regard).</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A review of the SEQ Regional Plan Urban Footprint has previously been endorsed as part of a future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p>	No	No	Yes
1.2.3	CP0548	Area / property specific – Request to subdivide	Requests 490 Tomewin Mountain Road, Currumbin Valley (Lot 319 WD5501) be provided the opportunity to subdivide their land.	No	Refer to response 1.2.1	No	No	Yes
1.2.4	CP0566	Area / property specific – Request to subdivide	Requests the consideration of smaller allotments starting from the intersection of Ducats Road to the end of Trees Road, Tallebudgera.	No	<p>The proposed and predominantly Rural zoning of the Ducats Road and Trees Road area is consistent with the existing Rural domain designation for the same area, which does not currently permit further subdivision of these lots. The City Plan is therefore consistent in carrying over the existing 2003 Planning Scheme intent for the area.</p> <p>Furthermore, the area mentioned is currently within the Regional Landscape and Rural Production Area of the <i>SEQ Regional Plan 2009-2031</i> and cannot be subdivided (unless creating lots greater than 100ha in area) under this Regional Plan. The SEQRP Regulatory provisions override a local planning instrument where any inconsistencies exist.</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without</p>	Yes	No	Yes

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					<p>intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A review of the SEQ Regional Plan Urban Footprint has previously been endorsed as part of a future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p> <p>It is noted that some of the lots within the Ducats Road/Trees Road area are proposed to be zoned Rural residential or Township, which generally reflects the existing domain allocations for these sites under the current Scheme.</p> <p>The lot size provisions contained within the Rural residential zone (excluding the Rural Residential Landscape and Environment Precinct) have been amended to reflect the current 2003 planning scheme as follows:</p> <p><i>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²".</i></p> <p>Furthermore, a holistic review of all Rural and Rural Residential 'Landscape and Environment Precinct' mapping will be undertaken as part of a future amendment to the City Plan.</p>			
1.2.5	CP1594	Area / property specific – Request to subdivide	Requests 74 Stewarts Road, Pimpama zoning is changed to allow subdivision on the elevated land with urban areas. Requests flood prone land is used for sporting and recreation activities.	No	<p>The subject site is currently zoned Emerging Communities under the current 2003 Planning Scheme, with a 'Rural' land use intent. The land is zoned Rural Landscape and Environment Precinct within the City Plan with a minimum lot size of 100ha.</p> <p>The site is also located within the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan 2009-2031 (SEQ Regional Plan), and cannot be subdivided into lots of less than 100 ha under this Plan (the SEQ Regional Plan overrides a local planning instrument in this regard).</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>The site is additionally located within the 'inter-urban break' – a green break between the urban corridor from Brisbane City and the northern suburbs of the Gold Coast, which incorporates a significant hinterland to coast critical corridor. The City Plan provides that the inter-urban break is to be retained and enhanced.</p> <p>A review of the SEQ Regional Plan Urban Footprint has previously been endorsed as part of a future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p> <p>Within the Rural zone, 'Outdoor sports and recreation' is Impact Assessable. Any application for such a use will be assessed on its merits against the relevant criteria.</p>	No	No	Yes
1.2.6	CP2185; CP2186	Area / property specific – Request to subdivide	Requests the northern Gold Coast, Rocky Point Region be allowed residential subdivisions of 1 to 1/2 acre blocks.	No	<p>The proposed Rural zoning of the area is consistent with the existing Rural domain designation for the area, which does not currently permit further subdivision, unless lots of 20 ha or greater can be provided. The City Plan is therefore consistent in carrying over the existing 2003 Planning Scheme intent for the area.</p> <p>Furthermore, the broader Rocky Point Region is currently within the Regional Landscape and Rural Production Area of the <i>SEQ Regional Plan 2009-2031</i> and cannot be subdivided (unless creating lots greater than 100ha in area) under this Regional Plan. The SEQRP Regulatory provisions override a local planning instrument where any inconsistencies exist.</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A city wide review of the SEQ Regional Plan Urban Footprint will be undertaken as part of a future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land</p>	No	No	Yes

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					within one (1) km of the Urban Footprint boundary. Notwithstanding the above, Council has however identified the northern Gold Coast canelands as an 'Investigation Area' (investigating land use opportunities and constraints) under the City Plan.			
1.2.7	CP2457	Area / property specific – Request to subdivide	Requests Lot 1 RP49909 and Lot 33 W31985 be considered for 4000m ² allotments.	No	<p>Lot 1 on RP 49909:</p> <p>The subject site is located inside of the SEQ Urban Footprint and located within the Rural zone, based on a best fit zoning translation from the Rural Domain of the 2003 Planning Scheme.</p> <p>Lot sizes between 8000m² and 4000m² are typically reflective of the subdivision pattern in the Rural residential zone.</p> <p>Without intensive liaison with the State Government, alongside holistic citywide planning, a shift from the Rural zone to the Rural Residential zone would constitute a 'significant change'. Significant changes at this stage of the plan making process require the City Plan to be re-notified for equity and transparency purposes.</p> <p>Further to the above, a change from Rural to the Rural Residential is contrary to Principle 8.11 and Policy 8.11.1 of the SEQ Regional Plan 2009-2031 which seeks to limit Rural Residential development, to avoid scattered communities, loss of agricultural land and rural qualities and fragmentation of land before future urban development assessment.</p> <p>Lot 33 on W31985:</p> <p>Lot 33 on W31985 in Bonogin, is zoned Rural and is within the Rural Landscape and Environment Precinct of the City Plan.</p> <p>The site is also zoned Rural in the current 2003 Planning Scheme, and is identified within the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan, which stipulates a minimum lot size of 100ha (the SEQ Regional Plan overrides a local planning instrument in this regard).</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A review of the SEQ Regional Plan Urban Footprint will be undertaken as part of future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p>	No	No	Yes
1.2.8	CP2460; CP2480	Area / property specific – Request to subdivide	Requests 85 Smith Road, Bonogin (Lot 33 on W31985) be considered for an allotment of 20 hectares.	No	<p>Lot 33 on W31985 in Bonogin, is zoned Rural and within the Rural Landscape and Environment Precinct within the City Plan.</p> <p>The site is zoned Rural in the current 2003 Planning Scheme, and is identified within the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan, which stipulates a minimum lot size of 100ha and which overrides a local planning instrument in this regard.</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A review of the SEQ Regional Plan Urban Footprint will be undertaken as part of a future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.2.9	CP2480	Area / property specific – Request to subdivide	Requests Lot 1 on RP49909, Bonogin be considered for 4,000m ² lot sizes.	No	<p>The subject site is located inside of the SEQ Urban Footprint and proposed to be located within the Rural zone, based on a best fit zoning translation from the Rural Domain of the 2003 Planning Scheme.</p> <p>Lot sizes between 8000m² and 4000m² are typically reflective of the subdivision pattern in the Rural residential zone.</p> <p>Without intensive liaison with the State Government, alongside holistic citywide planning, a shift from the Rural zone to the Rural Residential zone would constitute a 'significant change'. Significant changes at this stage of the plan making process require the City Plan to be re-notified for equity and transparency purposes which would delay the endorsed May 2015 commencement date.</p> <p>Further to the above, a change from Rural to the Rural Residential is contrary to Principle 8.11 and Policy 8.11.1 of the SEQ Regional Plan 2009-2031 which seeks to limit Rural Residential development, to avoid scattered communities, loss of agricultural land and rural qualities and fragmentation of land before future urban development assessment.</p>	Yes	No	No
1.2.10	CP2547	Area / property specific – Request to subdivide	Requests 85 Smith Road, Bonogin (Lot 33 W31985) has a minimum lot size for reconfiguring a lot of 4,000m ² .	No	<p>Lot 33 on W31985 in Bonogin, is zoned Rural and is within the Rural Landscape and Environment Precinct within the City Plan.</p> <p>The site is zoned Rural in the current 2003 Planning Scheme, and is identified within the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan, which stipulates a minimum lot size of 100ha and which overrides a local planning instrument in this regard.</p> <p>Council is unable to reduce the 100ha lot size for land outside of the Urban Footprint, as it would compromise the ability to meet the State government's legislative requirements, including the SEQ Regional Plan.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>A review of the SEQ Regional Plan Urban Footprint will be undertaken as part of future amendment to the City Plan.</p> <p>To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p>	No	No	Yes
1.2.11	CP2547	Area / property specific – Request to subdivide	Requests Bonogin Road, Bonogin (Lot 1 RP49909) has a minimum lot size for reconfiguring a lot of 4,000m ² .	No	<p>The subject site is located inside of the SEQ Urban Footprint and proposed to be located within the Rural zone, based on a best fit zoning translation from the Rural Domain of the 2003 Planning Scheme.</p> <p>Lot sizes between 8000m² and 4000m² are typically reflective of the subdivision pattern in the Rural residential zone.</p> <p>Without intensive liaison with the State Government, alongside holistic citywide planning, a shift from the Rural zone to the Rural Residential zone would constitute a 'significant change'. Significant changes at this stage of the plan making process require the City Plan to be re-notified for equity and transparency purposes.</p> <p>Further to the above, a change from Rural to the Rural Residential is contrary to Principle 8.11 and Policy 8.11.1 of the SEQ Regional Plan 2009-2031 which seeks to limit Rural Residential development, to avoid scattered communities, loss of agricultural land and rural qualities and fragmentation of land before future urban development assessment.</p>	No	No	Yes
1.2.12	CP2547; CP2619	Area / property specific – Request to subdivide	Requests Lot 2 SP216535 remain as 4000m ² allotments.	No	<p>The site is contained within the Park Living Domain of the current 2003 Planning Scheme and is proposed to be included in the Rural residential zone within the City Plan.</p> <p>The lot size provisions contained within the Rural residential zone (excluding the Rural Residential Landscape and Environment Precinct) have been amended to reflect the current 2003 planning scheme as follows:</p> <p><i>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²".</i></p>	Yes	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.2.13	CP1382	Area/property specific - Request to subdivide	Requests the ability to subdivide 309 Ruffles Road, Willow Vale into 2 lots for family reasons.	No	<p>The Queensland Government has defined an Urban Footprint and Regional Landscape & Rural Production Area in the <i>South East Queensland Regional Plan 2009-2031</i>.</p> <p>This site is located within the Regional Landscape & Rural Production Area.</p> <p>As a result, subdivision of land must comply with Regulatory Provisions of the <i>South East Queensland Regional Plan 2009-2031</i> which states that a minimum lot size of 100 hectares applies, unless the subdivision meets an exemption as described in the <i>South East Queensland Regional Plan 2009-2031</i>.</p>	No	No	No

Section 1.3: Area / property specific – Rural residential zone subdivision

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.3.1	CP0075	Area/property specific - Rural residential zone subdivision	Concerned with the new subdivision size for 35 Goolabah Drive, West Burleigh. It is in the Rural residential zone, with a minimum lot size of 8000m ² . The current subdivision potential doesn't in any way impact on the aesthetics of the area or city infrastructure.	No	The minimum lot size for the Rural residential zone (not including the Rural residential landscape and environment precinct) has been amended to: <i>"an average lot size of no less than 8000m² and results in no lots with an area less than 4000m²".</i> This revised minimum lot size is consistent with Council's policy position in the current 2003 planning scheme and maintains the semi-rural, very low intensity character of these areas.	Yes	No	No
1.3.2	CP0281	Area/property specific - Rural residential zone subdivision	Objects to the increased minimum lot size in the Rural residential zone (4000m ² to 8000m ²) as it is too big to look after and too expensive to buy and sell.	No	Refer to response 1.3.1	Yes	No	No
1.3.3	CP1436	Area/property specific - Rural residential zone subdivision	Objects to the increase to the minimum lot size for subdivision at 49 Uplands Drive, Parkwood (included in the Rural residential zone).	No	Refer to response 1.3.1	Yes	No	No
1.3.4	CP2366	Area/property specific - Rural residential zone subdivision	Requests the minimum lot size in the Rural residential zone be 4,000m ² with an average of 8,000m ² as per the current 2003 planning scheme.	No	Refer to response 1.3.1	Yes	No	No
1.3.5	CP2366	Area/property specific - Rural residential zone subdivision	Requests the unconstrained sites in the current Park Living domain have the potential to subdivide if under 8,000m ² as code assessable and if under 4,000m ² as impact assessable.	No	Refer to response 1.3.1	Yes	No	No
1.3.6	CP2460; CP2480; CP2547	Area/property specific - Rural residential zone subdivision	Requests 29 Glenmore Drive, Bonogin (Lot 2 on SP216535) has a minimum lot size for reconfiguring a lot of 4,000m ² .	No	Refer to response 1.3.1	Yes	No	No
1.3.7	CP2570	Area/property specific - Rural residential zone subdivision	Concerned properties at located at Ruffles Road, Rosemount Drive and Hotham Creek Road, Willow Vale and Baileys Mountain Road, Upper Coomera now only have a minimum lot size of 8000m ² or 16000m ² as opposed to 4000m ² in the Park Living Domain under the 2003 scheme. This is inconsistent with the planning intent of 'urban residential' under the 2003 scheme for the area.	No	Refer to response 1.3.1	Yes	No	No
1.3.8	CP2619	Area/property specific - Rural residential zone subdivision	Requests that a property on Bonogin Road, Bonogin (Lot 1 RP49909) be considered for 4,000m ² lot sizes as Park Living or Rural Residential zoning.	No	Refer to response 1.3.1	Yes	No	No
1.3.9	CP2697	Area/property specific - Rural residential zone subdivision	Requests for subdivision options in City Plan to allow 55 Bonogin Road, Mudgeeraba to be subdivided into half acre lots.	No	Refer to response 1.3.1	Yes	No	No
1.3.10	CP1822	Area/property specific - Rural residential zone subdivision	Concerned the prescriptive lot size of 8000m ² may not be appropriate in rural residential areas.	No	The minimum lot size for the Rural residential zone (not including the Rural residential landscape and environment precinct) has been amended to: <i>"an average lot size of no less than 8000m² and results in no lots with an area less than 4000m²".</i> This revised minimum lot size is consistent with Council's policy position in the current 2003 planning scheme and maintains the semi-rural, very low intensity character of these areas.	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.3.11	CP1474	Area/property specific - Rural residential zone subdivision	Objects to the Rural residential zone minimum lot size.	No	The minimum lot size for the Rural residential zone (not including the Rural residential landscape and environment precinct) has been amended to: “an average lot size of no less than 8000m ² and results in no lots with an area less than 4000m ² ” This revised minimum lot size is consistent with Council's policy position in the current 2003 planning scheme and maintains the semi-rural, very low intensity character of these areas.	Yes	No	No
1.3.12	CP1474	Area/property specific - Rural residential zone subdivision	Objects to the Rural residential landscape and environment precinct minimum lot size.	No	The concerns and requests to reduce the minimum lot size for the Rural residential landscape and environment precinct have been considered and have not been revised. The minimum lot size of 16,000m ² is consistent with the precinct's intent to maintain and protect matters of environmental significance, landscape values and scenic amenity.	No	No	No

Section 1.4: Broadwater / The Spit / South Stradbroke Island / Wave Break Island

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.4.1	CP0013	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned with development in the Broadwater.	Yes	<p>The City Plan recognises the environmental values, natural coastal and island landscape character values of the Broadwater, particularly at the north of the Spit and Wave Break Island.</p> <p>Section 3.2.3 of the Strategic framework states Council will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal at the Broadwater (being managed by the State Government).</p> <p>The last paragraph in the Strategic framework Section 3.2.3 - Globally competitive economy has been amended to read:</p> <p><i>“Wave Break Island and The Spit are owned by the State Government. They are being investigated for opportunities to support further investment in marine, tourism and recreational activities for the benefit of the Gold Coast and broader Queensland economy. New tourism and marine orientated activities that take advantage of the unique Broadwater location can enhance the city image and provide lasting economic benefits. Council will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal, at the Broadwater (being managed by the State government).”</i></p> <p>To clarify the wording “and update the City Plan as required to support its outcomes” has been removed from the publicly notified version of the City Plan.</p>	Yes	No	No
1.4.2	CP0064	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the Broadwater be protected from development and improved closed off shore fishing grounds.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.3	CP0101	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests The Spit, Broadwater and islands be left as is for future generations to enjoy.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.4	CP0101	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests there is no development on The Spit north of Nara resort.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.5	CP0101	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests there is no development on Wavebreak Island, in the Broadwater or its foreshores.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.6	CP0118	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to development in the Broadwater, especially Wave Break Island.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.7	CP0118	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to The Spit (North of Nara Resort) being developed.	Yes	Refer to response 1.4.1	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.4.8	CP0118	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests The Spit (South of Nara Resort) maintain existing height limits.	Yes	The building height designation for this area is a best-fit translation from the current 2003 planning scheme. The previous building height under The Spit Local Area Plan is 1 storey. Under the City Plan, the building height designation is 11.5metres. This is consistent with other areas designated Open space zone within the City.	No	No	No
1.4.9	CP0135	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests The Spit is not developed.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.10	CP0142	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to development in the Broadwater, including Wave Break Island.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.11	CP0142	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests development at The Spit be restricted and south of Nara Resort maintains the existing height limits.	Yes	<p>The City Plan recognises the environmental values, natural coastal and island landscape character values of the Broadwater, particularly at the north of the Spit and Wave Break Island.</p> <p>Section 3.2.3 of the Strategic framework states Council will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal at the Broadwater (being managed by the State Government).</p> <p>The last paragraph in the Strategic framework Section 3.2.3 - Globally competitive economy has been amended to read:</p> <p><i>“Wave Break Island and The Spit are owned by the State Government. They are being investigated for opportunities to support further investment in marine, tourism and recreational activities for the benefit of the Gold Coast and broader Queensland economy. New tourism and marine orientated activities that take advantage of the unique Broadwater location can enhance the city image and provide lasting economic benefits. Council will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal, at the Broadwater (being managed by the State government).”</i></p> <p>The building height designation for this area south of Nara Resort is 3 storeys in the current 2003 planning scheme. Under the City Plan, these building height designations have been maintained.</p>	Yes	No	No
1.4.12	CP0402	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to selling off of the Broadwater and development of Wavebreak Island.	Yes	This is not a matter regulated by the City Plan.	No	No	No
1.4.13	CP0402	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests Bum's Bay peninsula be cleaned up and used as a protected swimming beach and picnic area.	Yes	This is not a matter regulated by the City Plan.	No	No	No
1.4.14	CP0487	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests a commitment from the Gold Coast City Council and Queensland Government to retain and manage the public open space areas of the Spit and other Broadwater foreshores as natural areas for the benefit of residents now and in the future.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.15	CP0571	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned Wavebreak Island is not included on the building height maps as it leaves it open to high-rise development.	Yes	Refer to response 1.4.8	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.4.16	CP0571	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	<p>Requests the paragraph in Part 3 - Strategic framework - 3.2.3 - Globally competitive economy (page 12) read as follows:</p> <p>Wavebreak Island, The Broadwater and The Spit are owned by the State Government. The GCCC opposes the proposed Integrated Resort Development, including a cruise ship terminal at the Broadwater because it is totally incompatible with and potentially destructive of:</p> <ul style="list-style-type: none"> • The Living with Nature Strategic Outcomes (3.7). • Open Space zoning of Wavebreak Island and The Spit, DJ Park and the Marine Stadium and Conservation zoning of Federation Walk (Southport Zone Map 23), (3.8.2.1). • The Spit and Broadwater's contribution to outstanding scenic amenity (Landscape Character 3.8.2.1). • The undeveloped character of the island and open waters of the Moreton Bay (Point 3 of 3.8.2.1). • The Broadwater foreshores as protected areas. (Point 3 of 3.8.2.1). • The Spit, designated as Landscape character and Wavebreak Island and coastal wetlands and Islands as Core. • Habitat (Greenspace Network). • Wavebreak Island as a reserve. (Strategic Infrastructure Sites and Corridors Map:). • Wavebreak Island as open space.(Runaway Bay Zone Map 19). • The Spit as natural landscape north of Seaworld.(Strategic framework map 2 Settlement Patterns). • Therefore the GCCC cannot support the State Government's IRD process/project on Crown Land on the Spit, Wavebreak Island and Broadwater. The State Government should only consider IRD proposals for the Gold Coast which are on privately-owned land and which do not contain a cruise ship terminal component." 	Yes	Refer to response 1.4.1	Yes	No	No
1.4.17	CP0593	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the open space of the Spit and Wave Break Island be preserved.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.18	CP0690	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests Wavebreak Island be preserved for wildlife and future generation.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.19	CP0823	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the open space, scenic and landscape values of The Spit and Wave Break Island and the Broadwater south and west of the north wall of the Seaway are maintained and recognised consistently in all mapping.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.20	CP0823	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the open space, scenic and landscape values of The Spit and Wave Break Island and the Broadwater south and west of the north wall of the Seaway are maintained and recognised consistently in all mapping. Requests the ecological values of the restored Federation Walk are recognised and maintained.	Yes	Refer to response 1.4.1	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.4.21	CP0906	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to the development of Wavebreak Island, the Spit, Bum's Bay and Stradbroke Island. These public areas should be kept for public use.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.22	CP0967	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests provision of extensive open space for recreation and maintain public access to all areas on the Spit and Broadwater.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.23	CP1238	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to The Spit/Broadwater being developed. Concerned with ensuring environmental assessments are unbiased and thorough.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.24	CP1342; CP1351; CP1358	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to any private or commercial development being carried out in the Broadwater precinct north of Sea World Hotel and Convention Centre which includes development on the Broadwater, Marine Stadium, Doug Jennings Park, Federation Coastal Walk Reserve, Wave Break Island, South Stradbroke Island or their foreshores and beaches.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.25	CP1342; CP1351; CP1358	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the cancellation of any application now and in the future, to rezone or commercially develop the Broadwater Crown Land and public zoned open space areas, and the southern end of South Stradbroke Island.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.26	CP1342	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the City Plan ensures development achieves a high standard of landscape design and, where applicable, maximum single storey built form, to complement the local character and to contribute to the City image, townscape and vista views of the Broadwater; and provision of community services and facilities to include day amenities for Gold Coast residents and visitors at no charge or fee.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.27	CP1342	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the City Plan ensures the protection and enhancement of public open space, including beaches and coastal areas, known as the Broadwater, Marine Stadium, Doug Jennings Park, Federation Coastal Walk Reserve, Wave Break Island, South Stradbroke Island (adjacent to the Gold Coast Seaway and their foreshores and beaches to meet the outdoor recreational needs of Gold Coast City residents and visitors.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.28	CP1358	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned the City Plan does not show the full story as it proposes Wave Break Island, Marine Stadium, Seaworld Drive and The Spit are zoned Public Open Space. This is contrary to the recent proposal for the Broadwater Marine Project/cruise ship terminal.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.29	CP1358	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests Wave Break Island, Marine Stadium, Seaworld Drive and The Spit are maintained by Council and the State Government for the public to enjoy free and unencumbered by private or commercial enterprise, as maintained parklands and natural reserves.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.30	CP1426	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to any development of the northern end of The Spit (north of Sea World/Nara).	Yes	Refer to response 1.4.1	Yes	No	No
1.4.31	CP1426	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Supports the plan indicating Wave Break Island and The Spit being zoned Public open space.	Yes	Support is noted.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.4.32	CP1433	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to any building or marine development on Wave Break Island or The Spit. This is consistent with Strategic framework map 4 which shows Wave Break Island as 'Coastal Wetlands and Island Core Habitat'.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.33	CP1437	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to the proposal for development for Broadwater and The Spit areas. Concerned it is included in the City Plan as it has the potential to destroy the lifestyle of residents at Main Beach.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.34	CP1599	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to any private or commercial development being carried out in the Broadwater precinct north of SeaWorld.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.35	CP1599	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the cancellation of any application now and in the future to rezone or develop Broadwater Crown land and public zoned open space areas and southern end of South Stradbroke Island.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.36	CP1599	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the protection and enhancement of area north of SeaWorld.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.37	CP1676	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned the Broadwater and Wave Break Island proposed development will reduce recreational options and change the character of the area.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.38	CP1864	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests The Spit is zoned public open space with no further development. Supports retention and expansion of our parklands and all remaining natural areas of our city.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.39	CP1990	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned with the loss of public open space, specifically The Spit, Broadwater and Wave break Island as there is currently little waterfront open space available.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.40	CP1998	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests Wave Break Island, the Spit and Broadwater remain in the Open space zone.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.41	CP1998	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests Wave Break Island's natural beauty and accessibility be enhanced with two artificial reefs, access from the Broadwater, and Eco style facilities and dive sights for the public.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.42	CP2240	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests the protection of the Broadwater and The Spit for the benefit of the community and the marine environment.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.43	CP2396	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Objects to the Broadwater Marine Project by the majority of the Marine Action Group Inc.	Yes	Refer to response 1.4.1	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.4.44	CP2590	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned about Broadwater development. The Seaway, Marine Stadium and Wavebreak Island are important recreational destinations for the marine industry and South East Queensland. Any proposals that lessen the appeal to own a boat or personal watercraft would therefore be considered to be counter to the interests of our (Marine Queensland) members businesses, the industry and the community.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.45	CP0571	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned with the State Government's Integrated Resort Development project being totally incompatible with Part 3 - Strategic framework - 3.2.3: Globally competitive economy (page 12). Requests removal of this paragraph from the City Plan as it is in total conflict with the following City Plan references: Strategic framework map 2 - Settlement Patterns, Strategic Map 4 - Greenspace Network, Strategic Infrastructure Sites and Corridors Map, Runaway Bay Zone Map 19, Southport Zone Map 23 and 3.8.2.1 - Landscape Character.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.46	CP2396	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Concerned Council does not understand and has no regard for the importance of the marine industry to the Gold Coast economy as evidenced by the lack of meaningful public consultation for the Broadwater Marine Project.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.47	CP1351; CP1358	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Strong objection to private or commercial development being carried out in the Broadwater, Marine Stadium, and our Broadwater beaches. This includes cancellation of any development applications for rezoning and commercial development. It is also requested that these areas are maintained to national parks standards and include free day amenities and parking.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.48	CP1426	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Supportive of Wave Break Island and The Spit zoning as open space.	Yes	Refer to response 1.4.1	Yes	No	No
1.4.49	CP1426	Broadwater / The Spit / South Stradbroke Island / Wave Break Island	Requests Wave Break Island, the northern end of The Spit and other sand islands essential for migratory and local bird life are not developed but enhanced and declared as national park.	Yes	Refer to response 1.4.1	Yes	No	No

Section 1.5: Bundall equestrian area

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.5.1	CP0483	Bundall equestrian area	Concerned with the mix of equestrian and major outdoor events. Horses are not fond of fireworks and noise accompanying outdoor events such as the Gold Coast Show.	No	The use of the racecourse facilities as a venue for major racing and occasional entertainment events is consistent with Council's established policy position. However, the City Plan has been amended to emphasise the primary role of the area as a regional centre for horseracing and related equine activities. Further to this, the City Plan will also be amended to only allow temporary uses (such as outdoor events) when an acceptable level of amenity is maintained for nearby residents.	Yes	No	No
1.5.2	CP0495	Bundall equestrian area	Objects to the Bundall equestrian area precinct being developed as a venue for major outdoor events and the Gold Coast Show due to impacts of noise, traffic, lights (including fireworks), and associated disruptions such events would have on residents; horses stabled in the precinct and local birdlife. Objects to the draft plan's expansion of the current provision that allows only for temporary approvals for other uses, of short-term duration.	No	Refer to response 1.5.1	Yes	No	No
1.5.3	CP0503	Bundall equestrian area	Objects to the changes to the intent of the Bundall equestrian area precinct accommodating frequent major outdoor events, due to impacts of noise and traffic on residential amenity, and the disturbance of wildlife; the previous intent of the area was only for short-term and limited impact events.	No	Refer to response 1.5.1	Yes	No	No
1.5.4	CP0563	Bundall equestrian area	Concerned the inclusion of the Bundall Equestrian area precinct in the Sport and recreation zone code is totally inadequate and provides nothing that protects the unique equine nature of the area. The addition of "and events....and enhancing its role" is contradictory. Objects to the equine-related component of the area becoming secondary to other major events.	No	Refer to response 1.5.1	Yes	No	No
1.5.5	CP0782	Bundall equestrian area	Concerned horses need peace and quiet during the day at the Bundall equestrian area precinct.	No	Refer to response 1.5.1	Yes	No	No
1.5.6	CP0783	Bundall equestrian area	Requests the Bundall equestrian area precinct cater to horses first; they need quiet.	No	Refer to response 1.5.1	Yes	No	No
1.5.7	CP1188	Bundall equestrian area	Concerned the Bundall equestrian area will be underutilised in the Sport and recreation zone, Bundall equestrian area precinct. Requests the Table of Assessment for the precinct include: Offices (ancillary to the horse racing industry and capped at 2000m²), Shop (increased gross floor area allowance), Hotel, Bar, Veterinary services, Animal husbandry, Animal training, and permanent residential land uses. Requests specific lots 1 & 2 on RP817782 in the precinct should be subject to a height increase to 30 storeys and density increase to RD8.	No	In review of Table of Assessment, Table 5.5.6(2): Sport and recreation zone (Bundall equestrian area precinct) it has been identified that Office if ancillary to the horse racing industry (without a cap), Shop (no gross floor area limit), Veterinary services, Multiple dwelling and Rooming accommodation (as a permanent residential land uses) and Animal keeping if for stables (includes animal training) are already listed in the Table of Assessment for the precinct. In order for uses to be considered for listing in the Table of Assessment of the precinct, they should comply with its intent. The revised intent of the Bundall equestrian area precinct recognises its principal role as a racing and events precinct, providing a venue for outdoor events and the Gold Coast Show, whilst retaining its role as a regional centre for horseracing and related equine activities. It is considered the inclusion of Hotel, Bar and Animal husbandry uses (where not ancillary to the horse racing industry) would compromise the intent of the precinct. Although Hotel and Bar will not be listed in the Table of Assessment, Club, Function facility and Tourist attraction are. These uses may include the ancillary preparation and service of food and drink. In relation to the requests to change height and density, the submitter has not provided a supporting infrastructure network analysis or a visual impact assessment. A thorough review of the merits of these requests cannot be undertaken. No action to be taken.	No	No	No

Section 1.6: Burleigh village

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.6.1	CP0171	Burleigh village	Supports Council's desire to maintain the village nature of the Burleigh Village. Concerned development control has been dramatically relaxed, eg. allowing 2000m ² shop floorplates, 50% bonus over 4 storeys (6 storeys) and having car parking virtually eliminated. Requests increasing development control and restricting to no more than currently exists.	No	Council acknowledges that issues around character in Burleigh Village need to be addressed. Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.	No	No	Yes
1.6.2	CP0201	Burleigh village	Requests no multinational or chain stores in James Street, Burleigh Heads, or surrounds.	No	The request is outside of the scope of the City Plan.	No	No	No
1.6.3	CP0293	Burleigh village	Requests there are no changes to Burleigh. James and Connor Streets have an unique village atmosphere and is family friendly.	No	Council acknowledges that issues around character in Burleigh Village need to be addressed. Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.	No	No	Yes
1.6.4	CP0341	Burleigh village	Concerned with the removal of the floor space restrictions through the deletion of the Burleigh local area plan. The floor space restrictions are an important component in keeping the scale of the Burleigh village area in line with the expectations of the public. Large scale shops and offices do not support a 'village atmosphere'.	No	Council acknowledges that issues around character in Burleigh Village need to be addressed. Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.	No	No	Yes
1.6.5	CP0341	Burleigh village	Requests the Burleigh village area be regarded as low rise area with narrow frontage tenancies as the Strategic framework refers to it as a medium rise area.	No	Council acknowledges that issues around character in Burleigh Village need to be addressed. Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.	No	No	Yes
1.6.6	CP0341	Burleigh village	Requests the use of a precinct or overlay to maintain the Burleigh village character. This precinct should be contained within the boundaries of Park Avenue, West Street, Gold Coast Highway and Connor Street, which surround James Street, Burleigh Heads.	No	Council acknowledges that issues around character in Burleigh Village need to be addressed. Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.	No	No	Yes
1.6.7	CP0498	Burleigh village	Requests Burleigh Heads central shopping area building height be kept to three storeys (five maximum) to keep a 'village' atmosphere and to avoid wind tunnels.	No	Council acknowledges that issues around character in Burleigh Village need to be addressed. Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.6.8	CP1458	Burleigh village	Concerned with the designation of Burleigh Heads as a District centre with no LAP in the City Plan. Risk that the character of Burleigh will be lost through incompatible development.	No	<p>The removal of the respective Local area plans (LAPs) was undertaken in order to simplify the City Plan and improve its readability.</p> <p>A detailed review has been undertaken as part of the preparation of the City Plan to ensure that appropriate outcomes will be achieved in those parts of the City previously included within LAPs.</p> <p>This review and integration was undertaken in accordance with the Mayor's key expectations for the City Plan, which sought to reduce the complexity of the Planning Scheme and reduce red tape by re-absorbing the LAPs into the City Plan.</p> <p>As part of the review, LAP provisions which have city-wide merit (i.e. good design outcomes) have been implemented in the various relevant codes. Where there have been key provisions specific to the LAP area (i.e. character) these have been reflected through numerous mechanisms, including zone codes, overlays and in some cases specific outcomes within the Strategic framework.</p> <p>Notwithstanding, Council acknowledges that issues around character in Burleigh Village need to be addressed.</p> <p>Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.</p>	No	No	Yes
1.6.9	CP1822	Burleigh village	Concerned with designating Burleigh Heads a District Centre without any protection of its character (without local area plans). There is little to protect it from any number of <4000m ² code assessable commercial developments. This potentially risks destroying the very nature that makes Burleigh Heads special.	No	<p>Council acknowledges that issues around character in Burleigh Village need to be addressed.</p> <p>Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.</p>	No	No	Yes
1.6.10	CP1396	Burleigh village	Requests the character of Burleigh Heads be retained.	No	<p>Council acknowledges that issues around character in Burleigh Village need to be addressed.</p> <p>Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.</p>	No	No	Yes
1.6.11	CP1396	Burleigh village	Requests the character of Burleigh Heads be retained.	No	<p>Council acknowledges that issues around character in Burleigh Village need to be addressed.</p> <p>Council has commenced a character study of the Burleigh village with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of future amendments.</p>	No	No	Yes

Section 1.7: Canelands – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.7.1	CP0168; CP0170	Canelands – General	Requests a review of the rural zoned area around Goldmine Road, Ormeau. The sugarcane industry in this area has a limited life, the current zones are out dated and do not allow for transitional land uses into the future.	Yes	Council has considered the significant volume of submissions which identify the need to transition land uses within the northern Gold Coast cane lands through either a Priority Development Area (PDA) and/or an investigation area. Given a Priority Development Area (PDA) is declared under the <i>Economic Development Act 2012</i> , a PDA is not a matter which can be regulated or implemented through the City Plan. However, the northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Pan 2015 and will determine the land use opportunities and constraints for this land.	Yes	Yes	Yes
1.7.2	CP1276	Canelands – General	Concerned City Plan is out of step with existing land use pressures in the Rocky Point area, specifically 71 Marks Road, Woongoolba and surrounds.	Yes	Refer to response 1.7.1	Yes	Yes	Yes
1.7.3	CP1276	Canelands – General	Requests the removal of references within the Strategic framework to a 10 – 20 year planning timeframe for the Rocky Point area, on the basis of the adoption of the suggested amendments.	Yes	Refer to response 1.7.1	Yes	Yes	Yes
1.7.4	CP1519; CP1520; CP1592	Canelands – General	Supports Canegrowers Rocky Point and the Rocky Point Future Planning Association Inc proposal for land use options in the region.	Yes	Refer to response 1.7.1	Yes	Yes	Yes
1.7.5	CP1781	Canelands – General	Concerned with the long term status of the sugar industry based at the northern Gold Coast. The industry is in terminal decline and no longer commercially viable.	Yes	Refer to response 1.7.1	Yes	Yes	Yes
1.7.6	CP1788	Canelands – General	Supports alternative uses being permitted within the cane lands area. Various groups with interests in Jacobs Well could work together with Council and State government to develop a balanced proposal to develop the area and provide jobs for farmers when the Sugar Mill closes.	Yes	Refer to response 1.7.1	Yes	Yes	Yes
1.7.7	CP1788	Canelands – General	Supports Imett Group's proposal for development within the cane lands area, which will include good community infrastructure and facilities, such as large botanical gardens, sports, recreational, and education facilities to benefit everybody in the area.	Yes	The i-METT Group's proposal was a project declared by the State Government as a coordinated project. The proponent's Environmental Impact statement (EIS) did not satisfactorily address the terms of reference for the EIS and consequently the EIS was not released for public consultation. As the EIS was not completed by the extended deadline of 17 December 2010, the significant project declaration lapsed. As such, this proposal was not incorporated into the City Plan. However, the northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Pan 2015 and will determine the land use opportunities and constraints for this land.	Yes	Yes	Yes
1.7.8	CP2410; CP2411; CP2414; CP2475	Canelands – General	Concerned there are key issues the State and Council have not addressed regarding the Rocky Point Canefields region such as identifying a major investigation for transitional land use change is required, failure to identify documented economic and production declines and the decline of the outdated rural dynamic.	Yes	Refer to response 1.7.1	Yes	Yes	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.7.9	CP2410; CP2411; CP2414; CP2475	Canelands – General	Concerned with land use issues for the Rocky Point Canefields area, such as relying on outdated data, non-peer reviewed flood modelling and the inter-urban break being outdated.	Yes	The northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Pan 2015 and will determine the land use opportunities and constraints for this land. At the time these investigations are undertaken, Council will use the most up to date information available to inform these investigations.	Yes	Yes	Yes
1.7.10	CP2411; CP2413; CP2414; CP2415; CP2416; CP2417; CP2418; CP2419; CP2420; CP2421; CP2422; CP2423; CP2424; CP2425; CP2426; CP2434; CP2437; CP2438; CP2439; CP2440; CP2441; CP2442; CP2443; CP2445; CP2446; CP2475; CP2476; CP2478; CP2479	Canelands – General	Requests the concept area for the canelands be decided through master planning and stakeholder consultation and include core elements such as extensive employment opportunities, a gateway to natural features and integrated large-scale tourism and recreation experiences.	Yes	Refer to response 1.7.1	Yes	Yes	Yes

Section 1.8: Canelands – Investigation area

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.8.1	CP1276	Canelands – Investigation area	Requests 71 Marks Road, Woongoolba be identified as a specific precinct within the recommended investigation area for the Rocky Point area that recognises the future marina asset being created by the Corridor Sands operations.	Yes	<p>Council has considered the significant volume of submissions which identify the need to transition land uses within the northern Gold Coast cane lands through either a Priority Development Area (PDA) and/or an investigation area.</p> <p>Given a Priority Development Area (PDA) is declared under the <i>Economic Development Act 2012</i>, a PDA is not a matter which can be regulated or implemented through the City Plan.</p> <p>However, the northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Pan 2015 and will determine the land use opportunities and constraints for this land.</p>	Yes	Yes	Yes
1.8.2	CP1276	Canelands – Investigation area	Requests amending the City Plan to establish the 'Rocky Point Strategic Vision Area' as an investigation area to ensure a robust process is put in place as soon as possible to provide strategic direction and certainty to all stakeholders.	Yes	Refer to response 1.8.1	Yes	Yes	Yes
1.8.3	CP1276	Canelands – Investigation area	Requests commencement of a work program to ensure the necessary studies are completed to progress the investigation area for the Rocky Point area within the adopted timeframe (i.e. 5 years).	Yes	<p>City Plan sets the policy direction of the city with a planning horizon to 2031.</p> <p>The northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Pan 2015 and will determine the land use opportunities and constraints for this land.</p>	Yes	Yes	Yes
1.8.4	CP2155	Canelands – Investigation area	Requests the establishment of an investigation area for Rocky Point Cane Fields (map provided). The investigation area should include how any future structure planning will interfere with existing developments.	Yes	<p>Council has considered the significant volume of submissions which identify the need to transition land uses within the northern Gold Coast cane lands through either a Priority Development Area (PDA) and/or an investigation area.</p> <p>Given a Priority Development Area (PDA) is declared under the <i>Economic Development Act 2012</i>, a PDA is not a matter which can be regulated or implemented through the City Plan.</p> <p>However, the northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Pan 2015 and will determine the land use opportunities and constraints for this land.</p> <p>Mapping the extent of such an area will form part of the future investigations.</p>	Yes	Yes	Yes
1.8.5	CP2238	Canelands – Investigation area	Requests canelands area is designated as an investigation area in the City Plan if it is not declared a PDA.	Yes	Refer to response 1.8.1	Yes	Yes	Yes
1.8.6	CP2571	Canelands – Investigation area	Requests further investigation of the agricultural potential of land north of Coomera. If this land is incapable of viable agricultural production then further investigation of alternative uses will be necessary.	Yes	Refer to response 1.8.4	Yes	Yes	Yes

Section 1.9: Canelands – PDA

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.9.1	CP1519; CP1520; CP1549; CP1592; CP1619; CP1620; CP1701; CP1800; CP1866; CP1875; CP1876; CP1877; CP1878; CP1879; CP1886; CP1907; CP2049; CP2059; CP2060; CP2061; CP2062; CP2068; CP2069; CP2070; CP2071; CP2072; CP2073; CP2074; CP2075; CP2076; CP2077; CP2078; CP2079; CP2090; CP2091; CP2092; CP2093; CP2114; CP2115; CP2116; CP2182; CP2183; CP2184; CP2185; CP2186; CP2190; CP2191; CP2192; CP2193; CP2194; CP2195; CP2196; CP2197; CP2198; CP2199; CP2200; CP2201; CP2219; CP2220; CP2221; CP2222; CP2223; CP2224; CP2225; CP2226; CP2227; CP2228; CP2229; CP2230; CP2231; CP2232; CP2233; CP2234; CP2235; CP2236; CP2237; CP2238; CP2239; CP2241; CP2245; CP2246; CP2247; CP2248; CP2249; CP2250; CP2251; CP2252; CP2253; CP2254; CP2255; CP2256; CP2257; CP2258; CP2259; CP2261; CP2262; CP2263; CP2264; CP2265; CP2266; CP2267; CP2268; CP2269; CP2270; CP2274; CP2275; CP2276; CP2277; CP2278; CP2279; CP2280; CP2281; CP2282; CP2283; CP2284; CP2285; CP2286; CP2287; CP2288; CP2289; CP2290; CP2291; CP2292; CP2306; CP2307; CP2308; CP2309; CP2314; CP2315; CP2316; CP2317; CP2318; CP2319; CP2320; CP2321; CP2322; CP2324; CP2325; CP2326; CP2327; CP2328; CP2348; CP2409; CP2410; CP2411; CP2412; CP2413; CP2414; CP2415; CP2416; CP2417; CP2418; CP2419; CP2420; CP2421; CP2422; CP2423; CP2424; CP2425; CP2426; CP2427; CP2428; CP2429; CP2430; CP2431; CP2432; CP2433; CP2434; CP2435; CP2436; CP2437; CP2438; CP2439; CP2440; CP2441; CP2442; CP2443; CP2445; CP2446; CP2450; CP2451; CP2452; CP2453; CP2454; CP2455; CP2456; CP2457; CP2458; CP2475; CP2476; CP2477; CP2478; CP2479; CP2483; CP2484; CP2485; CP2486; CP2487; CP2488; CP2489; CP2490; CP2491; CP2492; CP2493; CP2494; CP2503; CP2504; CP2505; CP2506; CP2507; CP2514; CP2539; CP2540; CP2587; CP2650; CP2651; CP2652; CP2702; CP2716	Canelands - PDA	Requests Council supports the declaration of a Priority Development Area (PDA) for the northern Gold Coast.	Yes	<p>Council has considered the significant volume of submissions which identify the need to transition land uses within the northern Gold Coast cane lands through either a Priority Development Area (PDA) and/or an investigation area.</p> <p>Given a Priority Development Area (PDA) is declared under the <i>Economic Development Act 2012</i>, a PDA is not a matter which can be regulated or implemented through the City Plan.</p> <p>However, the northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Plan 2015 and will determine the land use opportunities and constraints for this land.</p>	Yes	Yes	Yes
1.9.2	CP2238	Canelands - PDA	Concerned a Priority Development Area (PDA) only over the area owned by QIC in the canelands is not in the public interest. Requests the PDA extends over a greater area.	Yes	<p>Council has considered the significant volume of submissions which identify the need to transition land uses within the northern Gold Coast cane lands through either a Priority Development Area (PDA) and/or an investigation area.</p> <p>Given a Priority Development Area (PDA) is declared under the <i>Economic Development Act 2012</i>, a PDA is not a matter which can be regulated or implemented through the City Plan.</p> <p>However, the northern Gold Coast cane lands area will be identified as an investigation area. The investigations will be undertaken as part of a future amendment to the City Plan 2015 and will determine the land use opportunities and constraints for this land.</p>	Yes	Yes	Yes

Section 1.10: Coomera Town Centre Structure Plan

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?												
1.10.1	CP1328	Coomera Town Centre Structure Plan	Concerned with Coomera Town Centre's lack of synergy between earlier planning and design carried out, existing development approvals, the approved Structure Plan and the provisions contained within the City Plan.	Yes	<p>In recognition of:</p> <ul style="list-style-type: none">points of submission herein;previous master planning carried out in the Coomera Town Centre Structure Plan area; andState interest and Ministerial conditions; <p>the City Plan has been amended to incorporate the Coomera Town Centre Structure Plan into the Urban Neighbourhood element of the Strategic framework. The town centre is recognised as a Principal Regional Activity Centre. Structure plan precincts have been incorporated into relevant corresponding zones.</p> <p>Zoning has not been amended to reflect existing approvals as the sites remain undeveloped.</p> <p>More specifically, Council resolved to change the City Plan in response to outstanding State Interest - Legislative Requirement B3(d) (Minister letter dated 15 April 2014);</p> <p>as follows:</p> <p><i>Strategic framework and Strategic framework maps</i></p> <p>(a) <i>Change those areas in the Coomera Town Centre Structure Plan area currently indicated as New Communities to Urban Neighbourhoods.</i></p> <p>(b) <i>Reflect Coomera Town Centre Structure Plan SP Maps 10.7 (Indicative Road Network), 10.8 (Indicative Access and Mobility Network) in Strategic framework mapping.</i></p> <p>(c) <i>Include a new note to acknowledge that on an individual basis it may be appropriate to review and adjust the separation distances required between neighbourhood centres within large master planned communities provided the integrity and functionality of surrounding centres are not compromised.</i></p> <p><i>Zones and Zone Maps</i></p> <p>(d) <i>Those Coomera Town Centre Precincts currently in the Emerging Communities zone of the City Plan be included in the following zones:</i></p> <table><tr><th>Coomera Town Centre Precinct</th><th>Draft City Plan 2015 Zone</th></tr><tr><td>Precinct 1 – Activity Centre</td><td>Centre Zone</td></tr><tr><td>Precinct 4 – Medium Density Residential</td><td>Medium Density Residential Zone</td></tr><tr><td>Precinct 5 – High Density Residential</td><td>High Density Residential Zone</td></tr><tr><td>Precinct 9a – Recreational Open Space / Urban Parkland Linkage</td><td>Open Space Zone</td></tr><tr><td>Precinct 9b – Ecological / Nature Conservation</td><td>Conservation Zone</td></tr></table> <p><i>Overlay Maps</i></p> <p>(e) <i>Include Coomera Town Centre Structure Plan Maps 10.5 and 10.6 relating to building height and density on the City Plan Overlay Maps for Height and Density.</i></p> <p><i>Other Codes</i></p> <p>(f) <i>Include new performance outcomes in relevant Codes which ensure that roads, access and mobility in the Coomera Town Centre Structure Plan area are generally in accordance with the new Strategic framework mapping identified above.</i></p>	Coomera Town Centre Precinct	Draft City Plan 2015 Zone	Precinct 1 – Activity Centre	Centre Zone	Precinct 4 – Medium Density Residential	Medium Density Residential Zone	Precinct 5 – High Density Residential	High Density Residential Zone	Precinct 9a – Recreational Open Space / Urban Parkland Linkage	Open Space Zone	Precinct 9b – Ecological / Nature Conservation	Conservation Zone	Yes	Yes	No
Coomera Town Centre Precinct	Draft City Plan 2015 Zone																			
Precinct 1 – Activity Centre	Centre Zone																			
Precinct 4 – Medium Density Residential	Medium Density Residential Zone																			
Precinct 5 – High Density Residential	High Density Residential Zone																			
Precinct 9a – Recreational Open Space / Urban Parkland Linkage	Open Space Zone																			
Precinct 9b – Ecological / Nature Conservation	Conservation Zone																			

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.10.2	CP1328	Coomera Town Centre Structure Plan	Objects to the northern part of Coomera Town Centre being included within the Emerging community zone. The Emerging community zone can be seen as an interim or holding zone for land identified for future urban purposes, until such time as detailed planning can be undertaken. This land does not require interim inclusion within this zone due a detailed planning framework already being place, undertaken through the development of the Coomera Town Centre Structure Plan and initial approvals having been granted to give effect to the intended land use structure for the Structure Plan.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.3	CP1328	Coomera Town Centre Structure Plan	Objects to the northern part of Coomera Town Centre being placed within the New Communities land designation under the Strategic framework. This designation is deemed inappropriate due to existing approvals, which reinforce and formalise the broad layout and design of the future community and have begun to deliver on these outcomes.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.4	CP1328	Coomera Town Centre Structure Plan	Requests Coomera Resort Pty Ltd have the opportunity to work with Council to prepare a comprehensive amendment schedule to facilitate the planning approach of creating a Coomera Town Centre Local Area Plan.	Yes	Various meetings and workshops were undertaken as requested to reach in-principle agreement on a suitable planning approach.	Yes	Yes	No
1.10.5	CP1328	Coomera Town Centre Structure Plan	Requests Coomera Town Centre has a table of assessment incorporated into Table 5.9 – Levels of assessment – Local plans, varying the level of assessment for development within the local plan area as necessary to align with the current levels of assessment in the Coomera Town Centre Structure Plan. In particular, the levels of assessment for a range of Business and Community Activities (such as Shop, Food and drink outlet, Child care centre, Office etc.) within the proposed neighbourhood nodes.	Yes	The Coomera Town Centre Structure Plan precincts have been removed from the Emerging Communities Zone table of assessment to correlating zones (refer to 1.10.1 above), which generally provide for more streamlined assessment and a wider range of activities. It is considered that the correlating zone tables of assessment are not substantially different from the Structure Plan precinct tables of development. Thus, converting the Structure Plan precincts into correlating City Plan zones does not undermine the strategic intent of the Structure Plan.	Yes	Yes	No
1.10.6	CP1328	Coomera Town Centre Structure Plan	Requests Coomera Town Centre increased building heights to the proposed neighbourhood nodes, to delineate the nodes, provide a built form signal regarding the function of the node, and to enhance legibility and wayfinding through the structure plan area.	Yes	The Coomera Town Centre building height maps include a range of acceptable heights. Upper limit heights have been incorporated into the City Plan overlay maps. Additional height increases (beyond those indicated on the building height overlay) will be subject to impact merit assessment. This is consistent with the current requirements in the Structure Plan.	No	Yes	No
1.10.7	CP1328	Coomera Town Centre Structure Plan	Requests Coomera Town Centre increased residential densities around the proposed neighbourhood nodes. The residential densities are intended to reflect the form and function of the nodes.	Yes	The Coomera Town Centre building density maps include a range of densities. Upper limit densities have been incorporated into the City Plan overlay maps. Additional density increases (beyond those indicated on the density overlay map) will be subject to merit assessment. It is noted the City Plan does not have an impact assessable trigger for density in the Medium and High density residential zones.	No	Yes	No

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1.10.8	CP1328	Coomera Town Centre Structure Plan	Requests Coomera Town Centre is reflected within the Strategic framework by way of: <ul style="list-style-type: none"> Introducing a specific reference to the 'Coomera Town Centre Local Plan' Area as an important greenfield area intended to facilitate the emergence of the Coomera Principal Activity Centre in the Strategic Intent. Removing all references to the Coomera Town Centre from the New Communities Element, including the removal of Conceptual land use maps. Introducing additional specific outcomes in 'Theme 1: Creating liveable places' and 'Theme 3: Strengthening and diversifying the economy' relating to the 'Coomera Town Centre Local Plan' Area, including broad outcomes relating to the intended structure, mix and density of land uses, environmental performance and urban form outcomes. 	Yes	Council has resolved not to include Local Area Plans into the City Plan. Refer to response 1.10.1	Yes	Yes	No
1.10.9	CP1328	Coomera Town Centre Structure Plan	Requests Coomera Town Centre land be included within a suite of zones that more accurately reflect the intended outcomes of the existing Coomera Town Centre Structure Plan Area, being the existing detailed planning framework in place.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.10	CP1328	Coomera Town Centre Structure Plan	Requests references to Coomera Town Centre be removed from the Emerging communities zone, including references to the Coomera Town Centre Building height and Residential density overlay maps.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.11	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre be excluded from the Water catchments and dual reticulation overlay map so that development does not trigger assessment against PO5 of the Healthy waters code. A report titled 'Coomera Woods Master Plan - Flooding Assessment' dated April 2007 and prepared by Cardno detailed flood modelling completed for the Coomera Woods development and had determined peak flood levels which, if complied with, will not require assessment against PO5 of the Healthy waters code.	Yes	The 'Coomera Woods Master Plan – Flooding Assessment', dated April 2007 was prepared for assessment of a development application and is not referenced in the Coomera Town Centre Structure Plan. Site and development specific planning or engineering studies, have not been carried through to the City Plan. The development assessment process (and associated development or modification of approvals) is a separate process. Council has a requirement to carry through the strategic intent of the Coomera Town Centre Structure Plan, but not undeveloped approvals and supporting documentation.	No	No	No
1.10.12	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre be removed from the Nature conservation - priority species, vegetation management, and wetland and waterways overlay maps. More specifically it is requested that Coomera Town Centre be made exempt 'committed development', as defined under the South East Queensland Koala Conservation State Planning Regulatory Provisions, from assessment against the Nature conservation overlay code and the Environmental offset policy.	Yes	The Coomera Town Centre Structure Plan triggered assessment against relevant overlays relating to environmental and hazard constraints. While the City Plan includes updated overlays (based primarily on those in the Gold Coast Planning Scheme 2003) exemption of the land from overlays would be inconsistent with the intent of the Structure Plan.	No	No	No
1.10.13	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre broader road network is re-aligned with the existing management lot approval.	Yes	As the existing management lot approval has not been developed, amendments to Structure Plan precinct boundaries to reflect this approval are considered premature.	No	No	No

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1.10.14	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Building height overlay map be amended to reflect the building heights provided in the Coomera Town Centre Structure Plan to ensure the building heights for individual precincts are appropriately reflected within the City Plan. Some of the building heights are reflected within the Conceptual land use map. If no building heights are provided for on the Building height overlay map, default height provisions apply in the zone code, triggering an impact assessable development application where heights greater than 9 metres are proposed.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.15	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre has alternative minimum lot sizes for individual precincts, such as the Medium density residential zone and High density residential zone which both intend for small lot housing, which is defined as having an area less than 400m ² . Currently the minimum lot size within the Medium density residential precinct is 400m ² , triggering impact assessment for lots less than 400m ² in area.	Yes	With regard to 1.10.1 above, code assessable minimum lot size in the Medium density residential zone has been reduced to a minimum lot size of 250m ² and no minimum lot size is specified in the High density residential zone.	Yes	Yes	No
1.10.16	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Local Area Plan be included on the Building height overlay map and Residential density overlay maps.	Yes	Refer to response 1.10.1	No	Yes	No
1.10.17	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre medium density residential precinct and high density residential precinct be re-aligned to conform with cadastral boundaries and existing approvals as far as possible.	Yes	Zones boundaries in the Structure Plan area are reflective of existing precinct boundaries in the Structure Plan. Amendments to zone boundaries have not been made to reflect un-developed approvals.	No	No	No
1.10.18	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Oakey Creek corridor and road through the land between the M1, the railway north of the town centre and the gully corridor and roads through Lot 44 be re-aligned.	Yes	Refer to response 1.10.17	No	No	No
1.10.19	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre park areas within residential precincts align with park areas proposed as part of the current reconfiguring a lot application over the northern part of the site. This will provide a more accurate, cadastrally-based location and extent for this community infrastructure.	Yes	Refer to response 1.10.17	No	No	No
1.10.20	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Residential density overlay map be amended to reflect the residential densities as provided for in the Coomera Town Centre Structure Plan, ensuring the residential densities for individual precincts are appropriately reflected within the City Plan. Some of the residential densities are reflected within the Conceptual land use map. If no residential densities are provided for on the Residential densities overlay map, default densities apply in the zone code, triggering an impact assessable development application where greater densities are proposed.	Yes	Refer to response 1.10.1	Yes	Yes	No

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1.10.21	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Structure Plan be incorporated into appropriate zones and within a Local Area Plan as the preferred and only viable planning approach that will appropriately reflect the Structure Plan in the City Plan. It provides the opportunity to reflect the Structure Plan in accordance with the direction of the State government as part of the 1st State interest review process, provides line-of-sight from the Strategic framework through to lower order provisions, accurately calibrate the level of assessment for development in individual precincts. It also provides the opportunity for consolidation of all codes and mapping for the existing Coomera Town Centre Structure Plan Area within a single document and location within the planning scheme and utilises the framework provided by the Queensland Planning Provisions which envisions Local Areas Plans as an appropriate mechanism to plan for places of special significance or particular attributes.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.22	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Structure Plan be re-formatted to align with the Queensland Planning Provisions and included as a Local Area Plan in Part 7. The Local Area Plan will also incorporate the precinct map, building height map, residential density map and trunk infrastructure maps.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.23	CP1328	Coomera Town Centre Structure Plan	Requests the Coomera Town Centre Structure Plan be rezoned from the Emerging community zone to the following zones: <ul style="list-style-type: none"> Proposed Precinct 1 - Centre zone Proposed Precinct 2 - Mixed use (Fringe business precinct) Proposed Precinct 4 - Medium density residential zone Proposed Precinct 5 - High density residential zone Proposed Precinct 9a - Open space zone Proposed Precinct 9b - Conservation zone Extend the Mixed use zone (Fringe business precinct) to the north to maintain consistency with the proposed extension to Precinct 2 in the Coomera Town Centre Structure Plan. 	Yes	Refer to response 1.10.1 The Mixed use zone (Fringe Business precinct) boundary has not been extended beyond the precinct boundary in the Structure Plan.	Yes	No	No
1.10.24	CP1328	Coomera Town Centre Structure Plan	Requests the entire Coomera Town Centre Structure Plan Area be included on Strategic framework map 2 – settlement pattern as the 'Coomera Town Centre Local Plan Area'.	Yes	Refer to response 1.10.1	Yes	Yes	No
1.10.25	CP1328	Coomera Town Centre Structure Plan	Requests the incorporation of the Coomera Town Centre Structure Plan based on 'best fit' zones and overlays is not seriously contemplated by Council as the preferred approach because of existing site specific detailed structure plan provisions, studies and State agency conditions. Any attempt to incorporate these into generic codes to be futile and redundant, will make the function of the planning scheme more complex because many provisions only relate to Coomera Town Centre and could lead to duplications or omissions.	Yes	The precincts have been incorporated into "best-fit" zones which reflect the strategic intent of the Structure Plan. The land in the Coomera Town Centre Structure Plan is subject to extensive development approvals and preliminary approvals. The transit orientated development principles unique to the Coomera Town Centre Structure Plan are recognised in the City Plan Strategic framework Centres element. The access, mobility and road network maps in the Structure Plan will be included in the Strategic framework to reflect the site specific road hierarchy planned for the area.	Yes	Yes	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.10.26	CP1328	Coomera Town Centre Structure Plan	Requests the new Coomera Town Centre local area mapping identify neighbourhood nodes that align with the proposed lot layout submitted in recent reconfiguring a lot applications over the northern part of the area with a Coomera Local Area Plan to provide certainty in terms of scale and extent of neighbourhood nodes and provide range of local services and facilities within a walkable catchment.	Yes	The Coomera Town Centre Structure Plan does not identify Neighbourhood Centres spatially. Mapping of neighbourhood nodes in the City Plan would be inconsistent with the Structure Plan and the general approach in the City Plan.	No	No	No

Section 1.11: Cultural centre / precinct

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.11.1	CP0066	Cultural centre / precinct	Requests the cultural precinct be located along the light rail corridor, or if left at the current Evandale location, that a pedestrian bridge be constructed to link to the light rail corridor.	No	The chosen location for the Cultural Precinct follows detailed investigation, discussion and public consultation by the City of Gold Coast. Section 3.4.3.1 (4) of Part 3, Strategic framework of the City Plan supports connectivity between the Cultural Precinct and the surrounding area, as follows: "Infrastructure investment in public transport and walking and cycling connections will improve accessibility and connect Surfers Paradise, Chevron Island, the Gold Coast Cultural Precinct, Bundall and the Gold Coast Equestrian Centre". No action required.	No	No	No
1.11.2	CP0122	Cultural centre / precinct	Concerned the cultural centre development is a waste of money, as the existing facilities are adequate. Proposed new centre does not appear to have any parking.	No	Concern noted. No action required. The Cultural Precinct will provide upwards of 300 car parking spaces. For more information on the Cultural Precinct visit www.goldcoastculturalprecinct.info	No	No	No
1.11.3	CP0483	Cultural centre / precinct	Supports the Gold Coast Cultural Precinct at Evandale/Bundall.	No	Support noted. No action required.	No	No	No
1.11.4	CP0819	Cultural centre / precinct	Recommend removal of references to the Gold Coast cultural precinct in the 'first part of the table of development' for the Innovation zone, as Table 5.5.17(1) has a separate table of development for the cultural precinct.	No	Comment noted. Action required. Accepted, this is an administrative error and has been changed.	Yes	No	No

Section 1.12: 396 Stanmore Road, Yatala

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.12.1	CP0012; CP0017; CP0044; CP0045; CP0046; CP0092; CP0131; CP0134; CP0136; CP0178; CP0340; CP0350; CP0538; CP0540; CP1058; CP1108; CP1120; CP0531; CP0546; CP1066; CP1127; CP1176; CP1178; CP1578; CP1584; CP1891; CP1270	396 Stanmore Road, Yatala	Supports the development vision for 396 Stanmore Road, Yatala , dated December 2010 rather than future industry designation. Requests zoning reflects the proposed development vision.	Yes	<p>Comments noted. No action required.</p> <p>Council have considered the volume of submissions which object to the Low impact industry zone (future low impact industry precinct) for 396 Stanmore Road, Yatala (Lot 50 SP170649).</p> <p>In the absence of support from any holistic citywide planning investigations taking into account future demand and land use patterns, rezoning for non-industrial purposes will not be undertaken in response to these submissions.</p> <p>The ad hoc removal of industrial zoning over Lot 50 SP170649 would be contrary to the intent of Policy 9.3.1 of the South East Queensland Regional Plan 2009-2013, being the principle of retaining strategically located employment lands which facilitate planning for future industry uses to meet current and long term requirements.</p> <p>Furthermore, non-industrial zoning would also conflict with principles of the State Planning Policy (2014). These State Interests:</p> <p>(a) ensure community health and safety, sensitive land use and the natural environment are protected from the potential adverse impacts of emissions and hazardous activities; and</p> <p>(b) require local government to maintain industrial zoned land for development of industrial uses and to discourage development which is more appropriately located elsewhere.</p> <p>Land at 396 Stanmore Road, Yatala will be separately identified as an investigation area in the City Plan for consideration as part of a future amendment.</p>	No	No	Yes.
1.12.2	CP0146; CP0149; CP0150; CP0264; CP0316; CP0354; CP0395; CP0441; CP0442	396 Stanmore Road, Yatala	Requests 396 Stanmore Road, Yatala is rezoned in accordance with the land owners wishes.	Yes	Refer to response 1.12.1	No	No	Yes
1.12.3	CP0147	396 Stanmore Road, Yatala	Requests 396 Stanmore Road, Yatala is rezoned in accordance with the land owners wishes (or business park/other community friendly development).	Yes	Refer to response 1.12.1	No	No	Yes
1.12.4	CP0220	396 Stanmore Road, Yatala	Concerned with the physical impacts on adjoining properties on any changes to 396 Stanmore Road, Yatala.	Yes	Refer to response 1.12.1	No	No	Yes
1.12.5	CP0472	396 Stanmore Road, Yatala	Objects to 396 Stanmore Road, Yatala being zoned for future industry.	Yes	Refer to response 1.12.1	No	No	Yes
1.12.6	CP0492	396 Stanmore Road, Yatala	Objects to 396 Stanmore Road, Yatala being zoned for future industry, especially hazardous industry with chimneys and environmental pollution, high impact industry or medium impact industry. Residents in the area should not be impacted by industrial development.	Yes	Refer to response 1.12.1	No	No	Yes
1.12.7	CP1330	396 Stanmore Road, Yatala	Concerned the proposed zoning of the adjoining property, 396 Stanmore Road, as Low impact future industry will devalue 38 Enkleman Road's worth and lifestyle attraction properties.	Yes	Refer to response 1.12.1	No	No	Yes
1.12.8	CP1330	396 Stanmore Road, Yatala	Concerned the zoning of 396 Stanmore Road, Yatala as Low impact industry is not consistent with the adjoining property at 38 Enkleman Road which is identified as good agricultural land and contradicts the fact that it is currently a commercial reality as a farm. Suggests the mapping has not been ground-truthed and is incorrectly zoned.	Yes	Refer to response 1.12.1	No	No	Yes

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1.12.9	CP1460; CP1461	396 Stanmore Road, Yatala	Requests zoning map 6 (ZM-6) be revised to remove industrial zoning from below Yatala residential estate and to the west of Stanmore Road area at 396 Stanmore Road, Yatala. Requests the site be appropriately zoned and allowed to develop as a local retail centre.	Yes	Refer to response 1.12.1	No	No	Yes

Section 1.13: Harbour Quays

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.13.1	CP0156; CP0284; CP0285; CP0286; CP0287; CP0288; CP0289; CP0347; CP0351; CP0352; CP0363; CP0370; CP0371; CP0372; CP0373; CP0374; CP0377; CP0378; CP0380; CP0381; CP0382; CP0384; CP0385; CP0386; CP0387; CP0388; CP0389; CP0390; CP0404; CP0429; CP0430; CP0431; CP0432; CP0433; CP0434; CP0435; CP0436; CP0437; CP0438; CP0448; CP0456; CP0505; CP0506; CP0508; CP0509; CP0519; CP0520; CP0521; CP0523; CP0525; CP0526; CP0528; CP0551; CP0553; CP0554; CP0555; CP0556; CP0557; CP0558; CP0559; CP0560; CP0561; CP0562; CP0594; CP0595; CP0596; CP0597; CP0598; CP0599; CP0600; CP0601; CP0602; CP0603; CP0605; CP0606; CP0634; CP0635; CP0636; CP0637; CP0638; CP0639; CP0640; CP0641; CP0642; CP0643; CP0644; CP0656; CP0657; CP0658; CP0659; CP0663; CP0681; CP0682; CP0683; CP0684; CP0685; CP0686; CP0687; CP0688; CP0706; CP0707; CP0708; CP0709; CP0710; CP0711; CP0712; CP0713; CP0714; CP0722; CP0723; CP0742; CP0743; CP0744; CP0745; CP0746; CP0747; CP0748; CP0749; CP0750; CP0751; CP0752; CP0753; CP0754; CP0755; CP0756; CP0757; CP0776; CP0777; CP0778; CP0779; CP0780; CP0796; CP0806; CP0807; CP0808; CP0809; CP0810; CP0811; CP0812; CP0813; CP0830; CP0831; CP0832; CP0833; CP0849; CP0850; CP0851; CP0852; CP0853; CP0854; CP0855; CP0877; CP0883; CP0991; CP0992; CP0993; CP0994; CP0995; CP0996; CP1018; CP1034; CP1055; CP1103; CP1314; CP1315; CP1316; CP1317; CP1357; CP1447; CP1590	Harbour Quays	<p>Concerned with maintaining the undeveloped industrial precinct near Harbour Quays in the Low impact industry zone. Considered it is an inappropriate location based on the following: traffic issues, access to Gold Coast Highway, land uses variety, effect on property values and the storage of toxic or flammable materials.</p> <p>Requests land zoned as Low impact industry near Harbour Quays be changed to Medium density residential zone to accommodate for higher density residential development.</p>	Yes	<p>The proposed Low impact industry zoning near Harbour Quays represents a best fit translation of the Gold Coast's 'Our Living City' Planning Scheme 2003 Industry 1 (High Impact) Domain with consideration of sensitive use buffers as required by the former State Planning Policy 5/10 and the initial version of the Single State Planning Policy (December 2013).</p> <p>The amendment of the designation from 'industrial' to 'non-industrial' zone will create interface issues, in particular, introducing additional sensitive uses adjacent to Medium impact industry zoned land.</p> <p>In the absence of support from any holistic citywide planning investigations taking into account future demand and land use patterns, the ad hoc removal of industrial land supply would be contrary to the following State interest matters:</p> <ul style="list-style-type: none"> • SEQ Regional Plan Principle 9.3 – to protect industrial land by requiring provision of 'sufficient land for business and industry to enable diversified, broad-based, future economic and employment growth across the region'; • State Planning Policy - State Interest for emissions and hazardous activities - to protect the health, safety, wellbeing and amenity of the community and avoid or minimise any potential adverse impacts caused by environmental emissions including air, noise and odour pollution; and • State Planning Policy - State Interest for development and construction – to enable development of industrial land by maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere. <p>Accordingly, no changes to the City Plan will be undertaken in response to the submission.</p> <p>Of note, Council has recently commenced an Employment Lands Planning Investigation to inform a future amendment to the City Plan. This study will consider the matter of industrial land supply within the City of Gold Coast. This study would be subject to further public consultation.</p>	No	No	Yes

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1.13.2	CP0156; CP0284; CP0285; CP0286; CP0287; CP0288; CP0289; CP0347; CP0351; CP0352; CP0363; CP0370; CP0371; CP0372; CP0373; CP0374; CP0377; CP0378; CP0380; CP0381; CP0382; CP0384; CP0385; CP0386; CP0387; CP0388; CP0389; CP0390; CP0404; CP0429; CP0430; CP0431; CP0432; CP0433; CP0434; CP0435; CP0436; CP0437; CP0438; CP0448; CP0456; CP0505; CP0506; CP0508; CP0509; CP0519; CP0520; CP0521; CP0523; CP0525; CP0526; CP0528; CP0551; CP0553; CP0554; CP0555; CP0556; CP0557; CP0558; CP0559; CP0560; CP0561; CP0562; CP0594; CP0595; CP0596; CP0597; CP0598; CP0599; CP0600; CP0601; CP0602; CP0603; CP0605; CP0606; CP0634; CP0635; CP0636; CP0637; CP0638; CP0639; CP0640; CP0641; CP0642; CP0643; CP0644; CP0656; CP0657; CP0658; CP0659; CP0663; CP0681; CP0682; CP0683; CP0684; CP0685; CP0686; CP0687; CP0688; CP0706; CP0707; CP0708; CP0709; CP0710; CP0711; CP0712; CP0713; CP0714; CP0722; CP0723; CP0742; CP0743; CP0744; CP0745; CP0746; CP0747; CP0748; CP0749; CP0750; CP0751; CP0752; CP0753; CP0754; CP0755; CP0756; CP0757; CP0776; CP0777; CP0778; CP0779; CP0780; CP0796; CP0806; CP0807; CP0808; CP0809; CP0810; CP0811; CP0812; CP0813; CP0830; CP0831; CP0832; CP0833; CP0849; CP0850; CP0851; CP0852; CP0853; CP0854; CP0855; CP0877; CP0883; CP0991; CP0992; CP0993; CP0994; CP0995; CP0996; CP1018; CP1034; CP1055; CP1103; CP1314; CP1315; CP1316; CP1317; CP1357; CP1447; CP1590	Harbour Quays	<p>Objects to the Medium density residential zoning, building height of 26m and density of RD5 that applies to the developed and existing part of Harbour Quays based on potential impacts on the low rise / low density neighbourhood character such as privacy, overshadowing, increased congestion and pedestrian safety.</p> <p>Requests Harbour Quays be retained as a traditional low rise suburban neighbourhood and included in the Low density residential zone.</p>	Yes	<p>The reduction of residential density adjacent to a large centre (Harbour town) as requested conflicts with a State Interest, including Planning Principle 8.6 and 8.9 of the <i>South East Queensland Regional Plan 2009-2031</i> (SEQ Regional Plan) which require infill housing in close proximity to activity centres and seeks transit orientated development.</p> <p>In addition, the ad hoc downzoning of residential land in a location with good access to services and infrastructure would be contrary to State interest – 'liveable communities' of the State Planning Policy 2014 – '<i>facilitating vibrant places and spaces, diverse communities, and good neighbourhood planning and centres design that meets lifestyle needs by: facilitating the consolidation of urban development in and around existing settlements and maximising the use of established infrastructure and services.</i>'</p> <p>It will also be contrary to local policy settings within the City Plan within the Strategic framework as follows:</p> <ul style="list-style-type: none"> s3.2.2, 'City Shape and Urban transformation': <i>Urban renewal and transformation will see an intentional city shape emerge. Growth and development will be concentrated in an integrated network of well serviced urban places – places with good access to public transport, services and infrastructure assets, or places where improvements to public transport provide a catalyst for mixed use development and higher density living.</i> s3.3.1(9), 'Creating liveable places': <i>Urban neighbourhoods accommodate a diverse and well-connected network of urban places. Development is focused on mixed use centres and specialist centres and public transport hubs, and densities are higher in areas with high frequency public transport, community facilities and infrastructure capacity.</i> <p>The matter of housing supply within the City of Gold Coast will be subject to a Housing Needs Planning Investigation, endorsed as part of the future amendment to the City Plan.</p> <p>No changes will be made to the City Plan in response to this submission.</p>	No	No	Yes
1.13.3	CP0156; CP0284; CP0285; CP0286; CP0287; CP0288; CP0289; CP0347; CP0351; CP0352; CP0363; CP0370; CP0371; CP0372; CP0373; CP0374; CP0377; CP0378; CP0380; CP0381; CP0382; CP0384; CP0385; CP0386; CP0387; CP0388; CP0389; CP0390; CP0404; CP0429; CP0430; CP0431; CP0432; CP0433; CP0434; CP0435; CP0436; CP0437; CP0438; CP0448; CP0456; CP0505; CP0506; CP0508; CP0509; CP0519; CP0520; CP0521; CP0523; CP0525; CP0526; CP0528; CP0551; CP0553; CP0554; CP0555; CP0556; CP0557; CP0558; CP0559; CP0560; CP0561; CP0562; CP0594;	Harbour Quays	<p>Requests higher density residential development in Harbour Quays be limited to the larger and undeveloped management lots along East Quay Drive and further to the east on the opposite side of Oxley Drive.</p>	Yes	<p>The management lots, which are currently undeveloped, along East Quay Drive and the opposite side of Oxley Drive are located within the Medium density residential zone and have a residential density of RD5 and building height of 26 metres within the City Plan.</p> <p>The matter of housing supply within the City of Gold Coast will be subject to a Housing Needs Planning Investigation, endorsed as part of a future amendment to the City Plan.</p> <p>Accordingly, no ad hoc changes will be made to the City Plan in the absence of support from holistic citywide planning investigations in relation to residential land supply.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
	CP0595; CP0596; CP0597; CP0598; CP0599; CP0600; CP0601; CP0602; CP0603; CP0605; CP0606; CP0634; CP0635; CP0636; CP0637; CP0638; CP0639; CP0640; CP0641; CP0642; CP0643; CP0644; CP0656; CP0657; CP0658; CP0659; CP0663; CP0681; CP0682; CP0683; CP0684; CP0685; CP0686; CP0687; CP0688; CP0706; CP0707; CP0708; CP0709; CP0710; CP0711; CP0712; CP0713; CP0714; CP0722; CP0723; CP0742; CP0743; CP0744; CP0745; CP0746; CP0747; CP0748; CP0749; CP0750; CP0751; CP0752; CP0753; CP0754; CP0755; CP0756; CP0757; CP0776; CP0777; CP0778; CP0779; CP0780; CP0796; CP0806; CP0807; CP0808; CP0809; CP0810; CP0811; CP0812; CP0813; CP0830; CP0831; CP0832; CP0833; CP0849; CP0850; CP0851; CP0852; CP0853; CP0854; CP0855; CP0877; CP0883; CP0991; CP0992; CP0993; CP0994; CP0995; CP0996; CP1018; CP1034; CP1055; CP1103; CP1314; CP1315; CP1316; CP1317; CP1357; CP1447; CP1590							

Section 1.14: Pacific View Estate

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.14.1	CP0582	Pacific View Estate	Concerned about the loss of wildlife habitat and Increased traffic noise and congestion in the area from Hinkler Drive subdivision.	Yes	This site is subject to a current development application, which is yet to be determined. The development application process takes into account the sites constraints and potential impacts on the surrounding area.	No	No	No
1.14.2	CP0823; CP2304	Pacific View Estate	Requests the significant remnant vegetation mapping category be restored to Pacific View Estate.	Yes	The City Plan 2015 (including the Conceptual land use map and Nature conservation – biodiversity areas overlay map) was amended following the State interest review to satisfy the State interest response. A departure from this will lead to a conflict with the State interest response. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
1.14.3	CP0823	Pacific View Estate	Requests retention of this land in an undeveloped state to align with section 1.1 and 1.2 of Council's Corporate Plan and is included in the Rural zone- Rural Landscape and environment precinct.	Yes	The approved City Plan scope resolved to include the Pacific View Estate in a zone to facilitate urban development. The City Plan 2015 (including the Conceptual land use map and Environmental significance – biodiversity overlay map) was amended following the State interest review to satisfy the State interest response. A departure from this will lead to a conflict with the State interest response. Based on the approved scope and the State interest response, the new City Plan has included the site (167 - 169 Hinkler Drive, Worongary) in the Emerging community zone and is supported by a Conceptual land use map which outlines indicative development intents.	No	No	No
1.14.4	CP1151	Pacific View Estate	Request Conceptual Land Use Map 10 – Worongary, Nature conservation – Biodiversity areas overlay map and Nature Conservation – Vegetation management overlay map are amended to align with Precinct 2 of the Pacific View Estate development application.	Yes	The City Plan (including the Conceptual land use map and Nature conservation – biodiversity areas overlay map) was amended following the State interest review to satisfy the State interest response. A departure from this will lead to a conflict with the State interest response. The current development application was 'called in' by the Minister for Infrastructure, Local Government and Planning and has been approved subject to conditions. As such, the requested change can be given effect to by the approval without requiring any change to the new City Plan. An approved development application is not negated by the City Plan. Further, changes to applicable mapping in the City Plan that would provide new development potential would have the effect of compromising conditions of any development approval. Accordingly, it is not considered appropriate to amend the Conceptual land use map designation. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
1.14.5	CP1151	Pacific View Estate	Request the Nature Conservation overlay code be amended to permit clearing of vegetation to establish and maintain urban infrastructure for the Pacific View Estate in the significant remnant designation.	Yes	The purpose of the code is to identify and protect ecologically significant features, including those sites which have substantial remnants. It is not considered appropriate to amend the Nature conversation overlay code to accommodate a development that is awaiting decision. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No
1.14.6	CP1847	Pacific View Estate	Concerned it is premature for any change to the planning intent in the City Plan for the Pacific View Estate development at 167 and 169 Hinkler Drive, Worongary which is currently subject to a development application.	Yes	Refer to response 1.14.3	No	No	No

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1.14.7	CP1864	Pacific View Estate	Concerned with the development of Pacific View Estate being developed for housing. This site was previously intended for the Green Heart project. Intense development of this site will result in the need for an upgrade to the Molendinar Treatment Plant.	Yes	<p>The approved City Plan 2015 scope resolved to include the Pacific View Estate in a zone to facilitate urban development.</p> <p>The City Plan 2015 (including the Conceptual land use map and Nature conservation overlay – Biodiversity areas map) was amended following the State interest review to satisfy the State interest response.</p> <p>The State interest response required Council to support the development of a new community on the site. A departure from this will lead to a conflict with the State interest response.</p> <p>Based on the approved scope and the State interest response, the new City Plan has included the site (167 - 169 Hinkler Drive, Worongary) in the Emerging community zone and is supported by a Conceptual land use map which outlines indicative development intents.</p> <p>The Green Heart project is not considered appropriate for the Pacific View Estate site anymore due to its 'New Communities' designation in the City Plan.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.14.8	CP2304	Pacific View Estate	Concerned Conceptual land use map 10 does not include lots 10SP229681, 28SP189559 etc. (Pacific View Estate) as being retained in an undeveloped state. Requests these properties are zoned Rural landscape and environmental protection.	Yes	Refer to response 1.14.3	No	No	No
1.14.9	CP2624	Pacific View Estate	Objects to the proposed zoning for Pacific View Estate (Hinkler Drive, Worongary) as no development should be allowed on any ridgeline and development should be encouraged along the coastal strip.	Yes	Refer to response 1.14.3	No	No	No
1.14.10	CP2304	Pacific View Estate	Concerned Conceptual land use map 10 does not include lots 10SP229681, 28SP189559 etc. (Pacific View Estate) as being retained in an undeveloped state. Requests these properties are zoned Rural landscape and environmental protection.		<p>The approved City Plan 2015 scope resolved to include the Pacific View Estate in a zone to facilitate urban development.</p> <p>The City Plan (including the Conceptual land use map and Nature conservation – biodiversity areas overlay map) was amended following the State interest review to satisfy the State interest response. A departure from this will lead to a conflict with the State interest response.</p> <p>The State interest response required Council to support the development of a new community on the site. A departure from this will lead to a conflict with the State interest response.</p> <p>Based on the approved scope and the State interest response, the new City Plan has included the site (167 - 169 Hinkler Drive, Worongary) in the Emerging community zone and is supported by a Conceptual land use map which outlines indicative development intents.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

Section 1.15: Palm Meadows

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.15.1	CP1030	Palm Meadows	Requests changes to the Sport and recreation zone code's Overall outcomes to allow for diversification of facilities to include a Resort complex, Multiple dwellings and Short-term accommodation in the land use intent.	No	<p>Section 3.7.3.1 (8) of Part 3 - Strategic framework identifies Council's policy position for development on privately owned sport and recreation facilities. In this regard, within urban areas, privately owned sport and recreation facilities such as golf courses and sports fields continue to contribute to:</p> <ul style="list-style-type: none"> (1) the health and wellbeing of the community; (2) scenic amenity and landscape character in local communities; and (3) ecological and hydrological functions. <p>In addition, supporting development consists of a limited tourist accommodation where these uses support or complement the primary sport and recreation use of the land.</p> <p>Given the Strategic framework supports the provision of Short-term accommodation/Resort complex uses in the Sport and recreation zone, a corresponding overall outcome has been included in the Sport and Recreation zone.</p> <p>The overall outcome provides an improved 'line of sight' between the intent of the zone and the relevant section of the Strategic framework.</p> <p>Multiple dwelling has not been listed in the additional overall outcome for the Sport and recreation zone. This is because Multiple dwelling is only envisaged to occur in those areas of the Sport and recreation zone identified on Conceptual Land Use Map (CLUM) 11: Merrimac/Carrara floodplain - special management area.</p> <p>The policy position for Multiple dwelling development in the Sport and recreation zone is intentionally limited to the relevant sections of the Strategic framework specific to the Merrimac/Carrara flood plain - Special management area.</p>	Yes	No	No
1.15.2	CP1030	Palm Meadows	Requests the building height and residential density designations for Palm Meadows, Carrara be increased to allow for a 20 storey height limit and a RD8 designation for the portion of the site which is included in the Sport and recreation zone.	No	<p>Section 3.3.5.1 of the Strategic framework supports 'low to medium rise' development within the Merrimac/Carrara flood plain special management area. Further, clustered areas of urban residential and some tourism-related development occurs in the least flood affected and environmentally sensitive areas through a mixture of residential and tourist accommodation development housing types.</p> <p>This policy position is reinforced through the use of a 'Note', which identifies <i>"building heights and residential densities will vary across the Merrimac/Carrara flood plain, where complying with all flooding and environmental objectives for the special management area"</i>.</p> <p>As part of a future amendment to the City Plan, an investigation of building height policy within the Merrimac/Carrara floodplain - special management area will be undertaken.</p>	No	No	Yes
1.15.3	CP1030	Palm Meadows	Requests the land use 'Shop' and 'Multiple dwelling' be listed as Impact assessable in the Tables of assessment - Sport and recreation zone.	No	<p>The purpose of the Sport and recreation zone is to primarily cater for active recreational uses.</p> <p>The envisaged scale and intensity of the land use Shop is identified in the Sport and Recreation zone Table of assessment including 'Shop if, neighbourhood store or tourist shop (GFA not exceeding 150m²).</p> <p>Of note, Resort Complex is listed as an Impact assessable land use within the Sport and Recreation zone. This land use includes the opportunity to provide integrated leisure facilities including sporting and fitness facilities.</p> <p>The land use 'Multiple Dwelling' is listed as an impact assessable land use in the Table of assessment of the Sport and recreation zone (where not in a precinct) 'where located on Conceptual Land Use Map (CLUM) 11: Merrimac/Carrara floodplain - special management area'.</p> <p>This update to the Sport and Recreation zone Tables of assessment is provided to recognise the opportunity for residential accommodation, where it can be demonstrated through a merit based assessment the proposal is consistent with the Strategic outcomes for the Merrimac/Carrara floodplain - special management area'.</p> <p>This updated policy position has facilitated consequential changes to the City Plan</p>	Yes	Yes	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>mapping. The following instances of Sport and Recreation zoned land within the Merrimac/Carrara floodplain have been included within a precinct on Conceptual Land Use Map (CLUM) 11:</p> <ul style="list-style-type: none"> • Palm Meadows - Part Lot 5 on RP800012; • Lakelands - Part Lot 143 on SP176212; • Glades - Lot 134 on SP176212; and • Metricon Stadium - Lot 2 on SP243305, Lot 1 on SP236810 and Lot 26 on SP140849. <p>In addition, the existing 'Note' under section 3.3.5.1 of Part 3 - Strategic framework has been amended to identify that the Strategic outcomes relating to the Merrimac/Carrara floodplain - special management area also apply to the Sport and recreation zone (not in a precinct) .</p> <p>These changes to the City Plan will provide an appropriate assessment framework to facilitate Multiple dwelling over the subject land subject to a merit based assessment.</p>			
1.15.4	CP1030	Palm Meadows	<p>Recommend amending 3.3.5.1(4) of the Strategic framework to allow for a high-rise, high intensity form of development in the centre of the Merrimac/Carrara floodplain as follows:</p> <p><i>“Residential and tourist accommodation development includes a mix of housing types within a low to medium-rise, low to medium intensity environment on the edge of the floodplain and a high-rise, high intensity environment up to 20 storeys in the centre of the floodplain or located on a parcel of land sufficient to achieve the outcomes referred to in 3.3.5.1(2). Development that is a high-rise, high intensity environment will be subject to an Impact assessable development application and will be required to provide a form of public benefit that contributes to the city's tourism economy and/or improves the public amenity of the city. Some pockets retain a rural residential character consistent with surrounding land.”</i></p>	No	<p>Section 3.3.5.1 of the Strategic framework supports 'low to medium rise' development within the Merrimac/Carrara flood plain special management area. Further, clustered areas of urban residential and some tourism-related development occurs in the least flood affected and environmentally sensitive areas through a mixture of residential and tourist accommodation development housing types.</p> <p>This policy position is reinforced through the use of a 'Note', which identifies <i>“building heights and residential densities will vary across the Merrimac/Carrara flood plain, where complying with all flooding and environmental objectives for the special management area”</i>.</p> <p>As part of a future amendment to the City Plan, an investigation of building height policy within the Merrimac/Carrara floodplain - special management area will be undertaken.</p>	No	No	Yes

Section 1.16: Reflect development approval

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.1	CP1275	Reflect development approval	Concerned the City Plan unreasonably constrains 421 Gooding Drive, Clear Island Waters and is inconsistent with an existing preliminary approval (Council PN299744/DA1 MCU2900854), which facilitated mixed use development over the site.	No	<p>The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.16.2	CP1092	Reflect development approval	Concerned development approvals and established works at 31 Bourton Road, Merrimac are not recognised in the City Plan and that the Nature Conservation overlay maps and CLUM 11 - Merrimac / Carrara Flood Plain - Special management area conflict with existing approvals.	No	Refer to response 1.16.1	No	No	No
1.16.3	CP1890	Reflect development approval	Concerned some currently approved and substantially completed residential estates are not shown as residential zones.	No	Refer to response 1.16.1	No	No	No
1.16.4	CP1072	Reflect development approval	Concerned the City Plan does not accurately represent current approvals and will impact on the development potential of Peachey Road, Yatala (Lot 3 on SP254376) and surrounding sites.	No	Refer to response 1.16.1	No	No	No
1.16.5	CP0016; CP0110; CP1159	Reflect development approval	Requests Lot 2 RP 143882 (1058 Pimpama Jacobs Well Road, Jacobs Well) be included in the Township Zone to reflect a Consent Order issued by the Planning and Environment Court for a preliminary approval.	No	Refer to response 1.16.1	No	No	No
1.16.6	CP0067	Reflect development approval	Requests Kingcreast Drive, Reedy Creek (Lot 905 SP245339) be included in the Open space zone, being park dedicated to Council.	No	<p>Council's policy position is to maintain sites with new communities in the Emerging community zone until they are completed.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.16.7	CP0067	Reflect development approval	Requests Kingsmore Estate Stage 10 at Cordyline Drive, Coronata Place, Pulcella Place, and Kingscrest Drive, Reedy Creek (Lot 800 SP245339) be included in the Low density residential zone to reflect approved development. All new roads and parks have been completed and survey plans sealed.	No	Refer to response 1.16.6	No	No	No
1.16.8	CP0090	Reflect development approval	Requests the existing preliminary approval over 37, 49 and 59 Eggersdorf Road, Ormeau be reflected in the City Plan, the Strategic framework 3.4.2.1 include specific narration for the North Ormeau Town Centre and a future Heavy Rail Station, and the Tables of assessment for the Centre zone allow for 7000m² GFA for the Shop use for this centre.	No	Refer to response 1.16.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.9	CP0422	Reflect development approval	Requests zoning of properties immediately affected by a recent approval in Willow Vale be reviewed. Further requests zoning for properties surrounding 52 Stuckey Close, Willow Vale be reviewed to "provide the benefit of zoning to all that reflects the benefit being given to a large developer".	No	<p>The subject properties identified within this submission are not covered by an existing development approval.</p> <p>Furthermore, the City Plan zoning for the Willow Vale area represents a 'best fit' translation of the 2003 Planning Scheme.</p> <p>On this basis, it is considered the request for updated zoning for increased development potential is not applicable to the Willow Vale area.</p> <p>In addition to the above, the properties are located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council is unable to include land in a zone for urban purposes outside of the UF without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State Government have advised the City of Gold Coast that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.</p>	No	No	No
1.16.10	CP0440	Reflect development approval	Requests zoning of 97 and 105 Upper Ormeau Rd, Kingsholme (Lot 2 RP29994 and Lot 2 RP107328) be in accordance with the development consent over the land.	No	Refer to response 1.16.1	No	No	No
1.16.11	CP0467	Reflect development approval	Requests Zone Map 14 Coomera be amended to reflect the Coomera Town Centre Section 242 preliminary approvals granted by Council in 2014 by way of including the following lots in the Centre zone: (a) Coomera Activity Centre North: Lot 42 and 21 on SP207812, Lot 23 and 33 on SP20781321; (b) Coomera Activity Centre South: Lot 16 on SP131566 and Lot 102 on SP245330.	Yes	<p>In the current 2003 planning scheme Coomera Town Centre is a declared master plan area and has a structure plan.</p> <p>Section 761A of the <i>Sustainable Planning Act 2009</i> (SPA) requires a local government to incorporate the structure plan in the planning scheme, when a local government's declared master planned area has a structure plan.</p> <p>As such, the City Plan has been amended to include the Coomera Activity Centre precinct of the Coomera Town Centre Structure Plan in the Centre zone, with the exception of part of Lot 102 on SP245330 and Lot 16 on SP131566, which have been included in the Conservation zone to reflect the structure plan precincts.</p>	Yes	Yes	No
1.16.12	CP0467	Reflect development approval	Requests the following Conceptual land use maps relevant to the Coomera Town Centre be amended to reflect the Section 242 Preliminary Approvals given by Council in 2014: (a) CLUM 01 - Coomera Town Centre; (b) CLUM 01-1 - Coomera Town Centre building height; (c) CLUM 01-2 - Coomera Town Centre residential density.	Yes	<p>In the current 2003 planning scheme Coomera Town Centre is a declared master plan area and has a structure plan.</p> <p>Section 761A of the <i>Sustainable Planning Act 2009</i> (SPA) requires a local government to incorporate the structure plan in the planning scheme, when a local government's declared master planned area has a structure plan</p> <p>As such, the City Plan has been amended to remove the Conceptual Land Use Maps relevant to the Coomera Town Centre Structure Plan.</p> <p>The upper thresholds of the building height and residential density designations have been included on the Building height and Residential density overlay maps.</p> <p>Additional Coomera Town Centre Structure Plan Maps relating to road infrastructure, mobility and public transport have been incorporated into the Strategic framework maps.</p>	Yes	Yes	No
1.16.13	CP0510	Reflect development approval	Requests 406 Ashmore Road, Benowa (Lot 1 SP249393) be included within the Neighbourhood Centre Zone on Zone Map – Map 23 Southport to reflect land use rights approved under development application PN327468/13/DA1/MCU201300389.	No	Refer to response 1.16.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.14	CP0611	Reflect development approval	Requests that Lot 81 on SP157852 be removed from the 'Limited Development (Constrained Land) Zone' and included in the 'Neighbourhood Centre Zone' because: <ul style="list-style-type: none"> Existing DA approval to 15 Dec 2017 over the site for a shopping centre by development arm of Woolworths. Therefore, not a 'speculative approval' as considerable investment/time has been committed to the project. Surrounding sites have had zone amended to reflect built uses. 'Neighbourhood Centre Zone' allows up to 1,500sqm supermarket as Code assessment, where as the current Court Approval allows for a supermarket up to 3,400sqm plus supporting specialty retail. Hence there is no risk to Council including the site in the 'Neighbourhood Centre Zone' as the current Development Approval allows for a demonstrably greater quantum of retail floor space than does the zone code. Including the site in the 'Neighbourhood Centre Zone' will facilitate greater flexibility for future retail/commercial tenants to change over time without triggering a MCU application each time as they would under the current zoning. 	No	Refer to response 1.16.1	No	No	No
1.16.15	CP0612	Reflect development approval	Requests that Lot 26 on SP191934 be removed from the 'Medium Density Zone' and included in the 'Neighbourhood Centre Zone' because: <ul style="list-style-type: none"> Existing DA approval over the site for a Convenience shop, Office, Service Industry (A), Shop and Veterinary Clinic, which will provide ongoing employment opportunities. Development approval over the land is contrary to the intent of the 'Medium Density Zone'. Current 2003 Planning Scheme identifies a neighbourhood centre 'blue dot' over the site. Previous Albert Planning Scheme designated the site and its surrounds as forming part of a Urban Neighbourhood. The site is located at a prominent intersection of Brygon Creek Drive and Reserve Road with good exposure to passing trade. The site forms part of a key node in a newly established and developing rand walkable residential area of the Northern Gold Coast Growth Corridor. 	No	Refer to response 1.16.1	No	No	No
1.16.16	CP0727	Reflect development approval	Requests the Building height overlay map – Map 11 be updated to a building height of 83m to reflect the approved building heights under the existing preliminary approval issued by Council for 1 Frank Street And 174-180 Marine Parade, Labrador.	No	Refer to response 1.16.1	No	No	No
1.16.17	CP0728	Reflect development approval	Requests Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area be updated to include the identified building footprint established as part of the Consent Order for Lot 52 on RP844788 on Neilsens Road, Carrara within the Mixed Residential/Tourism conceptual land use.	No	Refer to response 1.16.1	No	No	No
1.16.18	CP0728	Reflect development approval	Requests the Building height overlay map – Map 12 be amended to reflect a maximum of 7 storeys (approx. 25.5m) as reflected in the Consent Order for Lot 52 on RP844788 on Neilsens Road, Carrara.	No	Refer to response 1.16.1	No	No	No
1.16.19	CP0728	Reflect development approval	Requests the identified building footprint established as part of the Consent Order for Lot 52 on RP844788 on Neilsens Road, Carrara be included within the Urban Neighbourhoods element on the Strategic framework – map 2 – Settlement Pattern.	No	Refer to response 1.16.1	No	No	No
1.16.20	CP0728	Reflect development approval	Requests the identified development footprint established as part of the Consent Order for Lot 52 on RP844788 on Neilsens Road, Carrara be located within the Medium density residential zone – Map 27.	No	Refer to response 1.16.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.21	CP0728	Reflect development approval	Requests the Residential density overlay – Map 12 be amended to reflect a maximum density of 1 bedroom per 25 m ² (RD7) of site area as reflected in the Consent Order for Lot 52 on RP844788 on Neilsens Road, Carrara.	No	Refer to response 1.16.1	No	No	No
1.16.22	CP0819	Reflect development approval	It is noted Table SC4.1 is intended to accommodate all Section 242 Preliminary Approvals issued by Council. It is noted an inconsistent approach has been taken by Council in relation to the mapping of sites which have Preliminary Approvals. Salacia Waters development at Paradise Point has not been included whereas development at the intersection of Bermuda Street and Nerang Broadbeach Road is recognised in the applicable maps. If this approach is not being taken, S242 Preliminary Approvals should be listed in Schedule 4.1 of the draft City Plan.	No	Council will note relevant decisions in SC4.1 that occur following commencement of the City Plan. It should be noted that the validity of an approval or decision is not affected by omission from SC4.1.	No	No	Yes
1.16.23	CP0819	Reflect development approval	Request Conceptual Land Use Maps are updated/removed to reflect recent approvals.	No	Refer to response 1.16.1	No	No	No
1.16.24	CP0837	Reflect development approval	Requests the preliminary approval (PN235803/12/DA5) and associated development approvals for Helensvale Road, Helensvale (Lot 1000 SP159254) be reflected in the City Plan.	No	Refer to response 1.16.1	No	No	No
1.16.25	CP0839	Reflect development approval	Requests the existing Preliminary Approval for Salacia Waters development at Killowill Avenue, Paradise Point be taken into account during the plan making process and reflected appropriately in the City Plan.	No	Refer to response 1.16.1	No	No	No
1.16.26	CP0839	Reflect development approval	Requests the Residential density overlay map - Map 5 be updated to a residential density of RD4 to reflect the residential density approved under the Preliminary Approval for Killowill Avenue, Paradise Point.	No	Refer to response 1.16.1	No	No	No
1.16.27	CP0845	Reflect development approval	Requests the future zoning of the Runaway Bay Marina and relevant overlay maps are aligned and consistent with proposed redevelopment plans, subject of a current Preliminary Approval application for an integrated marina and mixed use development.	No	Refer to response 1.16.1	No	No	No
1.16.28	CP0860	Reflect development approval	Requests the preliminary approval (PN14952/12/DA1 - MCU201100218) for 2 Sullivan Road, 111 Tallebudgera Creek Road and 27 and 29-31 Penton Drive, Tallebudgera Valley be reflected in the City Plan.	No	In the current 2003 planning scheme these sites are included in the Emerging Communities Domain. To recognise the completion of the development, Council has included this site in the Community facilities zone which is the most appropriate zone for community related activities such as schools, places of worship etc.	No	No	No
1.16.29	CP1028	Reflect development approval	Requests 9-11 Anembo Street, Surfers Paradise (Lot 210 RP228390) be given a RD8 designation on Residential Density Overlay Map – Map 11 in-line with an existing approval over the site (MCU201100759/ PN89317/01/DA3).	No	Refer to response 1.16.1	No	No	No
1.16.30	CP1029	Reflect development approval	Requests the approved precinct concept plan for the Bermuda point precinct at Lake Orr Drive and Bermuda Street, Varsity Lakes (Lots 103 and 104 SP198841) be reflected in the City Plan with amendments to the Strategic framework, Mixed use zone code and levels of assessment.	No	Refer to response 1.16.1	No	No	No
1.16.31	CP1158	Reflect development approval	Requests 164 & 165 Duringan Street, Currumbin be changed from Sports and recreation zone to Innovation zone, and that a new Precinct (the Currumbin Community Care Precinct) be designated to reflect the existing and proposed land uses and built form outcomes.	No	Refer to response 1.16.1	No	No	No

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1.16.32	CP1174	Reflect development approval	Requests Melia Court, Southport (Lot 3 SP113696 containing Southport Sharks club facilities and parking) and Lot 5 SP250822 leased by Southport Sharks (containing AFL playing grounds and park area) be included in the Sport & Recreation Zone.	No	<p>The City Plan has been amended as the Sport and recreation zone designation is considered to more accurately reflect the current use and forward planning intent for the site rather than the Open space zone. The Sport and recreation zone provides for a range of organised activities that include sport where the uses require a level of built infrastructure. Under this designation, the Strategic framework promotes a diverse green space network which provides for recreation, community wellbeing, including open space, recreation areas and sports grounds.</p> <p>It is further noted that this designation envisages supporting accommodation uses as well as shops, function/conference facilities and tourist accommodation where these uses support or complement the primary sport and recreation use of the land.</p> <p>Through the tables of assessment, the Sport and recreation zone envisages outdoor sport and recreation, indoor sport and recreation, major sport, recreation and entertainment facility, short-term accommodation, resort complex and function facility.</p>	Yes	Yes	No
1.16.33	CP1174	Reflect development approval	Requests amendment to the Sport & Recreation zone to include a purpose statement for Southport Sharks and amendment to allow building heights up to 10 storeys and RD5 density for both sites including a Southport Sharks Sporting Precinct to reflect approvals granted over that land (PN232833/01/DA5 & MCU201000923).	No	<p>The existing purpose statement and overall outcomes are considered to sufficiently support the existing uses and future planning intent for the site, while the City Plan building height designation aligns with the current 2003 Planning Scheme heights.</p> <p>A review of densities is reliant on a review of infrastructure. Infrastructure matters will be investigated with the preparation of the Local Government Infrastructure Plan (LGIP).</p> <p>The requested change can be given effect to by the current development approval. Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan. For development approvals that have not commenced, it is not the role of the City Plan to preserve those approvals. Proponents are encouraged to act on existing development approvals and then approach Council for consideration of an appropriate zone.</p>	No	No	Yes
1.16.34	CP1174	Reflect development approval	Requests review and amendment of Bushfire hazard over Lot 3 SP113696 and Lot 5 SP250822.	No	The Bushfire Hazard Overlay Map has been amended to reflect the State Government's Bushfire Prone Area map as required by the State Planning Policy 2014. This map achieved a 90% overall reliability score using the State Government guidelines for assessment. Bushfire management plans will identify site specific mitigation provisions to address the identified bushfire risk. Site specific assessments can confirm that the development is not in a Bushfire hazard area or that no further assessment against this code is required for the purpose of self-assessable development.	No	Yes	No
1.16.35	CP1174	Reflect development approval	Requests review and amendment of Biodiversity overlay designations over Lot 3 SP113696 and Lot 5 SP250822.		The Critical Corridors were mapped by an expert consultant based on a minimum width requirement with the entirety of a property included for the purposes of assessment. These properties have been triggered correctly and therefore no action has been taken.	No	No	No
1.16.36	CP1196	Reflect development approval	Requests Sullivan Road, Burleigh Heads (Lot 118 on SP212286) be included in the Low Density Residential Zone (not the proposed Rural Residential Zone) to reflect an existing development approval for 62 lot subdivision (Council reference: ROL201400152).	No	Refer to response 1.16.1	No	No	No
1.16.37	CP1197	Reflect development approval	Requests 27 Sirec Way, Burleigh Heads (Lot 3 on SP220585) be included in the Low Density Residential Zone (not the proposed Open Space) to reflect an existing development approval for a 10 lot subdivision.	No	Refer to response 1.16.1	No	No	No

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1.16.38	CP1201	Reflect development approval	Concerned the proposed zoning for 180 Reserve Road, Coomera (Lot 11 SP 196381) (Part Medium Density Residential, Part Open Space) does not reflect existing approval, nor does the Open Space Zone boundary reflect any particular land form or feature on the site. Requests reducing the extent of the Open Space Zone to reflect an appropriate open space buffer corridor along Yaun Creek & accordingly amending the Medium Density Residential Zone. Requests subsequent change amending Medium Density Residential Zone (as above) to the Community Facilities Zone.	No	Refer to response 1.16.1	No	No	No
1.16.39	CP1260	Reflect development approval	Requests Lot 117 SP212286 & Lot 713 SP144014 be included in the Medium density residential zone to reflect PN251336/02/DA2 approved 24/4/07.	No	Refer to response 1.16.6	No	No	No
1.16.40	CP1260	Reflect development approval	Requests Lot 813 SP154434 be included in the High density residential zone to reflect PN251336/02/DA2 approved 24/4/07.	No	Refer to response 1.16.6	No	No	No
1.16.41	CP1275	Reflect development approval	Requests the development approval (Council PN299744/DA1 MCU2900854) for Cypress Central (421 Gooding Drive, Clear Island Waters) be included in Table SC4-1.	No	Refer to response 1.16.22	No	No	Yes
1.16.42	CP1281	Reflect development approval	Requests the amendment of Zone map 38 to include 16 Woodgee Street, Currumbin in the Medium density residential zone to reflect the existing development approval (MCU2500391 & MCU2900006) for 3 storeys and 4 dwelling units.	No	Refer to response 1.16.1	No	No	No
1.16.43	CP1282	Reflect development approval	Requests the removal of Lot 18 RP868223 from the Emerging communities zone, and inclusion in the Medium density residential zone to reflect the existing approval over Lot 18 RP868223, Lot 16 RP880353 & Lot 43 SP180511 (Country Club Drive & Millaroo Drive, Helensvale) issued by the Planning & Environment Court 12/9/13.	No	Refer to response 1.16.6	No	No	No
1.16.44	CP1289	Reflect development approval	Requests 5 Farrell Drive, Tugun be removed from the Major tourism zone and included in Medium density residential zone to reflect the development approval for a detached dwelling issued 23/6/14 (MCU201400418). The land is no longer owned by Currumbin Wildlife Sanctuary as it was surplus to their requirements.	No	Refer to response 1.16.1	No	No	No
1.16.45	CP1300	Reflect development approval	Requests all of Lot 7 RP815163 be included in the Low impact industry zone, consistent with its approved and current use.	No	Refer to response 1.16.1	No	No	No
1.16.46	CP1327	Reflect development approval	Concerned the proposed Emerging communities zone is inconsistent with approvals granted over Lot 1 RP184929, Royston Crescent, Reedy Creek (PN144470/12/DA3) and development that has recently occurred on the site.	No	Refer to response 1.16.6	No	No	No
1.16.47	CP2036	Reflect development approval	Concerned the Couran Point associated Table of Assessment in the Major Tourism zone, Island resorts precinct are not consistent with the sites Special Facilities approval. Requests the Tables of Assessment are amended to align with the Special Facilities approval or include a Couran Point Precinct.	No	<p>The site can be developed in accordance with the existing development agreement dated 29 March 1999. Accordingly, it is not necessary for the City Plan to emulate this development agreement.</p> <p>As the site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Within the Major tourism zone, Island resort precinct short term accommodation, hotel and resort facilities are listed as Code assessable which recognises and supports the key components of the Special Facilities approval.</p> <p>Other uses such as dwelling house, dwelling unit and dual occupancy are no longer considered relevant for the Island resort precinct as it is currently being developed as a resort.</p> <p>In light of the limited services and unique character of the lots within the Township zone, Impact assessment is considered reasonable for secondary dwelling houses and dual occupancies.</p>	No	No	No

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					If the land owner elects to reapply under the City Plan, the code and impact assessment levels are considered reasonable for the land uses in this location.			
1.16.48	CP2036	Reflect development approval	Concerned the Tables of Assessment associated with Couran Point - Township zone, Large lot precinct is not consistent with the sites Special Facilities approval. Requests Dwelling House (that exceeds 80m ² GFA) and Dual Occupancy be listed as self assessable or include a Township zone Couran Point precinct.	No	Refer to response 1.16.47	No	No	No
1.16.49	CP2036	Reflect development approval	Concerned with Couran Point's building height designations identified on Building height overlay map and provisions in the Major tourism zone code. Requests that height provisions in the scheme reflect the Couran Point special facilities approval (three/four storeys, 15m/19m).	No	<p>In the current 2003 planning scheme it contains a schedule of certain lots which were zoned 'Special Facilities' under the superseded Planning Scheme (Part 10 – Division 3). Its intent is to preserve use rights for these lots.</p> <p>Couran Point is identified in this schedule and Council's policy position is to maintain the intent of these approvals by appropriately reflecting them in the City Plan.</p> <p>With this in mind, the new City Plan has been amended to reflect the development agreement dated 29 March 1999 with respect to building height by providing the Couran Point resort area within the Major tourism zone (Noogie Basin) with a height designation of 19m (akin to the approved four (4) storey maximum).</p> <p>The Building height overlay map has been amended to remove the 1 storey height limit from the Couran Point Township zone area. This will allow for the nominated height in accordance with the zone code. The development agreement dated 29 March 1999, did not include a three to four (3-4) storey height designation.</p>	Yes	Yes	No
1.16.50	CP2036	Reflect development approval	Requests PO7 of the Major Tourism zone code- Island resort precinct be amended to include reference to the 'Deed of Variation of Development Agreement' dated 4 July 2014 for Couran Point.	No	<p>In the current 2003 planning scheme it contains a schedule of certain lots which were zoned 'Special Facilities' under the superseded Planning Scheme (Part 10 – Division 3). Its intent is to preserve use rights for these lots.</p> <p>Coran Point is identified in this schedule and Council's policy position is to maintain the intent of these approvals by appropriately reflecting them in the City Plan.</p> <p>With this in mind, the new City Plan has been amended to facilitate any updates to the Development Agreement.</p>	Yes	No	No
1.16.51	CP2124	Reflect development approval	Requests Genesis East (Amity Road and Foxwell Road, Coomera) be rezoned from Emerging community zone to Medium density residential zone to reflect an existing development approval 'shortly to be acted upon by the developer.'	No	Refer to response 1.16.6	No	No	No
1.16.52	CP2125	Reflect development approval	Requests Stone Creek Estate (Upper Coomera) balance lots be included in the Low density residential zone, in accordance with the Plan of Development.	No	Refer to response 1.16.6	No	No	No
1.16.53	CP2140	Reflect development approval	Supports subdivision applications involving residential lots on land within the Low and Medium density residential zones, Calypso Bay precinct, and the Open space zone not being impact assessable provided the residential lots do not overlap or change the boundary of the land in the Open space zone.	No	<p>Support noted.</p> <p>To confirm, where a subdivision application meets the lot size, indicated in section 5.6.1 (Levels of assessment), it will not be triggered to impact assessable within the Low and Medium density residential zone.</p> <p>Within the Open space zone, the minimum lot size does not apply where the lot is to be dedicated to Council or State for open space or infrastructure purposes. That is, the subdivision would remain code assessable despite not meeting the nominated lot size.</p>	No	No	No

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1.16.54	CP2140	Reflect development approval	Requests the Landslide hazard overlay that affects the Calypso Bay area be removed as the affected areas have enacted or approved development and the data is out-dated.	No	The City of Gold Coast commissioned a fit for purpose local study by an external consultant to identify Landslide Hazard in the city. This study identified the required threshold for the City which is more lenient than the 15% required by the general state planning policy. While it is understood that existing approvals may be in place, should these approvals not be carried forward the provisions within the code will be required and as such the mapping must be maintained.	No	No	No
1.16.55	CP2140	Reflect development approval	Requests the levels of assessment within the Neighbourhood centre zone, Calypso Bay Precinct incorporate the existing approved land uses and remain as self assessment.	No	In the current 2003 planning scheme it contains a schedule of certain lots which were zoned 'Special Facilities' under the superseded Planning Scheme (Part 10 – Division 3). Its intent is to preserve use rights for these lots. Areas in Calypso Bay are identified in this schedule and Council's policy position is to maintain the intent of these approvals by appropriately reflecting them in the City Plan through applying the best fit zone. Where the use has substantially started or is completed, it is important to note that the new City Plan does not affect existing lawful use rights.	No	No	No
1.16.56	CP2140	Reflect development approval	Requests the levels of assessment within the Sport and recreation zone, Calypso Bay Precinct incorporate golf course (being Outdoor Sport and Recreation) and marina (Port Services) as self assessment.	No	Refer to response 1.16.55	No	No	No
1.16.57	CP2140	Reflect development approval	Requests the section of Calypso Bay identified on the zoning maps as Neighbourhood centre zone include the wording 'Calypso Bay Precinct' to allow permitted land uses to develop in accordance with existing approvals.	No	Refer to response 1.16.55	No	No	No
1.16.58	CP2140	Reflect development approval	Requests the Sensitive use separation overlay - good quality agricultural land designation and buffer be removed from Calypso Bay as this has been addressed in previous development approvals.	No	Refer to response 1.16.1	No	No	No
1.16.59	CP2140	Reflect development approval	Requests Calypso Bay Harbour be included in the Sport and recreation zone 'to allow the permitted harbour and marina precinct land uses to develop in accordance with the existing approval.	No	Refer to response 1.16.1	No	No	No
1.16.60	CP2140	Reflect development approval	Requests Calypso Bay stage 7 be zoned Low density residential zone, Calypso Bay precinct (housing), Medium density residential zone, Calypso Bay precinct (reflecting the approved multiple dwellings), Sport and recreation zone, Calypso Bay precinct (reflecting the approved golf course) and Conservation zone (reflecting the approved environmental reserve) in accordance with existing approvals and not as Rural zone.	No	Refer to response 1.16.1	No	No	No
1.16.61	CP2140	Reflect development approval	Requests Calypso Bay Stage 7 material change of use approval be reflected in Strategic framework map 1 - designated urban area and map 2 - settlement pattern.	No	Refer to response 1.16.1	No	No	No
1.16.62	CP2140	Reflect development approval	Requests Multiple dwellings in the Medium density residential zone, Calypso Bay Precinct remain as self assessment not code assessment.	No	Refer to response 1.16.55	No	No	No
1.16.63	CP2140	Reflect development approval	Requests the Calypso Bay golf course area identified on the zoning maps as Sport and recreation zone include the wording 'Calypso Bay Precinct'.	No	Refer to response 1.16.55	No	No	No
1.16.64	CP2140	Reflect development approval	Requests the inclusion of the waterway setback on the Coastal erosion hazard overlay maps, as they currently apply to Calypso Bay.	No	No action to be taken. The Coastal erosion hazard overlay map identifies those properties that are affected by coastal erosion and subject to various waterway development controls. Waterway setback distances for individual properties will be available upon request from the Town Planning Advice Centre.	No	No	No

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1.16.65	CP2271	Reflect development approval	Requests the land use rights lawfully afforded by existing approvals for Lakeview on Mermaid at 181 Rio Vista Boulevard, Mermaid Waters (Lot 2 SP111419) be retained and protected within the City Plan.	No	The site is covered by a historic Special Facilities rezoning which was identified within the 2003 planning scheme. The <i>Queensland Planning Provision (QPP)</i> does not provide for the identification or specific recognition of such Special Facilities rezonings. Council has used 'best-fit' zones to reflect the rezoning.	No	No	No
1.16.66	CP2601; CP2579	Reflect development approval	Requests the approved commercial node in the Observatory Estate, Reedy Creek be included in the Neighbourhood centre zone.	No	Refer to response 1.16.6	No	No	No
1.16.67	CP2601; CP2579	Reflect development approval	Requests the proposed zoning in the Observatory Estate, Reedy Creek reflect the approval and those lots be zoned Low density residential (where not already Rural residential).	No	Refer to response 1.16.6	No	No	No
1.16.68	CP2602; CP1868	Reflect development approval	Requests the commercial node of the Ormeau Ridge Estate in Ormeau Hills be identified as Neighbourhood centre.	No	Refer to response 1.16.6	No	No	No
1.16.69	CP2603; CP2580	Reflect development approval	Requests Highland Reserve, Upper Coomera to the extent the current approval relates, be zoned Low density residential.	No	Refer to response 1.16.1	No	No	No
1.16.70	CP2617	Reflect development approval	Requests the planning scheme reflect the approval over the subject lots at 97-105 Musgrave Avenue and 28-30 Jimmieson Avenue, Labrador.	No	Refer to response 1.16.1	No	No	No
1.16.71	CP2619	Reflect development approval	Requests Council apply all those considerations and deliberations conducted by GCCC in accepting and approving all those surrounding property developments (Devenport Development, The Golden Valley Subdivision, Chesterfield Ridge, the Saunders Drive Subdivision, Windermere Subdivision, Chelmsford Glen Subdivision, Mudgeeraba Forest Subdivision) to the following allotments Lot 1 on RP49909, Lot 33 on W31985, Lot 10 on SP123076, Lot 1 on SP216535 and Lot 2 on SP216535.	No	<p>The subject properties are not covered by an existing development approval and therefore changes to applicable City Plan mapping that would provide new development potential to properties not subject to an existing approval is not applicable.</p> <p>As the properties mentioned differ in terms of zoning designation, they also differ with respect to their location within the SEQ Regional Plan 2009-2031.</p> <p>Some of the sites are located in the Regional Landscape and Rural Production Area (RLRPA) of the SEQ Regional Plan 2009-2031.</p> <p>Council is unable to include land in the Rural Residential zone inside the RLRPA without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>Without this, the ad hoc inclusion of land within the Rural Residential zone would be contrary to Principle 8.11 - Rural Residential development of the SEQ Regional Plan which seeks to contain and limit areas of rural residential development to ensure the efficient provision of services and infrastructure and limit further land fragmentation.</p>	No	No	No
1.16.72	CP2715	Reflect development approval	Requests the Coomera Town Centre North and South Preliminary Approvals be reflected within the City Plan 2015.	Yes	<p>Given the preliminary approvals have not been developed, the City Plan has not been amended to reflected them.</p> <p>However, the City Plan has been amended to include the Coomera Activity Centre precinct of the Coomera Town Centre Structure Plan in the Centre zone, with the exception of part of Lot 102 on SP245330 and Lot 16 on SP131566, which have been included in the Conservation zone to reflect the structure plan precincts.</p>	Yes	Yes	No
1.16.73	CP2715	Reflect development approval	Requests the City Plan 2015 reflect the Westfield/QIC's recent Section 242 preliminary approvals over the Coomera Town Centre land in the Zone maps.	Yes	The Westfield and QIC sites are indicated as a Principal Centre on the Strategic framework and designated within the Centre zone.	No	No	No

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1.16.74	CP2603; CP2580	Reflect development approval	Requests the areas in Highland Reserve, Upper Coomera which are zoned Low density residential zoning be included on the residential densities overlay map.	No	<p>It is noted that the subject site is covered by an existing development approval which has commenced. Lawful approvals cannot be further regulated by the City Plan.</p> <p>The requested change can be given effect to by the current development approval even following the commencement of the City Plan.</p> <p>Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Further, changes to zoning/overlay maps that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>No action to be taken.</p>	No	No	No
1.16.75	CP1217	Reflect development approval	Requests the Extractive industry zoning align with existing approvals, and additional specific designations for particular Key Resource Areas should be removed as they restrict usage of the resource.	No	<p>The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.16.76	CP1160	Reflect development approval	Requests amendment to Strategic framework map 1—Designated Urban Area to include the entirety of the Gainsborough Greens, Pimpama site, in the Urban Area.	Yes	<p>The Gainsborough Greens development area at Pimpama is progressing lawful approvals that are not wholly within the SEQ Regional Plan Urban Footprint but predominantly within the Designated Urban Area in Strategic framework map 1.</p> <p>Council's policy position is generally to maintain the existing policy until the development is completed. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Changes to applicable City Plan mapping that would provide new development potential could have the effect of negating conditions of the development approval.</p> <p>It should also be noted that Council has endorsed a holistic Urban Footprint review as part of future amendment to the City Plan.</p>	No	No	No
1.16.77	CP1457	Reflect development approval	Requests Martha's Vineyard, Currumbin be located within the Emerging community zone and that Zone Map 38 Currumbin Waters be amended.	Yes	<p>The Martha's Vineyard development area at Currumbin is subject of development approvals.</p> <p>Council's policy position is generally to maintain the existing zoning policy until the development is completed. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Changes to applicable City Plan mapping that would provide new development potential could have the effect of negating conditions of the development approval.</p> <p>It should also be noted that the City Plan does not affect lawful use rights.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.78	CP1843	Reflect development approval	Requests 157 Eggersdorf Road, Ormeau Hills (801 SP262169) be included in the Neighbourhood centre zone.	No	<p>157 Eggersdorf Road, Ormeau Hills (801 SP262169) has an existing development approval and is in the Emerging Communities zone. Council's policy position is generally to maintain the existing policy until the development is completed. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Changes to applicable City Plan mapping that would provide new development potential could have the effect of negating conditions of the development approval.</p>	No	No	No
1.16.79	CP0727	Reflect development approval	Requests the Residential density overlay map – Map 05 be updated to a residential density of RD8 to reflect the approved residential density under the existing development permit issued by Council for 1 Frank Street And 174-180 Marine Parade, Labrador and to reflect the intensive development suggested by the strategic intent for the coastal strip.	No	<p>The requested change can be given effect by the existing development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval. Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>For development approvals that have not commenced, it is not the role of the City Plan to preserve those approvals. Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>Nonetheless, a Housing Needs Planning Investigation and a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. The Housing Needs Planning Study will determine the current supply for housing to deliver a strategy to address the City's housing needs. The Coastal and Broadwater Strip Building Height Study will review appropriate building heights in relevant areas.</p>	No	No	Yes
1.16.80	CP2715	Reflect development approval	Requests Lot 18 RP868223 and Lot 43 SP151645 be included in the Medium density residential zone.	No	<p>In the current 2003 Planning Scheme the area is included in the Emerging Communities and Rural Domains and the Residential Town Centre precinct of the Helensvale Local Area Plan.</p> <p>The current zone designations applying to the subject land is a position which was a direct or 'best fit' policy transfer from the 2003 Planning Scheme. This zoning maintains existing amenity and community expectations for outcomes in this area.</p> <p>The area is also the subject of a development approval. Council's policy position is generally to maintain the existing zoning policy until the development is completed. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>Changes to applicable City Plan mapping that would provide new development potential could have the effect of negating conditions of the development approval.</p> <p>It should also be noted that the City Plan does not affect existing lawful use rights.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.81	CP0729	Reflect development approval	Request the approved development footprint (Lot 1 on SP150729 and Lot 32 on SP156726 on Oakey Creek Road, Coomera) be nominated on Residential Density Overlay Map – Maps 3 and 4 with a residential density of RD2 being nominated.	No	<p>The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.16.82	CP0729	Reflect development approval	Requests the Building height overlay map – Map 4 be amended with a code assessable building height of 24m (6 storeys) in accordance with the existing Development Approval for Lot 1 on SP150729 and Lot 32 on SP156726 on Oakey Creek Road, Coomera.	No	Refer to response 1.16.81	No	No	No
1.16.83	CP0839	Reflect development approval	Requests the Building height overlay map - Map 4 be updated to a building height of between 2 and 6 storeys to reflect the approved building height under the Preliminary Approval for Killowill Avenue, Paradise Point.	No	Refer to response 1.16.81	No	No	No
1.16.84	CP0839	Reflect development approval	Requests Zone Map 19 - Runaway Bay for Salacia Waters be amended to remove the Community facilities zoning in accordance with the Preliminary Approval Master Plan.	No	<p>The requested change can be given effect to by the current development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>For development approvals that have not commenced, it is not the role of the City Plan to preserve those approvals.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.16.85	CP1160	Reflect development approval	<p>Concerned in the context of Gainsborough Greens, Pimpama, the Nature Conservation Overlay and Planning Scheme Policy is counter-intuitive because:</p> <ul style="list-style-type: none"> the significance of remnant vegetation located on-site has been rigorously assessed in support of the Section 3.1.6/242 preliminary approval applications. Areas of conservation significance are identified in these Section 3.1.6/242 preliminary approvals, principally, Precinct 7 - Public Open Space Conservation of the Gainsborough Greens Master Plan, which sets aside approximately 154 hectares for the preservation of significant stands of vegetation for retention; enhancement of the area's flora and fauna; and preservation of wildlife habitat and faunal corridors outside of the developable footprint; and a Koala Management Plan for the Gainsborough Greens Master Plan has been assessed and approved by Council. 	No	<p>The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.16.86	CP1160	Reflect development approval	Concerned the operation of the Nature Conservation Overlay Code jeopardises Mirvac's significant financial investment at the Gainsborough Greens site and compromises the economic viability of this major broadhectare development project and jeopardises potential future development on all greenfield development sites across the City benefitted by existing development approvals.	No	Refer to response 1.16.85	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.16.87	CP1189	Reflect development approval	Requests CLUM 7 relating to property at Pimpama Jacobs Well Road, Depot Street and Creek Street, Pimpama (Lots 5, 6 & 41 on SP167371) be amended to reduce the extent of land included in an ecological corridor (to a 60m offset from Hotham Creek) to reflect conditions on previous approval. Requests CLUM 7 density and height increases to support the economic viability of the intended commercial uses. Requests CLUM 7 be amended to delete reference to 'additional land towards citywide sporting needs'.	No	<p>It is not necessary for the City Plan to reflect this development approval. Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p> <p>Conceptual Land Use Map 7 (CLUM 7) provides an intent for the new community in this area to be an Urban Neighbourhood with density ranges between RD2 and RD5 and building heights range between 2(9m) and 23m. Density and building height is low adjacent to existing low-rise communities and the Hotham Creek ecological corridor.</p> <p>The Conceptual land use maps are indicative and 'provide a guide to the potential development intent; however development will be subject to a detailed site investigation'. As such, the width of the ecological corridor, the residential densities and building heights on Conceptual land use map 7 are not fixed. New development applications are assessed on their merits against the City Plan.</p> <p>In addition to infrastructure, an important issue for increased densities and building heights will be an appropriate transition to established low rise rural residential areas.</p> <p>The future population catchment for the Pimpama district is estimated at 35,000 people (increased in response to a separate submission). District centres typically provide for a catchment of between 20,000 and 40,000 people. The economic viability of the future Pimpama district centre is not reliant upon an increase to density for the subject site.</p>	No	No	No
1.16.88	CP1211	Reflect development approval	Objects to Old Coach Road and Eillis Way, Upper Coomera (Lot 2 WD4236 & Lot 11 SP125812) being in the Open Space & Low Impact Industry Zonings as these zonings conflict with previous rezoning approvals and is without planning merit. Requests Council amend the planning scheme to allow the land to be developed in accordance with the existing Special Facilities designation.	No	<p>The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>For development approvals that have not commenced, it is not the role of the City Plan to preserve those approvals.</p>	No	No	No
1.16.89	CP1254	Reflect development approval	Requests the City Plan 2015 re-instates existing use rights for 9 Warwick Place, Helensvale, implied by Overlay map 20 of the 2003 Planning Scheme.	No	<p>Council's policy position is to include land in the Large Lot Precinct of the Low Density Residential Zone of the City Plan, to <i>"Identify and protect larger lots that have particular constraints or local character and amenity values."</i></p> <p>The subject site has been appropriately included in this precinct due to particular constraints (including, but not limited to, steep slopes/landslide hazard and bushfire hazard).</p>	No	No	No

Section 1.17: Request to change zone, height, density or applicable overlays

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.1	CP0018	Request to change zone, height, density or applicable overlays	Concerned the City Plan does not allow for the redevelopment and rejuvenation of Railway Parade, Nerang. Requests retail, commercial offices and showroom uses and increase to height limit above 3 storeys.	No	<p>The Railway Parade area provides potential for future employment land use development. However, this should be subject to ongoing assessment of employment land needs, as well as consideration of other potentially relevant issues (i.e. impact to surrounding residents, traffic impacts).</p> <p>A future strategic planning study is recommended, following completion of the Employment Lands Study, to consider a consolidated approach to future growth/redevelopment within the centre.</p> <p>Changes to building height are not recommended without a recommendation to change the zone.</p>	No	No	Yes
1.17.2	CP0397	Request to change zone, height, density or applicable overlays	Concerned 21 Dreamworld Parkway, Coomera has been down-zoned from Local centre to Neighbourhood centre. This has a serious impact on its value and ability to find tenants.	No	<p>In the City Plan, neighbourhood centres are effectively a transfer of policy for local centres.</p> <p>The Coomera Village centre serves a local catchment of approximately 1,927 people and 2,416 workers based on 2011 ABS Census data. This scale of catchment is consistent with a neighbourhood centre.</p> <p>The local catchment is constrained due to access which is provided from Exit 54 and Exit 57. Existing and planned higher order centres, namely the Coomera principal centre and Oxenford district centre are located in proximity to each of these respective Exits.</p> <p>The intended catchment for district centres is 20,000 to 40,000 people which is inconsistent with the catchment relevant to this centre. Appropriate provision is made for neighbourhood centres to be expanded where 'need' can be demonstrated. It is noted that consideration of need would take into account the performance outcomes of planned principal and major centres.</p>	No	No	No
1.17.3	CP1275	Request to change zone, height, density or applicable overlays	Requests land to the north of 421 Gooding Drive, Clear Island Waters (i.e. Cypress Central) be included in the Neighbourhood centre zone or Mixed use zone.	No	<p>The City Plan sets out the City's intention for the future development of the Gold Coast. With this in mind, it is not the role of the City Plan to reflect development approvals that have not commenced.</p> <p>The City Plan does not take away development rights established by a development approval. Proponents are encouraged to act on their current development approvals.</p>	No	No	No
1.17.4	CP1275	Request to change zone, height, density or applicable overlays	Requests removal of 421 Gooding Drive, Clear Island Waters from the Special management area in Conceptual land use map 11 or amend mapping to reflect the development approval.	No	Refer to response 1.17.3	No	No	No
1.17.5	CP1275	Request to change zone, height, density or applicable overlays	Requests the inclusion of 421 Gooding Drive, Clear Island Waters in the urban neighbourhood designation of the Strategic intent (Strategic framework map 2 - settlement pattern).	No	Refer to response 1.17.3	No	No	No
1.17.6	CP1516	Request to change zone, height, density or applicable overlays	Requests the Nerang Caravan park site be rezoned to the Centres zone and form part of the town centre core to improve pedestrian connectivity to and over the river.	No	Council has resolved to undertake a future study investigating land use opportunities and constraints for the Nerang Caravan Park site.	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.7	CP0123	Request to change zone, height, density or applicable overlays	Concerned with the Open space zoning of Coombabah Lake Conservation Area on Zone map 18. Requests it be included in the Conservation zone, based on its environmental values such as koala population, flora and other fauna habitat, and its proximity to suburban areas.	No	<p>The Coombabah Lakelands Conservation Area will be included in the Conservation zone where it is not included in the Special purpose zone, in the City Plan 2015.</p> <p>Importantly, the land is also included in the following overlays:</p> <ul style="list-style-type: none"> Nature conservation – biodiversity areas overlay map (Biodiversity Areas and Hinterland to Coast Critical Corridors); Nature conservation – priority species overlay map (Priority Species and Significant Species – Koala); Nature conservation – vegetation management overlay map; (Vegetation Management); Nature conservation – wetlands and watercourse overlay (Natural Watercourse, Ramsar Wetlands and Wetlands). <p>The overlays will ensure the environmental values of the areas are appropriately protected.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.8	CP0291	Request to change zone, height, density or applicable overlays	Requests there is part zoning of lots for conservation, in particular Council's conservation estate, e.g. Coombabah wetlands/forest.	No	Refer to response 1.17.7	No	Yes	No
1.17.9	CP0814	Request to change zone, height, density or applicable overlays	Requests 19 Geraldton Drive, Robina (Lot 0 SP174275) be removed from the nature conservation overlay as it does not have remnant native vegetation like the adjacent golf course does.	Yes	The priority species overlay map has been amended to remove koala rehabilitation areas to align with State Government requirements.	No	Yes	No
1.17.10	CP0846	Request to change zone, height, density or applicable overlays	Requests 7 & 9 Eden Court, Nerang have the 'Hinterland to Coast Critical Corridor' Biodiversity Area removed from the Nature Conservation - Biodiversity Areas Overlay Map.	No	<p>The land at 7 and 9 Eden Court, Nerang is included in the Nature conservation – biodiversity areas (Hinterland to Coast Critical Corridor) overlay as well as other Nature conservation overlays.</p> <p>The Strategic framework includes a specific outcome that states “<i>hinterland to coast critical corridors that link core habitat systems and isolated areas of biodiversity value by retaining existing vegetation and restoring degraded areas to enhance fauna movement between different ecosystems and landscapes</i>”</p> <p>The land has been identified as containing biodiversity values that can contribute to achieving the specific outcome.</p> <p>The overlay mapping for the site is consistent with the strategic intent for the area.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.11	CP1326	Request to change zone, height, density or applicable overlays	Requests 32-38 Simpsons Road, Currumbin Waters be included in the Conservation zone.	No	<p>The land at 32-38 Simpsons Road, Currumbin Waters is included in the Rural residential zone in the City Plan 2015.</p> <p>The land was included in the Park Living Domain in the Gold Coast Planning Scheme 2003, the purpose of which is to “<i>provide a variety of opportunities for low density residential activity within areas of semi-rural landscapes, and to maintain and enhance a parkland living environment as a transitional area between the urban parts of the City and the rural and natural landscapes of the hinterland</i>”</p> <p>The inclusion of the land in the Rural residential zone is a ‘best fit’ translation from the Gold Coast Planning Scheme 2003 to the City Plan.</p> <p>The land is also included on a number of overlay maps including the Nature conservation – biodiversity areas overlay map, Nature conservation – priority species overlay map and the Nature conservation – vegetation management overlay map which provide appropriate protection.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.12	CP1385	Request to change zone, height, density or applicable overlays	Requests Springbrook Mountain be wholly included in the Nature conservation zone.	No	<p>The majority of the land at Springbrook Mountain is included in the Conservation zone in the City Plan. Much of the land owned by State and Local Government, and on private properties which are covered by an environmental covenant, is included in the Conservation zone.</p> <p>The land was included in Rural and Nature Conservation Precinct in the Springbrook Local Area Plan, and the Public Open Space and Rural Domains in the Gold Coast Planning Scheme 2003.</p> <p>The zoning for the Springbrook Mountain area is a 'best fit' translation from the Gold Coast Planning Scheme 2003 to the City Plan.</p>	No	No	No
1.17.13	CP1406	Request to change zone, height, density or applicable overlays	Requests the Federation Walk Coastal Reserve be included in the Conservation zone.	No	<p>The majority of the land at Federation Walk Coastal Reserve is included in the Conservation zone in the City Plan. Parts of the area are included in the Open space zone.</p> <p>The land was included in The Spit (Gold Coast Harbour) Local Area Plan in the Gold Coast Planning Scheme 2003 and in the Philip Park and Environs, The Seaway Park and the Beach Front Park precincts.</p> <p>The zoning is a 'best fit' translation from the Gold Coast Planning Scheme 2003 to the City Plan. A mapping review has captured additional conservation reserves in the area.</p>	No	Yes	No
1.17.14	CP1534	Request to change zone, height, density or applicable overlays	Concerned open space land along Tabilban Street, Burleigh Heads has been removed from the Environment public open space precinct in the Burleigh Ridge LAP and included in the Open space zone in the City Plan. Recommend this zone is included in the Conservation zone.	No	Burleigh Ridge Park will be included in the Conservation zone where it is not included in the Special purpose zone in the City Plan.	No	Yes	No
1.17.15	CP1764	Request to change zone, height, density or applicable overlays	Requests the Conservation zone for the Plateau Conservation Area.	No	The Plateau Reserve will be included in the Conservation zone to reflect its conservation status.	No	Yes	No
1.17.16	CP2173	Request to change zone, height, density or applicable overlays	Request The Plateau conservation area is amended from Open space zone to Conservation zone. Concerned this area will be used for the provision of public facilities if they remain in the Open space zone.	Yes	The Plateau Reserve (900SP127985) is part of the City's conservation estate and has been included within the Conservation zone to reflect the intent of this area.	No	Yes	No
1.17.17	CP2173	Request to change zone, height, density or applicable overlays	Requests the Corbould Conservation Reserve be changed from the Open Space zone to the Conservation zone to reflect its long term use.	Yes	The identified property is a Nature Reserve owned by the Public Trustee. This property has been included within the Conservation Zone in accordance with advice from the State Government.	No	Yes	No
1.17.18	CP0132	Request to change zone, height, density or applicable overlays	Requests 2 and 6 Frank Street, 23 and 25 Huth Street, Labrador density be changed to 1 bedroom per 10m ² with a height limit of 30 storeys.	No	<p>A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p> <p>It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.</p> <p>Nonetheless, a Housing Needs Planning Investigation and a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. The Housing Needs Planning Study will determine the current supply for housing to deliver a strategy to address the City's housing needs. The Coastal and Broadwater Strip Building Height Study will review appropriate building heights in relevant areas.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.19	CP0138	Request to change zone, height, density or applicable overlays	Requests the residential density of 2828 and 2830 Gold Coast Highway, Surfers Paradise change from RD5 to RD7.	Yes	Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to 'Land use and transport integration'. The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. The subject site is within one of these targeted areas where densities have been increased to RD8 (1 bed/13m²).	No	Yes	No
1.17.20	CP0138	Request to change zone, height, density or applicable overlays	Requests the residential density of properties located at 2828 and 2830 Gold Coast Highway, Surfers Paradise change as light rail station is less than 50m away.	No	Refer to response 1.17.9	No	Yes	No
1.17.21	CP0228	Request to change zone, height, density or applicable overlays	Requests 23 Rankin Parade, Main Beach have a building height of 5 storeys.	No	The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood. Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.22	CP0498	Request to change zone, height, density or applicable overlays	Requests the west side of the Gold Coast Highway building heights do not exceed five storeys.	No	The submission is seeking a reduction in building heights in this area from the 2003 Planning Scheme - 7 storeys (outside the Palm Beach LAP area) to 5 storeys. A Coastal and Broadwater strip Building Height Study has been endorsed as part of a future amendment. This study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.23	CP0532	Request to change zone, height, density or applicable overlays	Requests 32 Ben Lexcen Place, Robina (Lot 67 RP806726) have a residential density designation of RD5 and a building height of 4 storeys (20m) given the sites development potential, the various existing and approved developments in the area and the site's proximity to Bond University and Lake Orr.	No	A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.	No	No	No
1.17.24	CP0670	Request to change zone, height, density or applicable overlays	Request the references in the Major Tourism Code to building height and Residential density overlay maps be deleted as Dreamworld is not included on the maps. Alternatively, the map can be amended to indicate that they do not apply to Dreamworld.	No	There are other locations within the Major tourism zone that intentionally relate to the height and density overlay maps. For these reasons the references to these maps needs to be retained in the Major tourism zone. In addition the references do not affect the Dreamworld site as there are no mapped building heights or densities in the overlay maps. The overlay maps only impact a site if they are included on the maps. There is therefore no issue to resolve.	No	No	No
1.17.25	CP0670	Request to change zone, height, density or applicable overlays	Request the references to the Building height overlay maps in Table 5.5.13 be deleted as Dreamworld is not included on the maps. Alternatively, the map can be amended to indicate that they do not apply to Dreamworld.	No	Refer to response 1.17.24	No	No	No
1.17.26	CP0670	Request to change zone, height, density or applicable overlays	Request the references to the Residential density overlay maps in Table 5.5.13 be deleted as Dreamworld is not included on the maps. Alternatively, the map can be amended to indicate that they do not apply to Dreamworld.	No	Refer to response 1.17.24	No	No	No
1.17.27	CP0725	Request to change zone, height, density or applicable overlays	Requests James Street, Burleigh be 2 storeys and replace the word 'significant' with 'complete' for the Ridges and significant hills protection overlay code.	No	The James Street area has a designated building height of 4 storeys which is consistent with the 2003 Planning Scheme and the development intent for the area. Note that two storey developments can be proposed under this designation as the City Plan does not regulate minimum building heights. A Burleigh Heads Character Study will be undertaken as part of a future amendment to the City Plan. This study will identify the character elements that make up the village, and investigate options for protecting and enhancing that character.	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.28	CP0740	Request to change zone, height, density or applicable overlays	Requests an increase to the residential density of RD2 or RD3 at 4 Oakey Creek, Coomera to those parts of the site adjacent to Oakey Creek Road.	No	<p>The site was designated with RD2 (1 dwelling per 300m²) as part of the indicative local centre designation under the Coomera Local Area Plan. However this density mapping has not been carried through into City Plan. The reason is that third party appeal triggers have been removed for density increases in a number of zones including the Medium density residential zone. RD2 (1 dwelling per 300m²) and RD3 (1 dwelling per 250m²) densities (or higher) can be proposed through code assessment under the City Plan. These densities can be supported if the relevant density tests are satisfied (which include criteria such as proximity to centres). This policy approach will help facilitate additional density in desirable locations in the City.</p> <p>No action is to be taken on this submission as it is considered that the revised policy approach to managing density increases under the City Plan is the most appropriate way to manage these issues.</p>	No	No	No
1.17.29	CP0762; CP1078	Request to change zone, height, density or applicable overlays	Requests 74, 76a, 76b and 78 Brisbane Road, Labrador be zoned High Density Residential, with a building height of 8 storeys, and a residential density of RD7 (1 bed/20m ²) for reasons of achieving a better urban outcome and allowing redevelopment of the site to occur.	No	<p>This site is located in the Medium density residential zone of the City Plan. This is a best fit translation of the current 2003 Planning Scheme's Residential choice domain.</p> <p>The requested zone change is considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.</p> <p>The proposed changes to building height and density are also considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.</p> <p>Nonetheless, a Housing Needs Planning Investigation and a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. The Housing Needs Planning Study will determine the current supply for housing to deliver a strategy to address the City's housing needs. The Coastal and Broadwater Strip Building Height Study will review appropriate building heights in relevant areas.</p>	No	No	Yes
1.17.30	CP0766; CP0799	Request to change zone, height, density or applicable overlays	Requests 19 Minnie Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	<p>Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to 'Land use and transport integration'.</p> <p>The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. The subject site is within one of these targeted areas where densities have been increased to RD5 (1 bed /50m²) and building height has been increased to 23metres (5 storeys). The subject site has also been rezoned to Medium density residential.</p>	No	Yes	No
1.17.31	CP0766	Request to change zone, height, density or applicable overlays	Requests 19 Minnie Street, Southport have a building height of between 3 and 8 storeys; not exceeding 30 metres.	No	<p>Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to 'Land use and transport integration'.</p> <p>These amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. The subject site is within one of these targeted area where densities have been increased to RD5 (1 bed/50m²). Building height has also been increased to 23m (5 storeys).</p>	No	Yes	No
1.17.32	CP0827	Request to change zone, height, density or applicable overlays	Requests a mapping change to Building Height Overlay Map 11 and Building Height Overlay Map 10 to include an area of land to be designated to a building height of 3 storeys (16m) for consistency with surrounding areas, because the land parcels represent a continual pattern of land zoned medium density residential and 3 storey building height, due to proximity to the Chirn Park Neighbourhood Centre, Southport CBD and Broadwater Parklands and existing infrastructure and public transport services.	No	<p>The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.33	CP0844	Request to change zone, height, density or applicable overlays	Requests the zoning of 502 Hope Island Road, Helensvale (Lot 112 SP191057 change from Mixed use zone (Fringe business precinct) to Mixed use zone (no precinct) with a 6 storey height limit and RD6 density.	No	<p>The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval.</p> <p>Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan.</p> <p>Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.</p>	No	No	No
1.17.34	CP0846	Request to change zone, height, density or applicable overlays	Requests 7 & 9 Eden Court, Nerang allows a code assessable building height of up to 20 storeys on Building Height Overlay Map 10.	No	<p>The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>A Merrimac/Carrara flood plain special management area investigation will be undertaken as part of a future amendment to the City Plan. This investigation will analyse building height policy within the Merrimac/Carrara flood plain.</p>	No	No	Yes
1.17.35	CP0846	Request to change zone, height, density or applicable overlays	Requests 7 & 9 Eden Court, Nerang be included in the RD5 designation on Residential Overlay Map 10.	No	Refer to response 1.17.34	No	No	Yes
1.17.36	CP0867	Request to change zone, height, density or applicable overlays	Requests lands along the southern side of the Queen Street section of the Gold Coast Rapid Transit be zoned to allow higher densities than proposed by the City Plan.	No	<p>Some of the lands along the southern side of the Queen Street section of the light rail corridor are included within the Southport PDA area, which is not subject to the provisions of the City Plan.</p> <p>Lands that are subject to the City Plan and within the subject area have been changed in targeted areas as explained below.</p> <p>Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to <i>"Land use and transport integration"</i>.</p> <p>The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. These targeted areas are within 800m walk of a light rail station and are not affected by significant constraints or character concerns. The subject area is one of those targeted areas where densities and heights have been increased.</p>	No	Yes	No
1.17.37	CP0874	Request to change zone, height, density or applicable overlays	Requests the City Plan continues to limit the height of buildings on the Western side of Tedder Avenue to no more than 9 metres or two storeys.	No	There are no changes being contemplated in relation to building heights in this location at the present time. However a Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights in relevant areas such as this.	No	No	Yes
1.17.38	CP0945	Request to change zone, height, density or applicable overlays	Requests an increase in building height from 39m to 54m of Harbour Town Shopping Centre in line with other Major Centres.	No	<p>Under the 2003 planning scheme, the Harbour Town Shopping Centre had no height overlay designation. The City Plan increased the height limit to 39m and a residential density designation of RD8 (1 bed /13m²) which is considered a sufficient increase in order to encourage increased future development.</p> <p>The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.</p>	No	No	No
1.17.39	CP0987	Request to change zone, height, density or applicable overlays	Requests Currumbin Wildlife Sanctuary owned land north of Tomewin Street have a density and site cover that reflects the potential future use of the site.	No	A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	No

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1.17.40	CP1070	Request to change zone, height, density or applicable overlays	Requests Building Height Overlay Maps 10 and 11 be amended to 3 storeys (16m) for three areas of land on Chirn Crescent, Fourth Avenue and Wilson Street, Labrador. This is to reflect the existing surrounding, planned and approved building heights due to proximity to the neighbourhood centre of Chirn Park and Southport as CBD of the Gold Coast, accessibility of public transport, and availability of infrastructure and services for local needs.	No	Refer to response 1.17.21	No	No	Yes
1.17.41	CP1074	Request to change zone, height, density or applicable overlays	Requests 4 Melinda Street, Southport be zoned Medium Density Residential with a building height of 3 storeys (15m), and a residential density of RD5 (1 bed/50m ²) due to its proximity to a light rail station, and in accordance with the South East Queensland Regional Plan and Transit Oriented Development Guide.	No	The site is located in the Low density residential zone of the City Plan. This is a best fit translation of the current 2003 planning scheme's Southport LAP – Residential precinct. The requested changes are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood. Nonetheless, a Housing Needs Planning Investigation and a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. The Housing Needs Planning Study will determine the current supply for housing to deliver a strategy to address the City's housing needs. The Coastal and Broadwater Strip Building Height Study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.42	CP1088	Request to change zone, height, density or applicable overlays	Requests Christine Avenue, Varsity Lakes (Lot 130 on SP206406) be included in the High density residential zone with a 9 storey building height and a RD8 residential density designation as the site is well suited for high density development.	No	The requested changes are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.	No	No	No
1.17.43	CP1192	Request to change zone, height, density or applicable overlays	Concerned current and future planning controls on the block surrounded by Gold Coast Highway, Lavarack Road, Petrel Avenue and Chairlift Avenue East, Nobby Beach (Mermaid Beach) has halted new development. Requests the subject area height be amended from 3 to 5 storeys and the density be amended from RD5 to RD6.	No	The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood. Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate residential building heights. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	Yes
1.17.44	CP1194	Request to change zone, height, density or applicable overlays	Requests part of 4 Bowden Court, Nerang, 'Bowden' site be increased to 6 storeys with a density of RD7.	No	The height and density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	No
1.17.45	CP1204	Request to change zone, height, density or applicable overlays	Requests Country Club Drive (Lot 16 SP180511 & Lot 43 SP151645, referenced in the submission as historical Lot 16 on RP880353 and Lot 43 on SP151645) be given a 32 metre building height designation.	No	The City Plan has amended the building height map designation to 32 metres for part of Lot 43 SP1516545 zoned Medium density residential.	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.46	CP1204	Request to change zone, height, density or applicable overlays	Requests Country Club Drive (Lot 16 SP180511 & Lot 43 SP151645, referenced in the submission as historical Lot 16 on RP880353 and Lot 43 on SP151645) be given a residential density of RD7.	No	<p>The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p> <p>It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.</p>	No	No	Yes
1.17.47	CP1207	Request to change zone, height, density or applicable overlays	Requests Palm Beach highway corridor maximum code assessable building heights increase to 39m (12 storeys) where not located in the Palm Beach District Centre and 47m (15 storeys) where located in the Palm Beach District Centre (found on Building Height Overlay Maps 16-17).	No	Refer to response 1.17.21	No	No	Yes
1.17.48	CP1207	Request to change zone, height, density or applicable overlays	<p>Requests to amend the Residential Density Overlay Map - Map 16 planned residential densities in the highway corridor (excluding the Palm Beach District Centre) to reflect the following:</p> <ul style="list-style-type: none"> RD6 (i.e. 300 bedrooms/net ha) residential density designation where located west of the Gold Coast Highway; and RD7 (i.e. 400 bedrooms/net ha) residential density designation where located east of the Gold Coast Highway. 	No	<p>A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p> <p>It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.</p>	No	No	No
1.17.49	CP1209	Request to change zone, height, density or applicable overlays	<p>Changes to Overlays:</p> <ul style="list-style-type: none"> The existing low density waterfront residential area next to Harbour Town is removed from the RD5 designation and included in the RD3 (1 dwelling per 250m²); The existing low density waterfront residential area is also removed from a 26m building height designation and included in a 3 storey (15m) building height designation; The western portion of Lot 1 on SP235798 is given a building height designation of 26m; The western portion of Lot 1 on SP235798 is given an RD5 designation; The building height on Lot 714 on SP122990 be increased from 39 metres to 54 metres; The eastern portion of Lot 1 on SP235798 is given a 54m building height designation; The eastern portion of Lot 1 on SP235798 is given an RD8 designation; The southern portion of Lot 509 on SP190851 is given a 54m building height designation; The southern portion of Lot 509 on SP190851 is given an RD8 designation; Lot 512 on SP190851 is given a 54m building height designation; 	No	<p>Under the 2003 Planning Scheme, the Harbour Town Shopping Centre had a two (2) storey height designation. In the City Plan the building height has been increased to 39m and a residential density designation of RD8 (1 bedroom/13m²). This is considered a sufficient increase in order to encourage increased future development.</p> <p>The proposed changes to building height are considered to be inconsistent with that of the surrounding urban fabric and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.</p> <p>There has been no reduction to the height and density over the existing residential canal blocks.</p> <p>A review of densities is also reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p> <p>Additionally, sensitive land uses are not typically accommodated within the Low impact industry zone. However, should an application be made the Sensitive use separation – Industry protection buffer will ensure sensitive land uses are designed to mitigate impacts expected from industrial uses (existing and potential).</p> <p>The matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
			<ul style="list-style-type: none"> Lot 512 on SP190851 is given an RD8 designation; Lot 701 on SP222365 and Lot 334 on SP190856 is given a building height designation of 32m; Lot 701 on SP222365 and Lot 334 on SP190856 is given an RD6 designation; Remove the western portion of Lot 1 on SP235798 from the Industry Protection Buffer on the Sensitive Use Separation Overlay Map – Map 7. 					
1.17.50	CP1230	Request to change zone, height, density or applicable overlays	Requests the revision of Building height overlay mapping (OMB1-11) to include Lot 200 SP106768, Lot 239 WD6317, Lot 503 WD6249 and Lot 286 WD6317 in a building height designation that ranges from 10 storeys to 38 storeys.	No	Refer to response 1.17.21	No	No	Yes
1.17.51	CP1230	Request to change zone, height, density or applicable overlays	Requests the revision of Residential density overlay mapping (OMR1-11) to include Lot 200 SP106768, Lot 239 WD6317, Lot 503 WD6249 and Lot 286 WD6317 in a density designation that ranges from RD5 to RD7.	No	<p>The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.</p>	No	No	No
1.17.52	CP1258	Request to change zone, height, density or applicable overlays	Requests inclusion of Lot 82 SP227125 within the 4 storey (20m) designation on Building height overlay map 9.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.53	CP1258	Request to change zone, height, density or applicable overlays	Requests inclusion of Lot 82 SP227125 within the RD5 designation on Residential density overlay map 10.	No	<p>The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>A review of densities is also reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p>	No	No	No
1.17.54	CP1282	Request to change zone, height, density or applicable overlays	Requests the inclusion of Lot 18 RP868223 in the 32 metre height designation on Building height overlay map 6.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.55	CP1282	Request to change zone, height, density or applicable overlays	Requests the removal of Lot 16 RP 880353 and Lot 43 SP151645 from the 3 storey (15m) height designation on Building height overlay map 6, and inclusion in the 32 metre height designation.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.56	CP1282	Request to change zone, height, density or applicable overlays	Requests the removal of Lot 16 RP880353 and Lot 43 SP180511 from the RD6 density designation and inclusion in the RD7 density designation on the Residential density overlay map 6.	No	<p>The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>A review of densities is also reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p> <p>It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.57	CP1337	Request to change zone, height, density or applicable overlays	Requests land at Racecourse Drive, Bundall (Lot 2 on RP817782) be intended for high rise residential development within the provisions of the City Plan.	No	The height and density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is also reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	No
1.17.58	CP1337	Request to change zone, height, density or applicable overlays	Requests the Building height overlay map 11 for Lot 2 on RP817782 be amended to have a code assessable building height of 85 metres.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.59	CP1337	Request to change zone, height, density or applicable overlays	Requests the Residential density overlay map 11 for Lot 2 on RP817782 be amended to show the site as RD7 (1 bed per 25m ²) residential density.	No	Refer to response 1.17.57	No	No	No
1.17.60	CP1384	Request to change zone, height, density or applicable overlays	Requests an increase in building height restrictions to 3 storeys in Oleander Avenue, Biggera Waters or unlimited heights throughout coastal areas of Biggera Waters.	No	Refer to response 1.17.21	No	No	No
1.17.61	CP1444	Request to change zone, height, density or applicable overlays	Requests high density housing zones around the Griffith University and the new hospital to ease demand on public transport and to accommodate an ageing population.	No	The height and density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. Nonetheless, a Housing Needs Planning Investigation will be undertaken as part of a future amendment to the City Plan. This study will determine current supply for housing to deliver a strategy to address the City's housing needs. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	Yes
1.17.62	CP1454	Request to change zone, height, density or applicable overlays	Requests to include 50-58 Esplanade, Coomera within RD5 (one bedroom per 50m ²) designation of the Residential Density overlay maps.	No	The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	No
1.17.63	CP1454	Request to change zone, height, density or applicable overlays	Requests to include 50-58 Esplanade, Coomera within the 3 storey (15m) height designation on the Building Height overlay maps.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.64	CP1468	Request to change zone, height, density or applicable overlays	Requests building height in Mermaid Beach near the beach is maximum 3 storey.	No	The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood. Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.65	CP1468	Request to change zone, height, density or applicable overlays	Requests the building height along Petrel Ave in Nobbys Beach is up to 5 storeys in limited circumstance.	No	Refer to response 1.17.21	No	No	Yes
1.17.66	CP1516	Request to change zone, height, density or applicable overlays	Requests Nerang Railway Precinct be considered for development as a 'regional TOD' by way of up zoning and increases in residential and building heights for land surrounding the railway station, including allowance for some limited commercial activity, which won't detract from the shopping precincts of Nerang.	No	Council is unable to introduce new centre zoned land, as the State Government has advised that the introduction of new centres may result in the City Plan being considered 'significantly different' which would require the City Plan to be renotified for equity and transparency purposes. The City Plan has translated the "Nerang Railway Precinct" into the Medium density residential zone. The zone provides flexibility in terms of residential density and building heights and is considered appropriate. In addition, Table of Assessment – 5.5.2, Medium density residential zone makes provision for limited commercial activities at appropriate thresholds which support the intent of this zone. Any increases in residential density remain code assessable. Urban Neighbourhoods can activate increased building heights subject to Strategic framework – Section 3.3.2.1(9) – Specific outcomes which provides for increases in building height up to a maximum of 50% above the Building height overlay map in limited circumstances where the specified outcomes are satisfied.	No	No	No
1.17.67	CP1570	Request to change zone, height, density or applicable overlays	Requests 100 Musgrave Street Coolangatta and surrounding land be given a 45 metre height designation on the Building Height Overlay map 18 based on height precedents already established within the area.	No	The proposed changes to building height provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood. Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.68	CP1570	Request to change zone, height, density or applicable overlays	Requests 100 Musgrave Street, Coolangatta and surrounding land be given an RD7 residential density designation on the Residential Density Overlay map 18, instead of RD5, to match existing height precedents established within the area.	No	A Housing Needs Planning Investigation will be undertaken as part of a future amendment to the City Plan. This study will determine current supply for housing to deliver a strategy to address the City's housing needs. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	Yes
1.17.69	CP1580; CP1581	Request to change zone, height, density or applicable overlays	Requests 74, 76a, 76b and 78 Brisbane Road Labrador are amended to be 8 storeys, RD7 and designated in accordance with the High density residential zone.	No	Refer to response 1.17.29	No	No	Yes
1.17.70	CP1602	Request to change zone, height, density or applicable overlays	Requests properties fronting Pacific Parade, Currumbin be allocated a higher density and a 3 storey height limit.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.71	CP1602	Request to change zone, height, density or applicable overlays	Requests properties located on the hill behind Pacific Parade, Currumbin be allocated a low density and 2 storey height limit.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.72	CP1603	Request to change zone, height, density or applicable overlays	Requests building height (up to 24-30m) along the Gold Coast Highway between Broadbeach and Nobby Beach be increased to align with the Transport Plan 2031 and prevent pockets of urban decay.	No	Refer to response 1.17.71	No	No	Yes
1.17.73	CP1603	Request to change zone, height, density or applicable overlays	Requests investigation into Mermaid Beach as a medium rise development area with a height limit of 3 storeys for Hedges Avenue and 6 storeys for the rest of the suburb.	No	Refer to response 1.17.71	No	No	Yes
1.17.74	CP1603	Request to change zone, height, density or applicable overlays	Requests the area east of the Gold Coast Highway between Miami and Southport SLSC be given a minimum 3 storey (15m) height limit.	No	Refer to response 1.17.71	No	No	Yes
1.17.75	CP1684	Request to change zone, height, density or applicable overlays	Requests the area bounded by Golden Four Drive, O'Connor Street, Tooloona Street and Wyberba Street, Tugun have the maximum code assessable building height increased to 24 metres on the Building Height Overlay Map 17.	No	Refer to response 1.17.71	No	No	Yes
1.17.76	CP1684	Request to change zone, height, density or applicable overlays	Requests the area bounded by Golden Four Drive, O'Connor Street, Tooloona Street and Wyberba, Tugun be increased in planned residential density to RD6 on the Residential Density Overlay Map 17.	No	Refer to response 1.17.48	No	No	No
1.17.77	CP1826	Request to change zone, height, density or applicable overlays	Requests 6 Sickle Ave (Lot 89 SP248648) and 1 Grant Ave (Lot 90 SP243286), Hope Island be increased to RD7 and 10 storeys for the entire site.	No	The increased heights for Hope Island area in the City Plan are a result of an extensive local planning exercise with a vision to create a high quality waterfront neighbourhood of medium density, medium rise residential development based on traditional neighbourhood design principles. The City Plan has included the sites within RD5 (1 bed/50m ²) and RD6 (1 bed/33m ²) designation with a building height of 26 and 36 metres. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	No
1.17.78	CP1869	Request to change zone, height, density or applicable overlays	Requests restricting building heights adjacent the Nerang River to two storeys.	No	Increases in height to 39m (approx. 10 storeys) occur only in the smaller Centre zoned area at the corner of Short and Nerang Street. The amenity impact of building height increases upon the river in this area is considered negligible. All other height increases are consistent with the height provisions outlined in the 2003 Planning Scheme.	No	No	No

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1.17.79	CP1872	Request to change zone, height, density or applicable overlays	Requests Santa Barbara Road, Hope Island (Lot 1 SP189389) be included in RD6 and building height of 26m. This is supported by the site being within 200 metres of a bus stop and within walking distance of a Marina Shopping Complex (neighbourhood centre). It will assist in meeting infill dwelling targets and achieve a mix of housing choice.	No	The increased heights for Hope Island area in the City Plan are a result of an extensive local planning exercise with a vision to create a high quality waterfront neighbourhood of medium density, medium rise residential development based on traditional neighbourhood design principles. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	No
1.17.80	CP1881	Request to change zone, height, density or applicable overlays	Objects to 2-7 and 9 Murraba Street, Currumbin being increased in residential density (to RD5). Seek the protection of current character and amenity.	No	Properties 2- 7 and 9, Murraba St, Currumbin have not been included in the RD5 (1 bed /50m ²) Residential density overlay map. When not zoned on the Residential density overlay map, density on properties in a Low density residential zone is limited to one dwelling house per lot or does not exceed one dwelling per 400m ² .	No	No	No
1.17.81	CP1887	Request to change zone, height, density or applicable overlays	Concerned 340 Hope Island Road, Hope Island (Lot 9 RP237483) proposed residential densities and building height overlays will result in a shortfall of at least 2,000 dwellings (detached and attached dwellings) within the Hope Island Master Plan endorsed 9 September 2005 (PD302/393/-(P3)).	No	The City Plan includes 340 Hope Island Road, Hope Island in the Neighbourhood centre zone with a default density and building height of RD2 (1 dwelling per 300m ²) and 14m (2 storeys). This is a best fit translation for the current 2003 Planning Scheme Hope Island Local Area Plan Precinct 6 - Tourist & Retail. The subject property was not included in the Hope Island Concept Master Plan area, being separated by approximately two kilometres. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	No
1.17.82	CP1887	Request to change zone, height, density or applicable overlays	Requests 340 Hope Island Road, Hope Island (Lot 9 RP237483) building height be increased to 32 metres.	No	The increased heights for Hope Island area in the City Plan are a result of an extensive local planning exercise with a vision to create a high quality waterfront neighbourhood of medium density; medium rise residential development based on traditional neighbourhood design principles.	No	No	No
1.17.83	CP1894	Request to change zone, height, density or applicable overlays	Requests residential density along major roads and close to the new hospital and the university (Southport/Labrador) be increased from RD3 to RD4 (or greater).	No	The density provisions for these areas have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	No
1.17.84	CP2144	Request to change zone, height, density or applicable overlays	Requests 2828-2830 Gold Coast Highway, Surfers Paradise be designated as RD8 and objects to current designation of RD5.	No	Refer to response 1.17.48	No	No	No
1.17.85	CP2260	Request to change zone, height, density or applicable overlays	Objects to Burleigh Hill density given the character. Requests RD3 or RD4.	No	The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.86	CP2260	Request to change zone, height, density or applicable overlays	Requests a density of RD3/RD4 on coastal side of the Gold Coast Highway at Tugun.	No	Refer to response 1.17.39	No	No	No

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1.17.87	CP2260	Request to change zone, height, density or applicable overlays	Requests an increase in building height to 4 storeys for Bundall Racecourse, Slatyer Avenue.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.88	CP2260	Request to change zone, height, density or applicable overlays	Requests an increase in density for the Gold Coast Highway, Mermaid Beach, in addition to a reduction in open space provisions due to the proximity to parklands.	No	Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to 'Land use and transport integration'. The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. The properties adjacent to Gold Coast Highway extending from Pacific Fair to Montana Road have been amended to include an RD5 residential density. There is insufficient information within the submission to provide a response regarding reducing 'open space provisions due to proximity to parklands'.	No	Yes	No
1.17.89	CP2260	Request to change zone, height, density or applicable overlays	Requests an increased height limit to 4 storeys at the Bundall Mixed use fringe business precinct to encourage small scale, fine-grained urban development.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.90	CP2260	Request to change zone, height, density or applicable overlays	Requests Broadbeach South beachfront area density increases are calibrated with building heights to maintain existing character. Recommend increase density west of the light rail corridor with pedestrian linkages.	No	Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to 'Land use and transport integration'. The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. Within the coastal strip of the Broadbeach area, the residential density has been amended to include this area in RD8 (1 bed/13m ²). A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	Yes	No
1.17.91	CP2260	Request to change zone, height, density or applicable overlays	Requests Burleigh esplanade height decreases to reflect the character of the area.	No	Refer to response 1.17.21	No	No	Yes
1.17.92	CP2260	Request to change zone, height, density or applicable overlays	Requests Currumbin Beach and Creek Esplanade to be RD3/RD4.	No	The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	No
1.17.93	CP2260	Request to change zone, height, density or applicable overlays	Requests increase to density along Nerang-Southport and Ashmore Roads, Nerang-Surfers high frequency bus route, and Cotlew Street providing better transport infrastructure is provided.	No	The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan. It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.	No	No	No

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1.17.94	CP2260	Request to change zone, height, density or applicable overlays	Requests increased density adjoining Ferry Road, Benowa Road. This should be contingent on improved public transport services.	No	Refer to response 1.17.93	No	No	No
1.17.95	CP2260	Request to change zone, height, density or applicable overlays	Requests increased density to areas north and west of Owen Park, Southport to RD3/4, contingent on improved access through parklands.	No	Refer to response 1.17.39	No	No	No
1.17.96	CP2260	Request to change zone, height, density or applicable overlays	Requests increased density west of the Gold Coast Highway within close proximity to high frequency public transport from Broadbeach south (Residential density overlay map 13).	No	<p>Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to 'Land use and transport integration'.</p> <p>The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. Areas to the west of the Gold Coast Highway have been identified; however these areas are currently out of scope for any action.</p> <p>A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p> <p>It is also worth noting with any requests to increase density in some zones (e.g. Medium and High density residential zones), is not triggered to impact assessment as stated in the zone's 'Table of Assessment – All activities – Density' section.</p>	No	No	No
1.17.97	CP2260	Request to change zone, height, density or applicable overlays	Requests increases in density running east-west only adjoin existing and planned high frequency public transport routes. (Residential density overlay map 14).	No	Refer to response 1.17.96	No	No	No
1.17.98	CP2260	Request to change zone, height, density or applicable overlays	Requests Kirra and Coolangatta density is RD3/RD4. Requests reduced density at Rainbow Bay area to RD3/RD4 (Residential density overlay map 18).	No	<p>The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.</p>	No	No	No
1.17.99	CP2260	Request to change zone, height, density or applicable overlays	Requests Main Beach high density areas and Ross St, Ashmore medium density area are carefully calibrated with height, character and existing urban environment.	No	Refer to response 1.17.39	No	No	No
1.17.100	CP2260	Request to change zone, height, density or applicable overlays	Requests Mclean Street, Coolangatta building height is reduced to 6/7 storeys.	No	<p>The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.</p> <p>Nonetheless, a Coastal and Broadwater Strip Building Height Study will be undertaken as part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.</p>	No	No	Yes
1.17.101	CP2260	Request to change zone, height, density or applicable overlays	Requests Nerang Broadbeach and Ashmore Road and future Broadbeach/Robina light rail east-west link density increase.	No	Refer to response 1.17.48	No	No	No

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1.17.102	CP2260	Request to change zone, height, density or applicable overlays	Requests Queen Street, Southport area adjacent to the light rail station density increase.	No	Refer to response 1.17.36	No	Yes	No
1.17.103	CP2260	Request to change zone, height, density or applicable overlays	Requests Rainbow Bay building height is reduced to 6/7 storeys to reflect character of the area.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. Furthermore, a Coastal and Broadwater Strip Building Height study will be undertaken as a part of a future amendment to the City Plan. This study will review appropriate building heights in relevant areas.	No	No	Yes
1.17.104	CP2260	Request to change zone, height, density or applicable overlays	Requests reduced density in close proximity to the coastal foreshore in Main Beach to maintain small scale, fine grain and coastal character.	No	Refer to response 1.17.39	No	No	No
1.17.105	CP2260	Request to change zone, height, density or applicable overlays	Requests reduction to RD5 and RD6 along the coastal sides of Mermaid Beach and Miami (Residential density overlay map 13).	No	Refer to response 1.17.39	No	No	No
1.17.106	CP2260	Request to change zone, height, density or applicable overlays	Requests the height adjoining Marine Parade, Labrador is reduced to better reflect area character.	No	Refer to response 1.17.21	No	No	Yes
1.17.107	CP2260	Request to change zone, height, density or applicable overlays	Requests the Mermaid Waters area on the western side of coastal waterways on the light rail route increases to 3 or 4 storeys.	No	Refer to response 1.17.21	No	No	Yes
1.17.108	CP2260	Request to change zone, height, density or applicable overlays	Requests Tugun town centre height is reduced to 3 storeys (Building height overlay map 17).	No	Due to overwhelming community concern, the current 2003 planning scheme building height of 2 and 3 storeys has been reinstated in the City Plan. Of note, Council has also resolved to undertake a character study into the Tugun Village area to assist in defining local characteristics and amenity. This study may inform a future amendment to the City Plan.	No	No	Yes
1.17.109	CP2335	Request to change zone, height, density or applicable overlays	Objects to 2,4,6,3,5,7,9 Murraba Street, Currumbin having RD5 designation. Requests RD1 designation.	No	Refer to response 1.17.80	No	No	No
1.17.110	CP2336	Request to change zone, height, density or applicable overlays	Concerned the Murraba Street, Currumbin RD5 designation on Map 16 is an error. Requests confirmation that this is an error and the error will be rectified.	No	Properties 2- 7 and 9, Murraba St, Currumbin have not been included in the RD5 Residential density overlay map. When not zoned on the Residential density overlay map, density on properties in a Low density residential zone is limited to one dwelling house per lot or does not exceed one dwelling per 400m². Only those properties on the corner of Murraba Street and Pacific Parade, Currumbin are included in RD5. The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.111	CP2344	Request to change zone, height, density or applicable overlays	Requests 103 Olsen Ave, 111 Olsen Ave and 74 Usher Ave, Labrador height increase to 20m and density increase to RD6.	No	Refer to response 1.17.48	No	No	No

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1.17.112	CP2344	Request to change zone, height, density or applicable overlays	Requests 103 Olsen Ave, Labrador height and density overlays are amended to allow the site to be developed for greater height and density than what is currently anticipated under the City Plan. Requests a building height of 20m and a residential density of RD6.	No	Refer to response 1.17.48	No	No	No
1.17.113	CP2355	Request to change zone, height, density or applicable overlays	Requests the amendment of Building height overlay map 8 to increase the building height on 378-390 Marine Parade, 4 Parker Street and 11-17 Bath Street, Labrador from 29 metres to 53 metres.	No	Refer to response 1.17.21	No	No	Yes
1.17.114	CP2356	Request to change zone, height, density or applicable overlays	Requests a building height limit of 32m be applied to the entirety of 63 Sheehan Avenue, Hope Island rather than varying heights of 32m and 15m.	No	The increased heights for Hope Island area in the City Plan are a result of an extensive local planning exercise with a vision to create a high quality waterfront neighbourhood of medium density, medium rise residential development based on traditional neighbourhood design principles.	No	No	No
1.17.115	CP2604; CP2119	Request to change zone, height, density or applicable overlays	Requests 11 Araucaria Way, Elanora (Pine Lake Village Aged Care) have a building height of 4 storeys on the western portion of the site with the remainder to have a 3 storey height limit.	No	The height provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.116	CP2612	Request to change zone, height, density or applicable overlays	Requests to allow 3 storeys in Neighbourhood Centres (including Kaleena St, Tugun).	No	Refer to response 1.17.108	No	No	Yes
1.17.117	CP2704	Request to change zone, height, density or applicable overlays	Requests 1-11 Harley Street, Labrador be included within a 8 storey designation on Building height overlay Map 07.	No	The proposed changes to building height provisions are considered to be inconsistent that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.	No	No	No
1.17.118	CP2704	Request to change zone, height, density or applicable overlays	Requests 1-11 Harley Street, Labrador be included within the RD5 designation of the Residential density overlay Map 08.	No	The subject sites are designated within the Mixed use zone – fringe business precinct. New residential land uses are not intended to occur within this zone, with the exception of caretaker's accommodation. As such, this area has not been designated within the residential density overlay map.	No	No	No
1.17.119	CP2705	Request to change zone, height, density or applicable overlays	Requests 13-15 Haig Street, Coolangatta and the entire area to the north be included within the 45 metre height designation on the Building Height overlay Map 18.	No	Refer to response 1.17.21	No	No	Yes
1.17.120	CP2705	Request to change zone, height, density or applicable overlays	Requests 13-15 Haig Street, Coolangatta and the entire area to the north be included within the RD7 designation on the Residential density overlay Map 18.	No	The proposed changes to the density provisions are considered to be inconsistent with that of the surrounding urban area and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	No
1.17.121	CP2706	Request to change zone, height, density or applicable overlays	Requests 9-23 Markeri Street, Mermaid Beach be included within the 24 metres designation of the Building Height overlay Map 13.	No	Refer to response 1.17.21	No	No	Yes
1.17.122	CP2706	Request to change zone, height, density or applicable overlays	Requests 9-23 Markeri Street, Mermaid Beach be included within the RD6 designation of the Residential Density overlay Map 13.	No	Refer to response 1.17.48	No	No	No

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1.17.123	CP2707	Request to change zone, height, density or applicable overlays	Requests 3-5 Lang Street and 59 Golden Four Drive, Bilinga be included within the 45 metre height area on the Building Height overlay Map 18.	No	Refer to response 1.17.21	No	No	Yes
1.17.124	CP2707	Request to change zone, height, density or applicable overlays	Requests 3-5 Lang Street and 59 Golden Four Drive, Bilinga be included within the RD7 designation of the Residential density overlay Map 18.	No	Refer to response 1.17.48	No	No	No
1.17.125	CP2708	Request to change zone, height, density or applicable overlays	Requests 100 Brisbane Road, Labrador be included within the 5 storey designation within the Building height overlay Map 07.	No	Refer to response 1.17.21	No	No	Yes
1.17.126	CP2708	Request to change zone, height, density or applicable overlays	Requests 100 Brisbane Road, Labrador be included within the RD5 designation of the Residential density overlay map 08.	No	Refer to response 1.17.39	No	No	No
1.17.127	CP2710	Request to change zone, height, density or applicable overlays	Requests 99 Golden Four Drive, Bilinga has a maximum building height of 45m.	No	Refer to response 1.17.21	No	No	Yes
1.17.128	CP2710	Request to change zone, height, density or applicable overlays	Requests 99 Golden Four Drive, Bilinga has a residential density category of RD7.	No	Refer to response 1.17.48	No	No	No
1.17.129	CP2711	Request to change zone, height, density or applicable overlays	Requests 1246, 1488, 1492 and 1494 Gold Coast Highway and 5 Nerang Avenue, Palm Beach be removed from the current RD5 designation and be included within the RD6 designation on the Residential density overlay map 13.	No	Refer to response 1.17.48	No	No	No
1.17.130	CP2260	Request to change zone, height, density or applicable overlays	Objects to density increases in Palm Beach given the low density character. Requests RD3 or RD4.	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations. The density is considered to be appropriate for this area.	No	No	No
1.17.131	CP2260	Request to change zone, height, density or applicable overlays	Support increased density along light rail route. Request this could be extended further west within 400-800m of the light rail to include densities of RD3/4 and as per the strategies developed under the light rail corridor study.	Yes	The City Plan has been amended in response to concerns by State government that residential densities along the light rail corridor do not meet the State government interest matters relating to " <i>Land use and transport integration</i> ". The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. These targeted areas are within 800m walk of a light rail station and are not affected by significant constraints or character concerns.	Yes	Yes	No
1.17.132	CP0820	Request to change zone, height, density or applicable overlays	Supports the City Plan 2015 proposals to investigate into future extensions of the light rail system. Requests completion of the extension to be expedited before the 10 - 20 year timeframe in the City Plan 2015.	No	Support noted. A signature action of the Gold Coast City Transport Strategy 2031 released in March 2013 is to work with the State government to expand the light rail network. Council will work with the State to plan and develop this network.	No	No	No

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1.17.133	CP0376	Request to change zone, height, density or applicable overlays	Objects to 199 Beattie Road, Coomera being in the Open space zone as it was in the Marine Industry Precinct of the Coomera Local Area Plan.	No	<p>Prior to public consultation of the City Plan, the Open Space Zone was considered to be the best 'fit' zone translation from the 2003 Gold Coast Planning Scheme, whereby the subject site was publicly owned land and identified as a 'recreation park' on Overlay Map OM21: Public Open Space Management.</p> <p>However, given the recent transfer of land to private ownership and consideration of the surrounding Waterfront and marine industry zoning, the Waterfront and marine industry zone is considered to be the 'best fit' zone translation for the site.</p> <p>Accordingly, the City Plan will be amended to include the site in the Waterfront and marine industry zone.</p>	No	Yes	No
1.17.134	CP0544	Request to change zone, height, density or applicable overlays	Requests 10 Elysium Road, Carrara (Lot 32 RP811793) be zoned Low impact industry as the proposed future substation use on the site is not required for another 10 years.	No	<p>10 Elysium Road, Carrara has been included in the Special purpose zone reflecting the future use of the land for an electricity substation. It is appropriate that the City Plan identifies this land is reserved for a future public utility as the potential use occurring in 10 years is conceivably within the life of the City Plan.</p> <p>The overall outcomes in the Special purpose zone code identify that interim land uses can be supported where they do not compromise the intended use of the site (e.g. warehouse is code assessment in the zone).</p>	No	No	No
1.17.135	CP0661	Request to change zone, height, density or applicable overlays	Requests as an interim solution, 19 Harper Street, 650 Ashmore Road and 664 Ashmore Road, Molendinar are partially included within the Low impact and Medium impact industry zone prior to the adoption of the City Plan 2015. Additionally (as part of Amendment Package 1) following the undertaking of an Industrial Land Use Study, the above sites are entirely included within the Medium impact industry zone.	No	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The site is included in the Industry 2 (Low impact) domain in the Gold Coast Planning Scheme 2003 which is intended for low impact industry uses. The City Plan Low impact industry zone is a direct or 'best fit' translation from the Gold Coast Planning Scheme 2003.</p> <p>The proposed Low impact industry zone in the City Plan is a reflection of locations in proximity to zones for sensitive land uses where lower impact industry uses may be appropriate. This is consistent with the State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) which sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes
1.17.136	CP0668	Request to change zone, height, density or applicable overlays	Requests 4 and 6 Depot Court, Molendinar to be entirely included within the Medium impact industry zone. The amendment is required to be made to Zone Map 22 - Nerang.	Yes	<p>The inclusion of the 6 Depot Court within the Special purpose zone was an error during translation from the current 2003 Planning Scheme to the City Plan. Both sites are included in the Industry 2 (Low impact) domain of the Gold Coast Planning Scheme 2003, which is intended for low impact industry uses. 4 Depot Court has been included in the Low impact industry zone as a direct or 'best fit' translation of the Gold Coast Planning Scheme 2003, hence the City Plan will be changed to also include 6 Depot Court within the Low impact industry zone.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	Yes	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.137	CP0739	Request to change zone, height, density or applicable overlays	Requests revisions to the City Plan relating to the Benowa Concrete Plant (20 Racecourse Drive, Bundall): <ul style="list-style-type: none"> Change from Mixed Use Zone (Fringe Business Precinct) to High impact industry zone and maintain high impact industry as code assessable in the zone; OR Include site in Medium impact industry zone, update the zone code and allow certain High impact industry as code assessable in the zone; AND Apply the Sensitive use separation overlay (industry protection buffer) to protect the plant. 	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The City Plan zones are a 'best-fit' translation of the Domains in the Gold Coast Planning Scheme 2003 and/or are a result of achieving the outcomes in the SPP to identify appropriate industry zones for industry areas where in proximity to zones for sensitive land uses.</p> <p>The definition of High impact industry in the <i>Queensland Planning Provisions</i> (QPP) lists concrete batching plants in the examples of High impact industry uses and in the Industry thresholds for High impact industry which has been reflected in the planning scheme.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes
1.17.138	CP0739	Request to change zone, height, density or applicable overlays	Requests revisions to the City Plan relating to the Biggera Waters Concrete Plant (243 Brisbane Road, Biggera Waters): <ul style="list-style-type: none"> Change from Low & Medium Impact Industry Zone to High impact industry zone and maintain high impact industry as code assessable in the zone; OR Include site in Medium impact industry zone, update the zone code and allow certain High impact industry as code assessable in the zone; AND Apply the Sensitive use separation overlay (industry protection buffer) to protect the plant. 	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The City Plan zones are a 'best-fit' translation of the Domains (including the Industry 1 and 2 Domains) in the Gold Coast Planning Scheme 2003 and/or are a result of achieving the outcomes in the SPP to identify appropriate industry zones for industry areas where in proximity to zones for sensitive land uses.</p> <p>The definition of High impact industry in the <i>Queensland Planning Provisions</i> (QPP) lists concrete batching plants in the examples of High impact industry uses and in the Industry thresholds for High impact industry which has been reflected in the planning scheme.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes
1.17.139	CP0739	Request to change zone, height, density or applicable overlays	Requests revisions to the City Plan relating to the Boral Beenleigh Concrete Batching Plant, co-located with the Staplyton Quarry (Rossmans Road, Staplyton – L20SP132860): <ul style="list-style-type: none"> Transition the site from Extractive industry zone to High impact industry zone; Include a Specific Outcome and Land Use Strategy under the Industry and Business Area element that provides direction about how extractive industry sites might transition to highest and best land use opportunities with the planning scheme area (i.e. landfill, resource recovery and industrial activities); Revise extent of overlays applicable to the site) as detailed in supporting submission prepared by Cardno HRP. 	No	<p>The City Plan has maintained the site in the Extractive industry zone, based on the following:</p> <ol style="list-style-type: none"> Quarrying activities and extraction still takes place on the site. The requested alterations to the City Plan, to recognise Boral's intentions for the future re-use of the site are premature whilst quarrying activities are occurring on the site. Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan. The site has been identified as containing matters of environmental significance on the Environmental significance – priority species, vegetation management and wetlands and watercourses overlay maps. All mapped areas are representative of values onsite and do not overlap or effect existing operations or current development commitments and as such the provisions of the Environmental significance overlay code will apply for any future development proposals in the mapped areas. 	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>The additional overlays on the site being, Acid Sulfate Soils, Bushfire Hazard, Extractive Resources, Flood, Landslide Hazard, Sensitive use separation and Water Catchments and Dual Reticulation are to remain and will be applicable where any activity on the site triggers the relevant overlays.</p> <p>The provision of overlays on the site does not prohibit the continued use of lawfully established activities continuing in accordance with the conditions of approval which established the land use on the site.</p>			
1.17.140	CP0739	Request to change zone, height, density or applicable overlays	<p>Requests revisions to the City Plan relating to the Boral Robina Concrete, Asphalt & Transport Depot (West Burleigh Quarry – Bermuda Street, Robina – L112 SP106901):</p> <ul style="list-style-type: none"> • Include a Specific Outcome and Land Use Strategy under the Industry and Business Area element that provides direction about how extractive industry sites might transition to highest and best land use opportunities with the planning scheme area; and • Amend the Extractive industry zone MCU Level of Assessment Table to support Code assessable provisions for co-located and related uses (e.g. High impact industry/concrete batching and asphalt manufacturing); • Revise extent of overlays applicable to the site (as detailed in supporting submission prepared by Cardno HRP). 	No	<p>The City Plan has maintained the site in the Extractive industry zone, based on the following:</p> <p>(a) It is recognised that quarrying and extraction activities are still occurring on the subject site. It is considered that the requested amendments to the City Plan, to recognise Boral's intentions for the future re-use of the site are premature whilst quarrying activities are occurring on the site.</p> <p>(b) In regards to the request to support provisions for co-located and related uses (eg: High impact industry/concrete batching and asphalt manufacturing) the definition of High Impact Industry in the Queensland Planning Provisions (QPP) lists concrete batching plants in the examples of High Impact Industry uses and in the Industry thresholds for High Impact Industry which has been reflected in the City Plan.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>(c) The site has been identified as containing matters of environmental significance on the Environmental significance – priority species and vegetation management overlay maps. . All mapped areas are representative of values onsite and do not overlap or effect existing operations or current development commitments and as such the provisions of the Environmental significance overlay code will apply for any future development proposals in the mapped areas.</p> <p>The additional overlays on the site being, Acid Sulfate Soils, Airport Environs, Bushfire Hazard, Landslide Hazard, Extractive Resources, Sensitive use separation and State controlled roads, Rail Corridor and Transport Noise Corridor are to remain and will be applicable where any activity on the site triggers the relevant overlays.</p> <p>The provision of overlays on the site does not prohibit the continued use of lawfully established activities continuing in accordance with the conditions of approval which established the land use on the site.</p>	No	No	Yes
1.17.141	CP0739	Request to change zone, height, density or applicable overlays	<p>Requests revisions to the City Plan relating to the Q-Crete Burleigh Heads site (18 Rudman Parade, Burleigh Heads):</p> <ul style="list-style-type: none"> • Change from Medium impact industry zone to High impact industry zone and maintain high impact industry as code assessable in the zone; OR • Include site in Medium impact industry zone, update the zone code and allow certain High impact industry as code assessable in the zone; AND • Apply the Sensitive use separation overlay (industry protection buffer) to protect the plant. 	No	Refer to response 1.17.137	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.142	CP0739	Request to change zone, height, density or applicable overlays	Requests revisions to the City Plan relating to the Q-crete Southport site (47 Bailey Crescent, Southport): <ul style="list-style-type: none"> Change from Low impact industry zone to High impact industry zone and maintain high impact industry as code assessable in the zone; OR Include site in Medium impact industry zone, update the zone code and allow certain High impact industry as code assessable in the zone; AND Apply the Sensitive use separation overlay (industry protection buffer) to protect the plant. 	Yes	Refer to response 1.17.137	No	No	Yes
1.17.143	CP0739	Request to change zone, height, density or applicable overlays	Requests revisions to the City Plan relating to the Upper Coomera Concrete Batching Plant (Old Coach Road, Upper Coomera. L2 RP809598 & Part L3 SP102549): <ul style="list-style-type: none"> Change from Low & Medium Impact Industry Zone to High impact industry zone and maintain high impact industry as code assessable in the zone; OR Include site in Medium impact industry zone, update the zone code and allow certain High impact industry as code assessable in the zone; AND Apply the Sensitive use separation overlay (industry protection buffer) to protect the plant. 	No	Refer to response 1.17.137	No	No	Yes
1.17.144	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests Peachey Road, Luscombe (Lot 5 RP815163) be included in the High impact industry zone.	No	The City Plan maintains the split-zoning (Extractive industry zone and the Low Impact Industry zone - Future Low Impact Industry Precinct) on the site, based on the following: <p>(a) The portion of the site covered by the Extractive Industry zone reflects that the subject site is located within the Resource Area and Separation Area of KRA 67 – Northern Darlington Range and is considered the most appropriate zone.</p> <p>(b) The portion of the land within the 'Future' Low Impact Industry Precinct of the Low Impact Industry zone is a reflection of the 2003 Gold Coast City Council Planning Scheme, which identifies the site as falling within the Low Impact Business and Industry Precinct (Map 29.4 – Ultimate Precincts) of the Yatala Enterprise Area Local Area Plan. Accordingly, it is considered the Low Impact Industry zone (Future Low Impact Industry Precinct) is the most appropriate zoning for this portion of land.</p>	No	No	No
1.17.145	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests 13 Rudman Parade, Burleigh Waters be included in the High impact industry zone.	No	The City Plan has maintained the Medium impact zone on the site based on the following: <p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The SPP sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not limited to) a review of industry definition thresholds for Medium Impact Industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment within the Low Impact Industry zone.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as</p>	No	No	Yes

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					<p>part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p>			
1.17.146	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests 39 Hinde Street, Ashmore be included in the High impact industry zone.	No	The subject site at 39 Hinde Street, Ashmore falls within the Low impact industry zone. The intent of the Sensitive use separation overlay – Industry protection buffer is to ensure the protection of Medium impact and High impact industry from development for a sensitive land use within the buffer. As the zoning of the site is to remain unchanged the provisions of the Sensitive use overlay code will not apply to the site.	No	No	Yes
1.17.147	CP0864	Request to change zone, height, density or applicable overlays	Requests the zoning of 7 Demand Avenue, Arundel change from Low impact industry to Medium impact industry.	Yes	<p>The City Plan has been amended in response to the concerns raised in submissions with regard to the Arundel/Biggera Waters area and in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The area currently included in the Industry 1 (High Impact) Domain of the Gold Coast Planning Scheme 2003 will be included in the Medium industry zone in the City Plan having regard to proximity to sensitive land use zones and reflecting State Planning Policy outcomes. This change includes the site at 7 Demand Avenue, Arundel.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p>	No	Yes	Yes
1.17.148	CP0868	Request to change zone, height, density or applicable overlays	Requests 33-35 Ern Harley Drive, Burleigh Heads and surrounding sites be removed from the Low Impact Industry Zone and included in the Medium Impact Industry Zone.	Yes	33 and 35 Ern Harley Drive have already been included in the Medium Impact Industry Zone in the City Plan.	No	No	No
1.17.149	CP1072	Request to change zone, height, density or applicable overlays	Requests Lot 3 on SP254376 be located in the Medium Impact Industry Zone to provide consistency between adjacent properties.	Yes	<p>In the Yatala Enterprise Area Local Area Plan (LAP) in the Gold Coast Planning Scheme 2003, the Yatala industrial areas are included in one of three precincts:</p> <ul style="list-style-type: none"> • General Impact Business and Industry Precinct; • Low Impact Business and Industry Precinct; or • Future Business and Industry Precinct. <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>The City Plan designates the site as Low impact industry zone, Future low impact industry precinct. The City Plan zones are a 'best-fit' translation of the Yatala Enterprise Area LAP Precincts in the Gold Coast Planning Scheme 2003 and/or are a result of achieving the outcomes in the SPP to identify appropriate industry zones for industry areas in proximity to zones for sensitive land uses.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes
1.17.150	CP1230	Request to change zone, height, density or applicable overlays	Requests the revision of zone mapping to include Lot 13 USL33533, Lot 621 WD6252, Lot 63 USL33533 and Lot 12 USL33533 in the Waterfront and marine industry zone (Zone map 23 - Southport).	No	Lots 12, 13 and 63 on USL33533 and Lot 621 on WD6252 are State-owned land parcels and have been appropriately located within the Community facilities zone. Accordingly, the City Plan will not be amended.	No	No	No

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1.17.151	CP1259	Request to change zone, height, density or applicable overlays	Concerned the 'back zoning' of 180 Burnside Road, Ormeau to the Medium impact industry zone constrains development by reducing potential land uses, increases level of assessment for High impact industry uses and ignores the existing asphalt plant on the site.	Yes	Refer to response 1.17.149	No	No	Yes
1.17.152	CP1262	Request to change zone, height, density or applicable overlays	Requests Lot 382 WD2669, Staplyton be included in the Medium impact industry zone.	Yes	Refer to response 1.17.149	No	No	Yes
1.17.153	CP1274	Request to change zone, height, density or applicable overlays	Objection to 14 Calabro Way, Burleigh Heads (Bustech Pty Ltd) being downgraded to the Low impact industry zone. This will be prejudicial to Bustech's planned expansion program and removes certainty from the capacity of the business to effectively and efficiently service future community public transport needs. Request the site be included in the Medium impact industry zone where the Medium impact industry use is self-assessable.	Yes	The City Plan has been amended to include 14 Calabro Way, Burleigh Heads within the Medium impact industry zone having regard to proximity to sensitive land use zones and reflecting the SPP outcomes.	No	Yes	No
1.17.154	CP1300	Request to change zone, height, density or applicable overlays	Requests Lot 5 RP815163 (and if appropriate, surrounding land) be included in the High impact industry zone.	No	Refer to response 1.17.144	No	No	No
1.17.155	CP1309	Request to change zone, height, density or applicable overlays	Objects to 7 Bee Court, Burleigh Heads being included in the Medium impact industry zone based on existing land use and proposed levels of assessment. Requests a change in zoning to High impact industry.	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The Industry 1 (High Impact) Domain in the Gold Coast Planning Scheme 2003 has been identified in one of three new zones in the City Plan: Low Impact Industry Zone, Medium Impact Industry Zone or High Impact Industry Zone having regard to proximity to sensitive land use zones and reflecting the SPP outcomes.</p> <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the Gold Coast Planning Scheme 2003 that are located in proximity to the residential areas and other sensitive land uses.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes
1.17.156	CP1313	Request to change zone, height, density or applicable overlays	Objects to the high density industries in the Yatala area and requests a low impact industrial area.	Yes	Refer to response 1.17.149	No	No	Yes

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1.17.157	CP1344	Request to change zone, height, density or applicable overlays	Requests 70 Mudgeeraba Road, Mudgeeraba be changed from Low density residential zone to either Low impact industry or a commercial zoning, due to low level of amenity from surrounding non-residential land uses and road noise.	No	<p>70 Mudgeeraba Road has been included in the Low density residential zone in the City Plan, changed from the Rural residential precinct in the Guragunbah Local Area Plan in the Gold Coast Planning Scheme 2003.</p> <p>The subject land is not co-located or in close proximity to any other land in an industry zone or centre zone.</p> <p>The subject land adjoins an existing church use and is in close proximity to land in the Rural residential zone where most industrial uses would be inappropriate due to potential amenity impacts.</p> <p>Additionally, commercial uses at this location may have the potential to detract from the Neighbourhood centre zone located approximately 600m to the north where such uses are preferred.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	No
1.17.158	CP1371	Request to change zone, height, density or applicable overlays	Requests Peachey Road, Luscombe be removed from the Future industry precinct of the Low impact industry and Medium impact industry zones.	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>In the Yatala Enterprise Area Local Area Plan (LAP) in the Gold Coast Planning Scheme 2003, the Yatala industrial areas are included in one of three precincts:</p> <ul style="list-style-type: none"> General Impact Business and Industry Precinct; Low Impact Business and Industry Precinct; or Future Business and Industry Precinct. <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The City Plan zones are a 'best-fit' translation of the Yatala Enterprise Area LAP Precincts in the Gold Coast Planning Scheme 2003 and/or are a result of achieving the outcomes in the SPP to identify appropriate industry zones for industry areas in proximity to zones for sensitive land uses.</p> <p>The Future Industry Precincts in the Industry Zones are a reflection of the Future Business and Industry Precinct in the Yatala Enterprise Area LAP in the Gold Coast Planning Scheme 2003.</p> <p>The future industry precincts are intended to allow for the structured expansion of industry uses as demand and infrastructure is delivered. This ensures capacity in existing serviced industrial land is prioritised for new industry uses and future industry precincts are efficiently and cost-effectively provided with infrastructure that meets the desired standards of service for industrial uses (in cases where out-of-sequence industrial development occurs on particular sites).</p> <p>Although some industry has proceeded in the future industry precincts, there is still consolidation that needs to occur in the industry zones. Accordingly, future industry precincts will remain whilst capacity remains in the industry zones.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p>	No	No	Yes
1.17.159	CP1390	Request to change zone, height, density or applicable overlays	Requests 72 Mudgeeraba Road, Mudgeeraba be changed from Low density residential zone to either Low impact industry or a commercial zoning to low level of amenity due to surrounding non-residential land uses and road noise.	No	<p>72 Mudgeeraba Road has been included in the Low density residential zone in the City Plan, changed from the Rural residential precinct in the Guragunbah local area plan in the Gold Coast Planning Scheme 2003.</p> <p>The subject land is not co-located or in close proximity to any other land in an industry zone or centre zone.</p> <p>The subject land adjoins an existing church use and is in close proximity to land in the Rural residential zone where most industrial uses would be inappropriate due to potential amenity impacts.</p>	No	No	No

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					Additionally, commercial uses at this location may have the potential to detract from the Neighbourhood centre zone located approximately 600m to the north where such uses are preferred in the City Plan. Accordingly, the City Plan will not be amended.			
1.17.160	CP1547; CP1802; CP1803; CP1804; CP2371; CP2690; CP2620	Request to change zone, height, density or applicable overlays	Requests Burleigh Gardens Industrial Area be removed from the Medium impact industry zone and included in the high impact industry zone.	Yes	Refer to response 1.17.155	No	No	Yes
1.17.161	CP1560	Request to change zone, height, density or applicable overlays	Requests 203 Brisbane Road, Arundel be considered for rezoning from Medium impact industrial zone to High impact industry zone if changing the definition of concrete batching plant as High impact industry is not achieved. Concrete batching plant is self-assessable within the current domain within the 2003 planning scheme. The draft plans changes this to impact assessable.	Yes	The City Plan does not affect existing lawful use rights or development rights established by previous development approvals; The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The City Plan zones are a 'best-fit' translation of the Domains (including the Industry 1 and 2 Domains) in the Gold Coast Planning Scheme 2003 and/or are a result of achieving the outcomes in the SPP to identify appropriate industry zones for industry areas where in proximity to zones for sensitive land uses; The definition of High impact industry in the <i>Queensland Planning Provisions</i> (QPP) lists concrete batching plants in the examples of High impact industry uses and in the Industry thresholds for High impact industry which has been reflected in the planning scheme. Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan. Accordingly, the City Plan will not be amended.	No	No	Yes
1.17.162	CP1606	Request to change zone, height, density or applicable overlays	Requests the following rezoning outcomes for Lot 2 on SP205564 at Sandy Creek Road, Yatala: (1) Lot be partly rezoned from Medium impact industry zone (Future medium impact industry precinct) to Open space zone, where abutting Sandy Creek; and (2) Lot be partly rezoned from Medium impact industry zone (Future medium impact industry precinct) to Medium impact industry zone, east and west of open space area buffering Sandy Creek.	Yes	Refer to response 1.17.149	No	No	Yes
1.17.163	CP1886	Request to change zone, height, density or applicable overlays	Requests 557 Norwell Road, Norwell (Lot 1 SP224344) is supported by the City Plan for extraction of high quality sand and brickies loam resource.	No	Zoning for 557 Norwell Road, Norwell has been considered and has not been revised. In the 2003 Planning Scheme the site is zoned Rural Domain. The City Plan policy position is to provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities; As such, the best fit translation of the 'Rural Domain' is the 'Rural zone'. This zoning maintains the protection or management of significant natural resources, and processes to maintain the capacity for primary production.	No	No	No
1.17.164	CP1888	Request to change zone, height, density or applicable overlays	Objects to Lot 2 RP219042 at Captain Cook Drive, Arundel being downgraded to the Low impact industry zone. Requests the site be included in the equivalent zone to the Industry 1 (High Impact) Domain.	Yes	Refer to response 1.17.147	No	Yes	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.165	CP2126	Request to change zone, height, density or applicable overlays	Requests Colgate-Palmolive site at Captain Cook Drive, Arundel be included in the Medium impact industry zone as the site was in the Industry 1 Domain. The new zoning will result in an increase in the levels of assessment for the site.	Yes	That all land in the Arundel/Biggera Waters industry area currently included in the Industry 1 (High Impact) Domain of the Gold Coast Planning Scheme 2003 has been amended to be included in the Medium Industry Zone of the City Plan.	No	Yes	Yes
1.17.166	CP2128	Request to change zone, height, density or applicable overlays	Requests 273 Nerang Road, Southport be zoned High impact industry not Low impact industry given the current operating use on the site.	Yes	Refer to response 1.17.155	No	No	Yes
1.17.167	CP2129	Request to change zone, height, density or applicable overlays	Requests 90 Currumbin Creek Road and Stewart Road, Currumbin Waters be zoned High impact industry not Low impact industry given current operating use on the sites.	No	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The site is included in the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003, which is intended for low impact industry uses. The City Plan Low impact industry zone is a direct or 'best fit' translation of the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003.</p> <p>The proposed Low impact industry zone in the City Plan (and existing Industry 2 Domain in the Gold Coast Planning Scheme 2003) is a reflection of locations in proximity to zones for sensitive land uses where lower impact industry uses may be appropriate. This is consistent with the State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) which sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes
1.17.168	CP2131	Request to change zone, height, density or applicable overlays	Requests 41 Computer Road, Yatala be zoned High impact industry not Medium impact industry given the current operating use on the sites.	Yes	Refer to response 1.17.149	No	No	Yes
1.17.169	CP2132	Request to change zone, height, density or applicable overlays	Requests Bradstone Road, Carrara (Nucrush) be zoned High impact industry not Low impact industry given the current operating use on the sites.	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The City Plan zones are a 'best-fit' translation of the Domains (including the Industry 1 and 2 Domains) in the Gold Coast Planning Scheme 2003 and/or are a result of achieving the outcomes in the SPP to identify appropriate industry zones for industry areas where in proximity to zones for sensitive land uses.</p> <p>The definition of High Impact Industry in the <i>Queensland Planning Provisions</i> (QPP) lists concrete batching plants in the examples of High Impact Industry uses and in the Industry thresholds for High impact industry which has been reflected in the planning scheme.</p> <p>Additionally, the matter of industrial zoning and separation distances will be further subject to the Emissions and Hazardous Activities Planning Investigation and the Employment Lands Planning Investigation, which are both part of a future amendment to the City Plan.</p> <p>Accordingly, the City Plan will not be amended.</p>	No	No	Yes

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1.17.170	CP2357	Request to change zone, height, density or applicable overlays	Requests Lot 176 on RP899491 Pacific Highway, Burleigh Heads be zoned High impact industry not Light industry, given current operating uses on the site.	No	<p>The City Plan has maintained the Low impact industry zone on the site based on the following:</p> <p>(a) The Low impact industry zoning on the site reflects the provisions of the current 2003 Gold Coast Planning Scheme where the site falls within the Emerging Communities - Reedy Creek Structure Plan: Industry. The provisions of Section 13.4.8: Industry Intent of the Reedy Creek Structure Plan states "Where it abuts residential development, it will comply with the Industry 2 (Low Impact) Domain of the Planning Scheme".</p> <p>(b) The proposed Low impact industry zone for these parcels of land reflects the intent of the Reedy Creek Structure Plan and Council's current policy position in relation to the separation of industrial zones and zones for sensitive land uses and is considered an appropriate zone given residential development located nearby.</p> <p>(c) An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p> <p>This study will include (but not limited to) a review of industry definition thresholds for High impact industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment in the respective zones.</p> <p>(d) Council's current policy position is that land in the High impact industry zone (Burleigh) is separated 500m from zones for sensitive land uses.</p> <p>(e) The zoning provisions on the site do not prohibit the lawfully established activities from continuing in accordance with the conditions of approval which established the land use on the site.</p>	No	No	Yes
1.17.171	CP2360	Request to change zone, height, density or applicable overlays	Requests 44 Hinde Street, Ashmore be zoned High impact industry not Light industry, given the current operating use on the site.	Yes	Refer to response 1.17.155	No	No	Yes
1.17.172	CP2721	Request to change zone, height, density or applicable overlays	Objects to the proposed zoning changes for Lot 3 on RP174837, Lot 8 on SP109924, Lot 2 on RP895784, Lot 6 on RP96754, Lot 5 on RP895784, Lot 2 on RP94066, Lot 2 on RP84141, Lot 12 on RP857290, Lot 1 on RP167317 and Lot 11 on RP85729, as this does not reflect current land uses on site and will restrict the nature and scale of future industrial land uses establishing in this area. Proposed zoning should be High Impact Industry for these sites.	Yes	<p>The extent of Lot 5 on RP895784 and Lot 8 on SP109924 (Currumbin Waters) identified in the Open Space Zone in the City Plan is a direct or 'best-fit' translation of the Public Open Space Zone in the 2003 Planning Scheme. The existing use of this land is not a basis to change the zone where the intent to maintain an open space buffer to Currumbin Creek remains a legitimate outcome sought in the City Plan.</p> <p>The zoning provisions on the site do not prohibit lawfully established activities from continuing in accordance with the conditions of approval which established the land use on the site.</p>	No	No	No
1.17.173	CP2721	Request to change zone, height, density or applicable overlays	Supports the change in zoning from Industry 2 Domain to Low Impact Industry Zone along Currumbin Creek Road, Currumbin Waters.	Yes	Support noted.	No	No	No
1.17.174	CP2721	Request to change zone, height, density or applicable overlays	Requests the portion of Lot 5 on RP895784 and Lot 8 on SP109924 which is located in the Open Space Zone be included within the High Impact Industry Zone to reflect the existing uses on the sites.	No	<p>The extent of Lot 5 on RP895784 and Lot 8 on SP109924 identified in the Open space zone in the City Plan is direct or 'best-fit' translation of the Public Open Space Domain in the Gold Coast Planning Scheme 2003.</p> <p>The existing use of this land is not a basis to change the zone, where the intent to maintain an open space buffer to Currumbin Creek remains a legitimate outcome sought in the City Plan. The zoning provisions on the site do not prohibit lawfully established activities from continuing in accordance with the conditions of approval which established the land use on the site.</p>	No	No	No

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1.17.175	CP2372	Request to change zone, height, density or applicable overlays	Objects to changing a portion of the Burleigh Gardens Industrial Estate from Industry 1 domain to Medium impact industry zone. Requests the Burleigh Gardens Industrial Area be rezoned in the High Impact Industry Zone and the associated table of development be amended to ensure the full range of uses currently available remain.	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. The Industry 1 (High Impact) Domain in the 2003 planning scheme has been identified in one of three new zones in the City Plan: Low Impact Industry Zone, Medium Impact Industry Zone or High Impact Industry Zone having regard to proximity to sensitive land use zones and reflecting the SPP outcomes.</p> <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the 2003 planning scheme that are located in proximity to the residential areas and other sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not be limited to) a review of industry definition thresholds for different industry uses to consider the appropriateness of these uses at different scales/intensities. In addition, the study will review the appropriate level of assessment for the different industry zones.</p> <p>The Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p>	No	No	Yes
1.17.176	CP1228	Request to change zone, height, density or applicable overlays	Requests the entire area of 39 Stonemaster Drive, Staplyton (Lot 3 WD6397) be included in the Extractive industry zone.	No	<p>Zoning for 39 Stonemaster Drive, Staplyton has been considered and has not been revised.</p> <p>In the current 2003 planning scheme this site is included in the Open Space Precinct of the Yatala Enterprise Area Local Area Plan (LAP).</p> <p>The City Plan policy position is to maintain the open space planning intent for this site. As such, the best fit translation from the LAP Open Space Precinct is the Open space zone.</p> <p>It should also be noted that the City Plan does not affect existing lawful use rights.</p>	No	No	No
1.17.177	CP1228	Request to change zone, height, density or applicable overlays	Requests the entire area of 61 Johnstone Road, Staplyton (Lot 476 CP816504) and 85 Rotary Park Road, Staplyton (Lot 467 C8255) be included in the Extractive industry zone.	No	<p>Zoning for 61 Johnstone Road and 85 Rotary Park Road, Staplyton has been considered and has not been revised.</p> <p>Council's policy position has been to include sites that are included in the Extractive Industry Domain in the current 2003 planning scheme or have lawfully established extractive industry use, in the Extractive industry zone in the City Plan.</p> <p>As these sites were not recognised as being Extractive Industry Domain in the current 2003 planning scheme and do not have development approval for extraction purposes, zoning of the site will not change.</p>	No	No	No
1.17.178	CP1087	Request to change zone, height, density or applicable overlays	Requests 197 and 199 Beattie Road, Coomera (Lots 4 and 5 RP212183) and 16 Waterway Drive, Coomera (Lot 37 on SP113730) be included in the Waterfront and marine industry zone to reflect the existing approval and ongoing marine industry uses on the sites.	No	<p>197 Beattie Road and 16 Waterway Drive, Coomera are zoned Waterfront and marine industry.</p> <p>The zoning for 199 Beattie Road, Coomera has been amended to Waterfront and marine industry to recognise the ongoing marine industry uses being conducted on site.</p>	No	Yes	No

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1.17.179	CP0539	Request to change zone, height, density or applicable overlays	Concerned with the zoning of existing industrial land in the industrial estate at Demand Avenue and Supply Court, Arundel from Industrial 1 Domain to Low Impact industry zone will restrict the nature and scale of industrial land uses capable of being expanded or being established within the existing industrial estates within the city.		<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities'. The response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The Council has considered the concerns raised in submissions with regard to the Arundel/Biggera Waters area and the industrial zoning under the City Plan will be changed to address these concerns.</p> <p>The area currently included in the Industry 1 (High Impact) Domain of the Gold Coast Planning Scheme 2003 will be included in the Medium Impact Industry Zone in the City Plan.</p> <p>The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p>	No	Yes	Yes
1.17.180	CP0662	Request to change zone, height, density or applicable overlays	Concerned the City Plan has effectively 'down-zoned' 31, 46, 49, 65 and 101 Millaroo Drive, Helensvale and will unreasonably and significantly limit the continuing use of the sites for industrial purposes.	No	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The sites are included in the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003 which is intended for low impact industry uses. The City Plan Low Impact Industry Zone is a direct or 'best fit' translation of the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003.</p> <p>The proposed Low Impact Industry Zone in the City Plan (and existing Industry 2 Domain in the Gold Coast Planning Scheme 2003) is a reflection of locations in proximity to zones for sensitive land uses where lower impact industry uses may be appropriate.</p> <p>This zoning is consistent with the State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP), which sets out the requirement to appropriately zone industrial land with consideration of the potential adverse impacts of activities on sensitive land uses.</p> <p>The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p>	No	No	Yes
1.17.181	CP2038	Request to change zone, height, density or applicable overlays	Concerned with the change in industry zonings and sensitive land use buffers could cause a decrease in property values and future rental use.	Yes	<p>The City Plan does not affect continuing lawful uses or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Having regard to proximity to sensitive land use zones and reflecting the SPP outcomes, the Industry 1 (High Impact) Domain in the Gold Coast Planning Scheme 2003 has been identified in one of three new zones in the City Plan:</p> <ul style="list-style-type: none"> • Low Impact Industry Zone; • Medium Impact Industry Zone; or • High Impact Industry Zone. 	No	No	Yes

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					<p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the Gold Coast Planning Scheme 2003 that are located in proximity to the residential areas and other sensitive land uses.</p> <p>In response to this State interest – 'Emissions and Hazardous Activities', the City Plan has also introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p>			
1.17.182	CP1274	Request to change zone, height, density or applicable overlays	Objects to the Medium impact industry zone being within the simplistic and arbitrarily selected range of 250m of a zone for a Sensitive land use.	Yes	<p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Having regard to proximity to sensitive land use zones and reflecting the SPP outcomes, the Industry 1 (High Impact) Domain in the Gold Coast Planning Scheme 2003 has been identified in one of three new zones in the City Plan:</p> <ul style="list-style-type: none"> • Low Impact Industry Zone; • Medium Impact Industry Zone; or • High Impact Industry Zone. <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the Gold Coast Planning Scheme 2003 that are located in proximity to the residential areas and other sensitive land uses.</p> <p>In response to this State interest – 'Emissions and Hazardous Activities', the City Plan has also introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p>	No	No	Yes
1.17.183	CP1280	Request to change zone, height, density or applicable overlays	Concerned the inclusion of 37-39 Alex Fisher Drive, Burleigh Heads within the Medium impact industry zone will significantly hinder the existing High impact industry use.	No	Refer to response 1.17.182	No	No	Yes
1.17.184	CP1280	Request to change zone, height, density or applicable overlays	Requests the City Plan supports High impact industry in this area (Burleigh Heads), with provisions to prevent encroachment from lower level industrial uses or sensitive land uses.	No	Refer to response 1.17.183	No	No	Yes

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1.17.185	CP1291	Request to change zone, height, density or applicable overlays	Concerned the inclusion of land adjacent to 14 Alex Fisher Drive, Burleigh Heads in the Medium impact industry zone will hinder operations of existing High impact industry uses and reduce the available amount of High impact industry zoned land and allow lower level industries into the area to the detriment of existing higher impact industries that will, over time, be forced to relocate elsewhere.	No	Refer to response 1.17.183	No	No	Yes
1.17.186	CP1291	Request to change zone, height, density or applicable overlays	Requests Council reconsider the proposed zones in Burleigh Heads, to ensure the City Plan 2015 supports existing High impact industry in this area via the table of assessment, and includes provisions to prevent encroachment from lower level industrial uses or sensitive uses.	No	Refer to response 1.17.183	No	No	Yes
1.17.187	CP1310	Request to change zone, height, density or applicable overlays	Objects to 6 Bailey Crescent, Southport being included in the Low impact industry zone, based on existing land use and proposed levels of assessment.	No	Refer to response 1.17.182	No	No	Yes
1.17.188	CP1560	Request to change zone, height, density or applicable overlays	Requests 203 Brisbane Road, Arundel and other existing uses within the estate are given careful consideration and that the zoning is amended to ensure that existing lawful uses are not adversely affected by the draft provisions that apply under the Medium impact industry zone.	No	Refer to response 1.17.183	No	No	Yes
1.17.189	CP0073	Request to change zone, height, density or applicable overlays	Requests rezoning of 41 Minnie Street, Southport on the basis of the locational characteristics (proximity to light rail station, PDA and commercial zoning) and the precedent set by development approvals in this location.	No	<p>Council resolved to change the City Plan in response to the concerns raised by the State government that the City Plan residential densities along the light rail corridor do not meet the State interest matter relating to <i>"Land use and transport integration"</i>.</p> <p>A number of areas within an 800m walkable catchment (taking into account physical constraints) along the light rail corridor have been changed. One specific area of investigation within Division 6 included the land bordered by Pinter Drive, Minnie Street and Tweed Street.</p> <p>The zoning for 41 Minnie Street has been amended from the Low density residential zone to the Medium density residential zone. The Building height overlay map has been amended to include this area in the 23 metre building height limit (5 storey equivalent). The Residential density overlay map has been amended to include this area in RD5 (1 bedroom per 50m²).</p>	No	Yes	No
1.17.190	CP0206	Request to change zone, height, density or applicable overlays	Requests the zoning for 26 Peachey Road, Ormeau be reviewed. It appears to have been incorrectly included in the Open space zone.	No	The City Plan zoning for this site has been amended from the Open space zone to the Rural residential zone to be consistent with the zoning of surrounding land and the current use of the site.	No	Yes	No
1.17.191	CP0212	Request to change zone, height, density or applicable overlays	Requests the zoning for 119 Monaro Road, Mudgeeraba (Lot 21 RP162279) allows for the subdivision of the site as the adjoining properties have already subdivided.	No	<p>In the City Plan this site is contained in the Rural zone - Rural landscape and environment precinct.</p> <p>Further to this, the Queensland Government has defined an Urban Footprint and Regional Landscape & Rural Production Area in the South East Queensland Regional Plan 2009-2031.</p> <p>This site is located outside the Urban Footprint and located within the Regional Landscape & Rural Production Area.</p> <p>As a result, subdivision of land must comply with Regulatory Provisions of the South East Queensland Regional Plan 2009-2031 which states that a minimum lot size of 100 hectares applies, unless the subdivision meets an exemption as described in the South East Queensland Regional Plan 2009-2031.</p>	No	No	No

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1.17.192	CP0331	Request to change zone, height, density or applicable overlays	Requests the Old Kopps Road development be removed from the Emerging community zone and given an urban zoning. This zoning is adding red tape to boutique developers or property owner's applications.	No	The intent of the Emerging community zone is to identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future. The Emerging community zone is the appropriate zone to assess new applications and will be in place until areas have been developed. Where areas are developed over time the City Plan will be updated to reflect the new development.	No	No	No
1.17.193	CP0335, CP0336	Request to change zone, height, density or applicable overlays	Requests 7 Paterson Road, Yatala be removed from the good quality agricultural land buffer map. There is a large buffer area in proportion to good quality agricultural land.	Yes	The City Plan has been amended to restrict the application of the Industry, community infrastructure and agriculture land interface area overlay code to land within the Emerging community zone. As this site is zoned Rural residential, this code will no longer be applicable.	Yes	Yes	No
1.17.194	CP0337, CP0338	Request to change zone, height, density or applicable overlays	Requests 7 Paterson Road, Yatala not be mapped as community infrastructure buffer for the Yatala motorsport facilities. Considers: <ul style="list-style-type: none"> it unreasonable to impose buffers to a community or commercial facility on other properties; Council should provide compensation to any affected land owners, where a land use is supported by Council on Council owned land and impacts on the amenity of the surrounding land owners; there has been inadequate public consultation on the matter; there is inconsistencies in the mapping of buffers between the zone map and the Sensitive use separation overlay map; and buffers are causing an unacceptable impact on nearby landowners. 	No	The City Plan contains a series of overlays that provide assessment criteria for different planning issues. The overlay mapping appropriately notifies the Council and the community of planning issues and criteria to be considered when making a decision. The 'community infrastructure buffer' of the Sensitive use separation overlay code will require proponents to consider how any proposed intensification of sensitive land uses (excluding Dwelling house) may impact on the current or future viability of community infrastructure. <i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i>	No	No	No
1.17.195	CP0543	Request to change zone, height, density or applicable overlays	Requests an investigation into 158 and 160 Beattie Road, Coomera (Lot 3 SP204801 and Lot 1 RP859860) is undertaken to determine the most appropriate zoning for these sites.	No	The City Plan includes 160 Beattie Road, Coomera in the Waterfront Marine Industry Zone, which represents a best fit zoning translation from the Marine Industry Domain of the 2003 Planning Scheme. Council has resolved not to change the City Plan in response to submissions which seek to amend their designation from 'industrial' to 'non-industrial', and where the designation is a transfer from the current Gold Coast Planning Scheme 2003 to the City Plan, based on the following: (a) In the absence of support from any holistic citywide planning investigations taking into account future demand and land use patterns, the ad hoc removal of industrial land supply would be contrary to the following State interest matters: <ul style="list-style-type: none"> Policy 9.3.1 in support of principle 9.3 (Enterprise Opportunities) of the South East Queensland Regional Plan 2009-2031: <i>secure strategically located land and facilitate planning for future business industry uses to meet current and future needs of business and industry requirements, including long-term provision beyond the timeframe of the SEQ Regional Plan.</i> State interest – 'emissions and hazardous activities' of the State Planning Policy 2014: <i>Community health and safety, sensitive land use and the natural environment are protected from potential adverse impacts of emissions and hazardous activities, while ensuring the long-term viability of industrial development</i> 	No	No	Yes

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					<ul style="list-style-type: none"> State interest – 'development and construction' of the State Planning Policy 2014: <i>maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere.</i> (b) The matter of industrial land supply within the City of Gold Coast be subject to investigation as part of the Employment Lands Planning Investigation, endorsed as part of a future amendment to the City Plan. The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation. The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses. This study will include (but not be limited to) a review of industry definition thresholds for different industry uses to consider the appropriateness of these uses at different scales/intensities. In addition, the study will review the appropriate level of assessment for the different industry zones. 			
1.17.196	CP0726	Request to change zone, height, density or applicable overlays	Recommend removing 100 Smith And 56-58 Beale Streets, Southport and the Smith Street Corridor area from the Medium density residential zone to a lower order urban zone.	No	<p>The City Plan identifies urban neighbourhoods, encompassing medium and higher intensity housing generally located on or near high frequency public transport corridors served by light rail or rapid bus.</p> <p>The downzoning of residential land in a location with good access to services and infrastructure would be contrary to State interest – 'liveable communities' of the State Planning Policy 2014 – <i>'facilitating vibrant places and spaces, diverse communities, and good neighbourhood planning and centres design that meets lifestyle needs by: facilitating the consolidation of urban development in and around existing settlements and maximising the use of established infrastructure and services.'</i></p> <p>It will also be contrary to local policy settings within the City Plan within the Strategic framework as follows:</p> <ul style="list-style-type: none"> s3.2.2, 'City Shape and Urban transformation': <i>Urban renewal and transformation will see an intentional city shape emerge. Growth and development will be concentrated in an integrated network of well serviced urban places – places with good access to public transport, services and infrastructure assets, or places where improvements to public transport provide a catalyst for mixed use development and higher density living.</i> s3.3.1(9), 'Creating liveable places': <i>Urban neighbourhoods accommodate a diverse and well-connected network of urban places. Development is focused on mixed use centres and specialist centres and public transport hubs, and densities are higher in areas with high frequency public transport, community facilities and infrastructure capacity.</i> <p>The matter of housing supply within the City of Gold Coast will be subject to a Housing Needs Planning Investigation, endorsed as part of the future amendment to the City Plan.</p> <p>No changes will be made to the City Plan in response to this submission.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.197	CP0819	Request to change zone, height, density or applicable overlays	The Limited Development (Constrained land) zone code does not represent the entirety of the Nerang River floodplain which is much larger than the zoned land.	No	<p>The Limited development (constrained land) zone was initially based on the Guragunbah Local Area Plan however it has been amended in some areas for the following reasons:</p> <ul style="list-style-type: none"> Some areas have been developed and consequently zoning has been updated to align with 'on the ground' development outcomes; and The 'Broadlakes' Emerging community zone area was included in that zone with a conceptual land use map as a result of State requirements to reflect existing approvals over that land. <p>This approach generally continues existing policy positions established in the 2003 Planning scheme. Any areas outside of the Limited development (constrained land) zone but subject to flooding will be managed through the Flood overlay map and code.</p>	No	No	No
1.17.198	CP0823; CP2304	Request to change zone, height, density or applicable overlays	Requests further development impacting on the foothills of Wongawallan (e.g. Lot 1000 on SP241225) is not supported due to the nature conservation values present. Requests Conceptual land use map 9 is amended to protect the nature conservation values present.	Yes	<p>Overlay mapping provides assessment criteria in the planning scheme for different issues. The City Plan requires that development addresses these overlay codes.</p> <p>The overlay mapping appropriately notifies the Council and the community of planning issues and criteria to be considered when making a decision.</p> <p>Appropriate zoning in the foothill area provides further protection from incompatible development.</p> <p>The western part of the lot, and surrounding lots are located within the Rural zone (Rural landscape and environment precinct). In this precinct inappropriate activities that may erode the ecologically significant features, recreational, landscape and scenic amenity values of natural landscape and environment areas are not supported.</p>	No	No	No
1.17.199	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests 13 Rudman Parade, Burleigh Waters be afforded the same level of protection envisaged and supported by the Sensitive use separation overlay code.	No	<p>The City Plan has maintained the provisions as they apply to the site based on the following:</p> <ol style="list-style-type: none"> The City Plan does not affect existing lawful use rights or development rights established by previous development approvals. The purpose of the Sensitive use separation overlay – 'Industry protection buffer' is to ensure the protection of the Medium impact and High impact industry zones from the encroachment of sensitive land uses. The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation. <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive land uses.</p> <p><i>Note: The Sensitive use separation overlay map is now known as the Industry, community infrastructure and agriculture land interface area overlay map.</i></p>	No	No	Yes
1.17.200	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests 1674 Staplyton Jacobs Well Road, Jacobs Well be afforded the same level of protection envisaged and supported by the Sensitive use separation overlay code.	No	<p>The City Plan has maintained the Extractive resources overlay map on the site, based on the following:</p> <ol style="list-style-type: none"> The purpose of the Sensitive use separation overlay – 'Industry protection buffer' is to ensure the protection of the Medium impact and High impact industry zones from the encroachment of sensitive land uses. The property at 1674 Staplyton Jacobs Well Road, Jacobs Well falls within the KRA65 - Jacobs Well. Extractive Resources Overlay Map 2 identifies a separation area around the quarry. It is considered that this separation area and the provisions of the Extractive Resources Overlay Code provide adequate protection for the activity on the site from incompatible uses. <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.201	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests 34 Maudsland Road, Oxenford be afforded the same level of protection envisaged and supported by the Sensitive use separation overlay code.	No	<p>The City Plan has maintained the Extractive resources overlay map on the site, based on the following:</p> <p>(a) The purpose of the Sensitive use separation overlay – 'Industry protection buffer' is to ensure the protection of the Medium impact and High impact industry zones from the encroachment of sensitive land uses.</p> <p>(b) The property at 34 Maudsland Road, Oxenford falls within the KRA68-Oxenford separation area. The Extractive Resources Overlay Map (3) identifies a separation area around the quarry (Key Resource Area). It is considered that this separation area and the provisions of the Extractive Resources Overlay Code provide adequate protection for the activity on the site from incompatible uses.</p> <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>	No	No	No
1.17.202	CP0856; CP1027	Request to change zone, height, density or applicable overlays	Requests 39 Hinde Street, Ashmore be afforded the same level of protection envisaged and supported by the Sensitive use separation overlay code.	No	<p>The City Plan has maintained the provisions as they apply to the site based on the following:</p> <p>(a) The purpose of the Sensitive use separation overlay code is to manage development that may have an adverse impact on the current or future viability of community infrastructure and high impact industry uses.</p> <p>(b) The subject site at 39 Hinde Street, Ashmore falls within the Low impact industry zone. The intent of the Sensitive use separation overlay – 'Industry protection buffer' is to ensure the protection of Medium impact and High impact industry from development for a sensitive land use within the buffer. As the zoning of the site is to remain unchanged the provisions of the Sensitive use overlay code will not apply to the site.</p> <p>(c) An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>(d) In addition City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>	No	No	Yes
1.17.203	CP0987	Request to change zone, height, density or applicable overlays	Requests Currumbin Wildlife Sanctuary owned land north of Tomewin Street be amended to allow for the development of a mix of business activities, residential and short-term accommodation uses.	No	<p>In response to Ministerial Condition 10, Council were directed to update the City Plan Tables of assessment for the Major tourism zone to streamline tourism development. Considerable land use flexibility was provided by making numerous land uses exempt development where ancillary to the operation of an existing Tourist attraction.</p> <p>Accordingly, the Major tourism zone allows for a mix of land uses which supports the needs of tourists and visitors. Council's policy position is that Accommodation uses are not envisaged to occur within the Wildlife Precinct.</p> <p>Short Term Accommodation will trigger Impact assessment to allow for a merit based assessment.</p>	No	No	No
1.17.204	CP1200; CP1212	Request to change zone, height, density or applicable overlays	Objects to 10 Hardys Road, Mudgeeraba being included on the Nature Conservation - Priority species, Significant species - Koala overlay map because no Koalas have been sighted. These restrictions sabotage the property value and is discriminatory when compared to sale / development outcomes of neighbouring properties.	No	<p>Overlay mapping provides assessment criteria in the planning scheme for different issues. The City Plan 2015 requires that development addresses these overlay codes. The overlay mapping appropriately notifies the Council and the community of planning issues and criteria to be considered when making a decision on planning issues, for example the Nature conservation overlay code, aims to:</p> <p>"...Identify and protect ecologically significant features and ensure that development is consistent with, and contributes to, the achievement of the objectives of the Nature conservation strategy."</p> <p>Council's mapping of Koala Habitat over this site is reflective of State Planning Policy mapping for Matters of State Environmental Significance (MSES) – Wildlife Habitat.</p> <p><i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i></p>	No	No	No

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1.17.205	CP1203	Request to change zone, height, density or applicable overlays	Supports 28 Bonogin Road, Mudgeeraba (Lot 2 RP191572) change in zoning from Emerging Communities Domain to Rural Residential Zoning as it reflects previous subdivision approval. Request improvement of support for urban purposes development within the proposed Rural residential zone to actively support residential zoning.	No	The site is zoned Rural residential under the City Plan. This zoning is consistent with adjoining lots which are included in the Rural residential zone, Open space zone and Community facilities zone. The Rural residential zone supports rural residential uses which are considered appropriate for future development of the site. Furthermore, it is noted that the minimum lot size for the Rural Residential zone (excluding the Landscape and Environment precinct) has been amended to reflect the lot size outcomes of the Park Living Domain of the 2003 Planning Scheme: <i>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²"</i>	Yes	No	No
1.17.206	CP1271	Request to change zone, height, density or applicable overlays	Concerned Pacific Pines Jubilee Primary School at 34 Manra Way has an RD2 designation when the underlying zone is Community facilities.	No	The Residential density overlay mapping will be removed from this site given the site is contained within the Community Facilities zone.	No	Yes	No
1.17.207	CP1271	Request to change zone, height, density or applicable overlays	Concerned the lake at St Vincent's Primary School, Clear Island Waters is not zoned.	No	The City Plan does not zone permanent waterbodies.	No	No	No
1.17.208	CP1338	Request to change zone, height, density or applicable overlays	Requests properties 953 Pimpama Jacobs Well Road Jacobs Well, 961 Pimpama Jacobs Well, Road Jacobs Well, Pimpama Jacobs Well Road, Jacobs Well and 1756 Staplyton Jacobs Well, Road Jacobs Well be included a domain which will facilitate a regional sports facility or alternatively, the Rural zone.		The Extractive Industry zone is a translation from the Extractive Industry Domain of the 2003 Planning Scheme. Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once development is completed.	No	No	No
1.17.209	CP1385	Request to change zone, height, density or applicable overlays	Requests Springbrook be included in its own unique zone to reflect that it is different to the rest of the City.	No	The City Plan includes the village of Springbrook within the Township zone which seeks to retain a low rise character and support a low intensity urban and semi-rural environment. The surrounding areas are included in the Conservation zone and Rural zone recognising and protecting the ecological features and rural production activities that co-exist in the area. It is not considered that a unique zone is required to achieve these outcomes.	No	No	No
1.17.210	CP1601	Request to change zone, height, density or applicable overlays	Requests the Large lot precinct of the Low density residential zone be entirely removed from Helensvale. This area is needs to accommodate additional dwellings to meet population growth targets, strategic intents of the city and requirements of regional planning.	No	The purpose of the Large Lot Precinct is to Identify and protect larger lots that have particular constraints or local character and amenity values. The subject area has been appropriately included in this precinct due to particular constraints (including, but not limited to, steep slopes/landslide hazard and bushfire hazard).	No	No	No
1.17.211	CP1850, CP1851; CP1870; CP2011; CP2012; CP2013; CP2027; CP2028; CP2029; CP2030; CP2031; CP2032; CP2033; CP2034; CP2035; CP2041; CP2042; CP2044; CP2045; CP2050; CP2056; CP2057; CP2063; CP2064; CP2065; CP2066; CP2067; CP2082; CP2083; CP2085; CP2105; CP2106; CP2108; CP2109; CP2110; CP2113; CP2187; CP2189; CP2295; CP2297; CP2298; CP2300;	Request to change zone, height, density or applicable overlays	Concerned the character of 18-38 Peachey Road and 2-11 Doherty Court Ormeau is not consistent with the Rural residential outcomes envisaged by the Strategic framework. Requests sites be excluded from the Rural residential zone and included within an urban zone (i.e.: Mixed use, Medium density, Innovation and Centre zone).	No	The subject sites are currently located in a non-urban zone. The State Government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.	No	No	No

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	CP2302; CP2303; CP2330; CP2351; CP2390; CP2391; CP2447; CP2462; CP2463; CP2465; CP2466; CP2468; CP2471; CP2473; CP2496; CP2498; CP2501; CP2508; CP2511; CP2515; CP2516; CP2517; CP2518; CP2520; CP2522; CP2525; CP2526; CP2527; CP2534; CP2535; CP2537; CP2543; CP2544; CP2545; CP2549; CP2550; CP2551; CP2557; CP2560; CP2562; CP2565; CP2566; CP2594; CP2713							
1.17.212	CP2037	Request to change zone, height, density or applicable overlays	Concerned Pipers Point, Robina is now zoned low density residential. It has the potential to ruin the character of the street.	No	<p>Due to overwhelming community support, the introduction of a Large lot precinct has been included over this site.</p> <p>The Large lot precinct will maintain the existing local character, which could be compromised by subdivision potential provided by the base Low density residential zone.</p> <p>The use of the precinct will allow closer alignment with the Strategic framework by the retention of <i>low intensity, low rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity.</i></p> <p>The area is not located near a transport hub or mixed use centre that would justify further intensification.</p>	No	Yes	No
1.17.213	CP2127	Request to change zone, height, density or applicable overlays	Requests 40 Jenkins Court, Upper Coomera be removed from the Rural zone and be placed in the Medium density residential zone or at the very least in the Rural residential zone.	No	Refer to response 1.17.211	No	No	No
1.17.214	CP2260	Request to change zone, height, density or applicable overlays	Requests the Nerang train station and Nerang centre are better connected. Requests increased density along Nerang-Southport and Nerang Broadbeach Roads (Zone map 20).	No	<p>The City Plan continues the redevelopment opportunities contained in the Gold Coast Planning Scheme 2003 in the Nerang Local Area Plan. This includes the land between the Nerang Train Station and the Nerang Centre being included in the Medium Density Residential Zone.</p> <p>Land along the Southport Nerang Road (west of the Pacific Motorway) and along the Nerang Broadbeach Road both have redevelopment opportunities for high intensity residential uses.</p>	No	No	No
1.17.215	CP2260	Request to change zone, height, density or applicable overlays	Requests an increase in density for Miami and Mermaid Beach industrial areas.	No	<p>Council's policy position for the Low Impact industry zoned areas is to continue to accommodate a range of different low impact and service industry uses.</p> <p>Residential land uses are not envisaged in this locality.</p> <p>The matter of industrial land supply within the City of Gold Coast is subject to investigation as part of the Employment Lands Planning Investigation, endorsed as part of a future amendment to the City Plan.</p>	No	No	Yes
1.17.216	CP2260	Request to change zone, height, density or applicable overlays	Requests any area west of the M1 avoids being zoned Medium density residential due to lack of infrastructure (Zone map 32).	No	<p>The Medium density residential zone in the City Plan is the best fit zone translation of the Residential Choice Domain in the Gold Coast Planning Scheme 2003.</p> <p>Lands contained within the Residential Choice Domain of the 2003 Planning Scheme are connected to urban infrastructure. This zone provides for housing choice and intensification over time, in well located and well serviced parts of the City.</p>	No	No	No

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1.17.217	CP2260	Request to change zone, height, density or applicable overlays	Requests east-west density increase only where adjoining high frequency public transport routes.	No	<p>The City continues to grow and over time this growth in intensity is likely to support a greater servicing of public transport, including east west services. Where the Gold Coast Planning Scheme 2003 includes land in medium intensity residential domains (e.g. Residential Choice Domain), the City Plan has included these areas in medium intensity residential zones (such as the Medium Density Residential Zone).</p> <p>No action will be taken as much of the zoning reflects existing zoning patterns and there are improved processes for redevelopment in these areas in the new City Plan.</p>	No	No	No
1.17.218	CP2260	Request to change zone, height, density or applicable overlays	Requests floodplain edge increase to density because it will enhance the amenity of the 'Green Heart'. Requests increased density to poorly serviced areas like Merrimac are allowed only if infrastructure and transport is improved (Zone map 26).	No	<p>Section 3.3.5 of the Strategic framework sets out the strategy for the Merrimac/ Carrara flood plain. Although some urban and tourism related development occurs on the fringe of this locality this area is planned to minimise disruption to the natural systems, optimise open space, and ensure flood flow paths and storage areas are not compromised by new development.</p> <p>No action will be taken as considerable care needs to be exercised with any uplift in intensity around the Merrimac/ Carrara flood plain, given the flood natural hazard considerations.</p>	No	No	No
1.17.219	CP2260	Request to change zone, height, density or applicable overlays	Requests Hooker Boulevard (Broadbeach and Mermaid Beach) areas serviced by high frequency public transport and Mermaid Beach increase to 5/6 storeys.	No	<p>Areas adjacent to Hooker Boulevard are included in the Medium density residential zone. There are opportunities for continued intensification in Broadbeach along the G:Link corridor.</p> <p>No action will be taken as this area is already appropriately zoned.</p>	No	No	No
1.17.220	CP2260	Request to change zone, height, density or applicable overlays	Requests increased density to Upton Street/Bundall Road light industrial (Zone map 27).	No	<p>The locality of Upton Street/Bundall Road is contained within the Mixed Use Zone (Fringe Business Precinct).</p> <p>Council's policy position for this area is mainly for high quality showrooms, bulk retailing, service and low-impact industry uses and outdoor sales yards that are easily accessible by a wide catchment of consumers.</p> <p>Further, it is envisaged that land uses in this precinct do not detract from the health or amenity of nearby sensitive land uses or land zoned for sensitive land uses.</p>	No	No	No
1.17.221	CP2260	Request to change zone, height, density or applicable overlays	Requests Mudgeeraba's Mixed use, Centre and Medium density residential zones are balanced to ensure scale, height and amenity is in line with the character of the area and overlay code. Concerned with area west of the highway being zoned Medium density residential given the rural character (Zone map 31).	No	<p>The Mudgeeraba Village character overlay code contains provisions to ensure new development is consistent with the traditional building style and character of the village. This outcome is balanced with the need to continue to allow an appropriate increase in intensity in the Mudgeeraba Village centre and in other Medium Density Residential Zone areas.</p> <p>Many sites included in the Medium Density Residential Zone are already developed and contain low rise higher intensity residential uses such as townhouses or apartments. These Medium Density Residential sites provide important housing choice options in this local area.</p>	No	No	No
1.17.222	CP2304	Request to change zone, height, density or applicable overlays	Concerned interactive mapping for the sites occupied by Movie World does not show any protection for the riparian zone for Saltwater Creek. Requests modification of Conceptual land use map 5 or zone mapping to include protection of Saltwater Creek.	No	<p>Conceptual Land Use Map 5 does not cover the Movie world site.</p> <p>Section 3.5.4.1 of the Strategic Plan sets out specific outcomes for the Gold Coast's tourist attractions. This includes balancing the economic benefits of the tourist attractions, whilst maintaining acceptable amenity and the protection of ecologically significant and significant natural features.</p> <p>The Environmental significance - biodiversity overlay maps a minimum width of 50 metres from Saltwater Creek along the Movie World site (and in many instances a greater width). This provides an effective way for development to be regulated when it is proposed within this corridor. New development in this overlay mapping area will be required to be assessed against the Environmental significance overlay code which seeks to retain ecological values.</p> <p>No action is needed as this overlay provides an appropriate consideration of setback from Saltwater Creek.</p>	No	No	No

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1.17.223	CP1157; CP2156	Request to change zone, height, density or applicable overlays	<p>In relation to the Greenridge site:</p> <ul style="list-style-type: none"> Revision of Strategic framework map 1 to include the site in the Urban Area. Rezone to part Conservation Zone, part Emerging Community Zone as shown in submission. Inclusion of CLUM to provide guidance for land proposed by the submission to be included in the Emerging Community Zone. Consequential changes throughout the draft City Plan including text, Strategic framework maps and Overlay maps. <p>Note a supplementary submission was lodged by 20 August 2014.</p>	Yes	<p>The subject site is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the state government.</p> <p>Council is unable to include land in a zone for urban purposes outside of the UF without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.</p> <p>However, due to the submission and the supplementary submission providing detailed studies supporting the request to convert parts of the subject land for urban proposes including a planning assessment report; nature conservation constraints and opportunities analysis; flood; traffic and transport; water and sewerage infrastructure; agriculture; key resource area and odour assessments; and that the site has the potential to provide significant conservation benefits for the City, the City Plan Special Committee has resolved that the area will be included as a new 'Investigation Area'.</p> <p>It is considered that a new investigation area will facilitate a transparent process for the wider community. This investigation will be undertaken as part of a future amendment to the City Plan.</p>	Yes	Yes	Yes
1.17.224	CP0061	Request to change zone, height, density or applicable overlays	Requests 2 Hepworth St, Arundel (Lot 1 RP92786) be included in the Mixed use zone (excluding Fringe business precinct), to best align with the recommendations in the Arundel Planning Study (Parsons Brinckerhoff, October 2009).	No	<p>The land at 2 Hepworth Street, Arundel is included in the Low density residential zone in the City Plan. The land is included in the Detached Dwelling Domain in the current 2003 Planning Scheme.</p> <p>The zoning is a 'best fit' translation from the 2003 Planning Scheme to the City Plan. The zone also reflects the predominant residential character of Hepworth Street and the community's reasonable expectations for residential development at this location.</p>	No	No	No
1.17.225	CP0063	Request to change zone, height, density or applicable overlays	Requests 340 Pimpama Jacobs Well Rd, Pimpama (Lot 6 RP144589) and surrounding land be given the opportunity to be developed into a small township servicing a population of approximately 3000-4000.	No	The land at 340 Pimpama Jacobs Well Road, Pimpama is included in the Rural Zone in the City Plan. The land is included in the Rural Precinct of the Inter-Urban Break Structure Plan – Emerging Communities Map EC9. At this time, higher density living is not envisaged for this area. The City Plan zoning is a 'best fit' translation of the Gold Coast Planning Scheme 2003. The City Plan promotes the retention and enhancement of the inter-urban break, as such the Rural zone is considered appropriate.	No	No	No
1.17.226	CP0106	Request to change zone, height, density or applicable overlays	Supports 53 Hinkler Drive and 17 McKenzie Drive, Highland Park being included in the Fringe business precinct of the Mixed use zone.	No	Support noted.	No	No	No
1.17.227	CP0192	Request to change zone, height, density or applicable overlays	Requests the Varsity Lakes Community Centre on Maddocks Road, Burleigh Waters be included in the 'yellow' zone (Community facilities zone).	No	<p>The community centre on Maddocks Road, Burleigh Waters is included in the Open space zone in the City Plan. The land is included in the Public Open Space Domain of the current 2003 Planning Scheme.</p> <p>The zoning is a 'best fit' translation from the 2003 Planning Scheme to the City Plan. The community centre is located in an open space corridor and it is on this basis that the zoning designation is considered appropriate.</p>	No	No	No
1.17.228	CP0280	Request to change zone, height, density or applicable overlays	Requests land owned by Holcim, north west of The Plateau be included in the Rural landscape and environment precinct to protect its environmental values such as the endangered Ormeau Bottle tree.	No	Environmental significance overlay maps recognise that significant habitat and vegetation exists north west of The Plateau, Ormeau Hills. An extractive industry indicative buffer is shown on Extractive industry zoned land near The Plateau, Ormeau Hills to visually represent extractive industry buffer requirements.	No	No	No
1.17.229	CP0342	Request to change zone, height, density or applicable overlays	Requests the zoning of 14 and 16 Lupus Street, Southport (Lots 30 and 31 RP28607) be changed from Low density residential to Community facilities zone.	No	The City Plan has been amended to include the subject sites in the Community facilities zone. This is considered the most appropriate zone for the site based on the surrounding lots and history of the site.	No	Yes	No

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1.17.230	CP0403	Request to change zone, height, density or applicable overlays	Recommend 2 Hepworth St, Arundel (Lot 1 RP92786) be included in the Mixed use zone (excluding Fringe business precinct), to best align with recommendations of the Arundel Planning Study (Parsons Brinckerhoff, October 2009). This would enable amenity issues to be addressed along Brisbane Road; recognise land use changes occurring in the area; utilise transport opportunities by establishing transit orientated land uses such as office, retail and higher density residential; and provide local employment opportunities and complete the function of the Biggera Waters Activity Centre.	No	The land at 2 Hepworth Street, Arundel is included in the Low density residential zone in the City Plan. The land is included in the Detached Dwelling Domain in the current 2003 Planning Scheme. The zoning is a 'best fit' translation from the 2003 planning scheme to the City Plan. The zone also reflects the predominant residential character of Hepworth Street and the community's reasonable expectations for residential development at this location.	No	No	No
1.17.231	CP0484	Request to change zone, height, density or applicable overlays	Requests Dreamworld Parkway, Helensvale (Lot 415 SP214298) be included in the Mixed use zone and the Fringe business precinct. The site has an existing approval for 43 attached dwellings; a s242 Preliminary Approval for Apartments, Attached Dwellings, Cafes, Convenience Shop, Offices, Restaurant, Shops, Showrooms and Takeaway Food Premises; and a Reconfiguring a lot approval to create 9 standard format community title allotments and common property.	No	The land is included in the Emerging community zone in the City Plan and is included in Precinct 8 – Oxenford Gateway in the Oxenford Local Area Plan of the current 2003 Planning Scheme. The Oxenford Gateway is intended to be characterised by residential development complemented by a marina with some retail and service activities. The Emerging community zone is considered an appropriate fit as the zone enables consideration of the site's locality and opportunities when a development application is lodged. It is not the role of the City Plan to reflect existing development applications or approvals. In addition, the City Plan does not take away existing use rights established under existing approvals. Proponents are encouraged to act on existing development approvals and establish the use, then approach Council for consideration of an appropriate zone.	No	No	No
1.17.232	CP0502	Request to change zone, height, density or applicable overlays	Requests 3 Sunlight Drive, Burleigh Waters (Lot 2 RP172778) and 261 Burleigh Connection Rd, Burleigh Waters (Lot 202 SP205211) be included in the Community facilities zone to align with use of site for Mary Mount College subject of development application (PN118695/01/DA3).	No	The City Plan has been amended to include 261 Burleigh Connection Road, Burleigh Waters into Community facilities zone to best reflect the use on the site. In respect to 3 Sunlight Drive, Burleigh Waters, the site has been included in the Low impact industry zone in the City Plan. This is a direct or 'best fit' translation of the Industry 2 (Low impact) Domain in the current 2003 planning scheme. The requested change can be given effect by the current development approval. Proponents are encouraged to act on existing development approvals and establish the use, then approach Council for consideration of an appropriate zone.	No	Yes	No
1.17.233	CP0537	Request to change zone, height, density or applicable overlays	Requests 246 Varsity Parade, Varsity (Lot 0 SP195437) be included in the innovation zone as Bond University has just purchased this land.	No	The City Plan has been amended to include 246 Varsity Parade, Varsity within the Innovation zone. This will allow for consistent administration across the campus and will not lead to inefficiencies.	No	Yes	No
1.17.234	CP0537	Request to change zone, height, density or applicable overlays	Requests the Innovation zone be extended to cover land to the left (east) of University Drive between the canal and first roundabout at the entry of Bond University, so a development application for a Hall can be lodged.	No	The City Plan zoning best fits the intended outcomes for the north-western part of the Bond University site. This area is adjacent to sensitive land uses and should be subject to further assessment to ensure reasonable residential amenity is maintained. Any proposed change to zones is to be considered following the outcomes of the Employment Lands Planning Study, endorsed as part of a future amendment to the City Plan.	No	No	Yes
1.17.235	CP0671	Request to change zone, height, density or applicable overlays	Requests land on Town Centre Drive, Helensvale (Lot 41 on SP151645) be removed from the Mixed use (Fringe business precinct) zone and be included within the Mixed use zone.	No	The subject land has been included in the Fringe business precinct in the Mixed use zone in the City Plan. This is a 'best-fit' translation of the Frame Area Precinct in the Helensvale Town Centre Local Area Plan (LAP) of the current 2003 Planning Scheme which similarly supported larger format retail uses such as showrooms and bulky goods retailing. Residential uses (apartments) were code assessable in the LAP and are Impact assessable in the Fringe business precinct in the City Plan. This policy position is consistent across the Fringe business precinct City-wide in the City Plan and is an appropriate setting based on the intended uses in the precinct which are generally not compatible with residential amenity.	No	No	No

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1.17.236	CP0726	Request to change zone, height, density or applicable overlays	Requests 100 Smith Street and 56-58 Beale Street, Southport (Lots 5-7 on RP74094) be: (a) included in the Mixed use zone; (b) have a building height designation of 6 storeys; and (c) have a residential density designation of RD5.	No	<p>The Smith Street Special Development Area was part of the Residential Precinct and included in the Traditional Suburban Residential Character Area in the Southport Local Area Plan of the current 2003 Planning Scheme.</p> <p>This area was intended to accommodate residential and ancillary activities including higher intensity residential development for attached dwellings and apartments in the Smith Street Special Development Area. Offices were supported as Code assessment in the LAP at this location; however, other non-residential uses generally required Impact assessment.</p> <p>The City Plan has included the properties in the Medium density residential zone which is a 'best fit' translation. This zoning maintains existing amenity and community expectations for outcomes in this area. Furthermore the Medium density residential zone supports a range of business activities as Code assessment including shops, healthcare services and child care centres on corner sites.</p> <p>In regards to building height and density, the sites currently include a building height designation of 2 storeys and a residential density designation of RD3.</p> <p>Given the policy position is to retain the medium intensity residential planning intent, these sites will retain the building height designation of 9m and a residential density of RD3.</p>	No	No	No
1.17.237	CP0819	Request to change zone, height, density or applicable overlays	<p>Object to residential development being excluded from the Mixed use zone (fringe business precinct) and question if any research has been undertaken to support this. Recommend merging the two areas into one, call it the Mixed use zone, permit residential development to occur and bring the zone into alignment with the height and density overlay maps.</p> <p>Request clarification on whether the exclusion of residential development from the Mixed Use Zone (Fringe Business Precinct) is related to the buffer distances applicable to sensitive places under the SPP. Request Council undertake the necessary industrial land use studies.</p>	Yes	<p>The Strategic framework sets the policy direction for future development within the City. The policy direction for fringe business areas is contained in Part 3.5.2.1 (6) which seeks to provide land for high quality showrooms and bulky goods outlets and a range of service and low-impact industry uses. It is also clear on ensuring that residential uses do not compromise the primary function of these areas.</p> <p>These outcomes are supported by including a Fringe business precinct within the Mixed use zone code and listing the levels of assessment for residential activities (with the exception of Caretaker's accommodation) as Impact assessment. While the precinct has a base zoning of Mixed use, the precinct serves a very different function to that of the zone.</p> <p>The Mixed use zone is a new zone for the City Plan. Its purpose is to provide for a mix of activities such as business, retail, residential, tourist accommodation and service and low impact industries.</p> <p>Anomalies of residential density and building height will be reviewed as part of a future amendment.</p>	No	No	Yes
1.17.238	CP0819	Request to change zone, height, density or applicable overlays	Recommend the Limited development (constrained land) zone be deleted and replaced with the Emerging communities zone (subject to a Conceptual land use map) or another more specific residential zone. 'The zone is only applicable to the Carrara Merrimac area, does not define the flood affected area which is much larger than the zones area, and simply duplicates requirements already contained in the Flood overlay zone.'	No	<p>This Emerging community zone is intended to set aside land suitable for urban purposes and manage the transition of non-urban land to urban purposes. The Merrimac/Carrara flood plain special management area has not been included in the Emerging community zone and has been appropriately included in the Limited development (constrained land) zone in the City Plan reflecting known and significant flooding constraints and containing only limited areas that may be suitable for urban development.</p> <p>Element 3.3.5 of the Strategic framework and Conceptual Land Use Map 11 are intended to guide development in the Merrimac/Carrara flood plain special management area subject to detailed site investigations. It is appropriate that the zone clearly identifies this land is constrained and urban development is likely to be limited for this reason.</p>	No	No	No

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1.17.239	CP0819	Request to change zone, height, density or applicable overlays	<p>There are only eight localities in the City where the Mixed Use Zone has been used, being North Ormeau Town Centre, Ferry Road Markets, Corner Bermuda Street and Nerang Broadbeach Road, Gold Coast Highway at Mermaid Beach, Gold Coast Highway at Miami High School, Bermuda Street, Varsity Lakes, Varsity Railway Station and Gold Coast Highway, Miami.</p> <p>There are many more localities in the City which have been placed in the Mixed Use (Fringe Business precinct, many of which are quite suitable for residential development, such as:</p> <ul style="list-style-type: none"> Ferry Road Southport – residential development is permitted on the Ferry Road Markets site but no other surrounding sites; Oxley Drive opposite the Gold Coast University Hospital – where existing residential development currently exists; Sites surrounding the Helensvale Town Centre; Sites adjoining Labrador Park shopping Centre. 	No	Refer to response 1.17.237	No	No	No
1.17.240	CP0822	Request to change zone, height, density or applicable overlays	Requests 4 Fleay Court, Burleigh Heads (Lot 9 SP102655) is included in the Limited development (constrained land) zone or the Conservation zone and the Natural Landscape under the Strategic framework map 2 – Settlement Pattern.	Yes	<p>Based on the history of the site and the landslide hazard risk applying to the site, the site is to be included in the Open space zone as a 'best-fit' translation with the current 2003 Planning Scheme LAP precinct designation.</p> <p>This is considered an appropriate reflection of the significant landslide hazard risk and therefore limited potential for urban development subject to demonstrating resolution/mitigation/avoidance of this constraint.</p>	No	Yes	No
1.17.241	CP0822	Request to change zone, height, density or applicable overlays	Requests the adjoining lot of 4 Fleay Court, Burleigh Heads being Lot 10 on SP102655 be included in the Conservation zone.	No	The City Plan has been amended to include this site in the Conservation zone to recognise the significant ecological values present on the site.	No	Yes	No
1.17.242	CP0859	Request to change zone, height, density or applicable overlays	Requests Mortensen Road and Cayuga Street, Nerang (Lot 101 SP171256) be wholly included within the Mixed use zone - Fringe business precinct.	No	<p>The land is partly included in the Mixed use zone (Fringe business precinct) and partly included the Community facilities zone in the City Plan. The Mixed use zone has been applied to part of the site reflecting the existing use on the site and zoning of adjoining land.</p> <p>The extent of the land included in the Community facilities zone is a reflection of the extent burdened by an electricity easement not supporting the erection of structures.</p> <p>Furthermore, the Community facilities zone is intended for public utilities and is also a 'best fit' translation of the Open Space/Recreation/Community Precinct in the Nerang Local Area Plan in the current 2003 Planning Scheme that applied to the land.</p>	No	No	No
1.17.243	CP0941	Request to change zone, height, density or applicable overlays	Requests the site be removed from the Medium density residential zone and partly included in the Mixed use zone and the part in the Mixed use zone (Fringe business precinct) based on a previous approval over the site. This relates to land at Yawalpah Road and Attenborough Road, Pimpama described as Lot 116 on SP178046.	No	<p>The site has been included in the Medium density residential zone in the City Plan which is a direct or 'best fit' translation of the Coomera Residential Precinct in the Coomera Local Area Plan in the current 2003 Planning Scheme.</p> <p>Significant Areas of land adjacent the Pacific Motorway have been included in the Fringe business precinct in the Mixed use zone and there is no reasonable basis to include additional land within this zone particularly where the site is separated from this zone by Yawalpah Road and directly adjoining other land in the Medium density residential zone.</p>	No	No	No
1.17.244	CP1080	Request to change zone, height, density or applicable overlays	Requests the entire site located at 114 & 164 Old Pacific Highway, Pimpama (Lot 1 WD1188 & Lot 8 SP177500) be included in the Mixed use zone - Fringe business precinct.	No	114 Old Pacific Highway, Pimpama (Lot 8 on SP177500) is partly included in the Medium density residential zone and partly included in the Fringe business precinct of the Mixed use zone which is a direct or 'best-fit' translation of the Coomera Residential and Fringe Business Precincts applying to the land in the Coomera Local Area Plan (LAP) in the current 2003 Planning Scheme.	No	No	No

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					<p>Furthermore, 164 Old Pacific Highway, Pimpama (Lot 1 on WD1188) has been entirely included in the Fringe business precinct of the Mixed use zone in the City Plan whereas it was previously identified in the Private Open Space Precinct in the LAP.</p> <p>The arrangement of the City Plan zones with the Fringe business precinct applying to land adjacent to the Pacific Motorway is also an appropriate reflection of the need to buffer residential uses in the Medium density residential zone from the noise and amenity impacts of the Pacific Motorway.</p>			
1.17.245	CP1193	Request to change zone, height, density or applicable overlays	Concerned the inclusion of the Emerald Lakes site (1,2 & 3 SP189533) within the Limited Development (constrained land) Zone, it unnecessarily limits the development potential of the land. Requests inclusion of the subject site within the 'Urban Neighbourhoods - Element' under the Strategic framework. Requests inclusion of the site within the Mixed Residential/Tourism Conceptual Land Use on CLUM 11. Requests inclusion of the subject site within a proposed Mixed Use Zone ' Emerald Lakes Precinct' with a revised table of assessment. Requests part of the subject site have a building height limit of 7 storeys and density of RD7.	No	<p>The current 2003 Planning Scheme includes the land in Precinct 10 Passive Recreation within the Guranganbah Local Area Plan.</p> <p>The City Plan has included the land in the Limited development (constrained land) zone. The land is also included in overlays such as the Flood overlay and Acid sulfate soils overlay.</p> <p>The inclusion of the land in the Limited development (constrained land) zone is consistent with the zoning of the adjoining properties.</p> <p>The purpose of the Limited development (constrained land) zone code is to identify land known to be significantly affected by one or more development constraints.</p> <p>Council's policy position is to maintain the zoning and overlay mapping for the site to be consistent with the strategic intent for the area.</p>	No	No	No
1.17.246	CP1201	Request to change zone, height, density or applicable overlays	Concerned 74 Mudgeeraba Road, Mudgeeraba Limited development (constrained land) zoning and the CLUM designation of Active/Passive Recreation and Open Space (Merrimac/Carrara Floodplain – Special Management Area) will severely restrict future development potential of the site and fails to recognise the approved and established land use. Requests amendment to CLUM 11 to place the subject site within the Community facilities zone designation and remove the Open space corridor and passive recreation area dividing the site. Requests zoning subject site Community facilities zone.	No	<p>The site is included in the Limited development (constrained land) zone in City Plan.</p> <p>The site is included in the Open Space Corridor Precinct and Rural Residential Precinct in the Guraganbah Local Area Plan (LAP), within the current 2003 Planning Scheme.</p> <p>The site is also included in the Conceptual land use map 11 – Merrimac/Carrara. The Conceptual land use map (CLUM) 11 sets out potential development intent for the subject land indicating the preferred pattern of development. The CLUM 11 is consistent with the intent of the Guraganbah Local Area Plan.</p> <p>The zoning is a 'best fit' translation from the current 2003 Planning Scheme LAP to the City Plan.</p>	No	No	No
1.17.247	CP1201	Request to change zone, height, density or applicable overlays	Request to include land at 20 Nerang Murwillumbah Road, Mt Nathan in the Community Facilities Zone or amend the LOA Table to make Place of worship code assessable in the Rural Residential Zone.	No	<p>In the current 2003 planning scheme the site is included in the Park Living Domain.</p> <p>Council's policy position is to provide a semi-rural residential planning intent for this area. As such, the best fit translation from the Park Living Domain is the Rural residential zone.</p> <p>The purpose of this zone is to provide for residential development on large lots within a semi-rural / bushland environment.</p> <p>The Place of worship land use is envisaged within this zone. However, the Place of worship land use has the potential to provide varied impacts on areas which have a high expectation of residential amenity. Accordingly, it is appropriate for a Place of worship to be subject to merit assessment and allow for community input.</p>	No	No	No
1.17.248	CP1201	Request to change zone, height, density or applicable overlays	Requests rezoning 30 St Andrews Avenue, Surfers Paradise (Lot 313 on RP95079) which accommodates the Isle of Capri Meeting House from the Medium Density Residential Zone to the Community Facilities Zone due to adjoining land uses.	No	<p>Zoning for 30 St Andrews Avenue, Surfers Paradise has been considered and has not been revised.</p> <p>In the current 2003 planning scheme the site is included in the Residential Choice Domain.</p> <p>The City Plan policy position is to provide a medium intensity residential planning intent for this site. As such, the best fit translation from the Residential Choice Domain is the Medium density residential zone.</p> <p>This zoning maintains existing amenity and community expectation for outcomes in this area.</p> <p>It should also be noted that the City Plan does not affect existing lawful use rights.</p>	No	No	No

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1.17.249	CP1288	Request to change zone, height, density or applicable overlays	Requests change to zoning of properties on Pimpama Jacobs Well Road between Creek Street and Attenborough Boulevard (32-58 Pimpama Jacobs Well Road) to Mixed use zone or an increase to residential density to support the district centre designation.	No	The City Plan building height and residential density maps have been amended to include the land at 32-58 Pimpama Jacobs Well Road, Pimpama within the 23 metres (5 storeys) and RD5 (1 bedroom per 50m ²) designations. This reflects the land's proximity to the Pimpama district centre. The sites have been included in the Medium density residential zone in the City Plan.	No	Yes	No
1.17.250	CP1420	Request to change zone, height, density or applicable overlays	Requests rezoning of 1 Shepparton Road, Helensvale from Low density residential Large lot precinct to Mixed use fringe business precinct to enable the existing Helensvale Presbyterian (Eternity) Church to reasonably expand and take advantage of the existing site characteristics. The site is not well suited to residential (due to M1 road noise and adjoining non residential land uses) and to enable co-location with another building/retail/office facility.	No	The City Plan has been amended to include the site within the Mixed use zone (Fringe business precinct) to better reflect the ongoing nature of activities on site.	No	Yes	No
1.17.251	CP1455	Request to change zone, height, density or applicable overlays	Requests Lot 171 on SP267050 at Beattie Road, Coomera be removed from the Open Space zone and included within the Mixed Use zone to reflect existing land uses and to rectify a historical planning scheme error.	No	Zoning for this site has been considered and has not been revised. In the current 2003 planning scheme the site is included in the Open Space Precinct of the Coomera Local Area Plan (LAP). The best fit translation from this precinct is the Open space zone. Council notes that a recent development approval for a vehicle sale premises and take away food premises on the subject site exists, but has not commenced. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed. Further to this, it should be noted that the City Plan does not affect existing lawful use rights.	No	No	Yes
1.17.252	CP1893	Request to change zone, height, density or applicable overlays	Requests 122 Olsen Avenue, 249-253 Central Street and 3-21 Melbourne Road, Arundel be zoned to facilitate private development of health care related services based on the need for further medical services on the Gold Coast.	No	The sites have been included in the Low density residential zone in the City Plan. The sites are included in the Detached Dwelling Domain in the current 2003 Planning Scheme. The zoning is a 'best fit' translation from the current 2003 Planning Scheme to the City Plan and consistent with the zoning of surrounding land. The site is located in close proximity to the nearby neighbourhood centre at 129 Olsen Avenue and the requested non-residential zoning would have the potential to detract from the preferred consolidation of non-residential uses in the centre. Further to this, it should be noted that the City Plan does not affect existing lawful use rights.	No	No	No
1.17.253	CP1909	Request to change zone, height, density or applicable overlays	Requests 4-6 Narracort Place, Oxenford be zoned Mixed Use - Fringe Business precinct as the current zone - Rural residential zone does not recognise the zones development potential.	No	The land is included in the Rural residential zone in the City Plan and is included in Precinct 4 – Parkland Residential in the Oxenford Local Area Plan in the current 2003 Planning Scheme. The zoning is a 'best fit' translation from the current 2003 Planning Scheme to the City Plan and will maintain the established 'rural residential' character and amenity of the area.	No	No	No
1.17.254	CP2203	Request to change zone, height, density or applicable overlays	Objects to properties at 126 & 139 Evanita Drive, Gilston and 446, 470, 474 & 494 Worongary Road, Worongary being changed from Emerging communities zone to Rural zone. Requests properties are included in the Urban Area and in Emerging communities zone.	No	These sites have been included in the Rural zone in City Plan and are included in the Emerging Community Domain in the current 2003 Planning Scheme. The Gilston Structure Plan – Emerging Communities Map EC7 contained in the current 2003 Planning Scheme identifies that the future land use for the Gilston properties is for 'open space for conservation and recreation'. The Worongary properties are identified as 'rural' and 'open space for conservation and recreation'. The zoning is a 'best fit' translation from the current 2003 Planning Scheme Gilston Structure Plan to the City Plan.	No	No	No

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1.17.255	CP2260	Request to change zone, height, density or applicable overlays	Requests Mixed use zoning is extended to south side of Ashmore Road, from Bundall Road to Benowa Road, and investigated as an east-west innovation spine (Zone map 27).	No	<p>The northern side of Ashmore Road between Benowa Road and Bundall Road is included in the Mixed use zone, Fringe business precinct, Neighbourhood centre zone, Sport and Recreation zone and Open Space zone. The southern side of Ashmore Road is included in Low density residential zone.</p> <p>The current 2003 Planning Scheme includes the northern side of Ashmore Road in the Fringe Business Domain, Local Business Domain and the Public Open Space Domain. The southern side of Ashmore Road is included in the Detached Dwelling Domain.</p> <p>The zoning represents 'best fit' translation from the current 2003 Planning Scheme to the City Plan.</p>	No	No	No
1.17.256	CP2305	Request to change zone, height, density or applicable overlays	Concerned the current site circumstances of 1115 Pimpama-Jacobs Well Road, Jacobs Well is not reflecting in the City Plan 2015. Requests the site is included in the Township zone to ensure it can contribute to the future needs of Jacobs Well.	No	<p>The site has been included in the Rural landscape and environment precinct of the Rural zone in the City Plan and is included in the Rural Domain in the current 2003 Planning Scheme.</p> <p>It should be noted, the site is also outside the SEQ Regional Plan's urban footprint.</p> <p>The zoning represents 'best fit' translation from the current 2003 Planning Scheme to the City Plan. This is appropriate given the proximity to a Key Resource Area identified in the State Planning Policy and potential future extractive industry activities.</p>	No	No	No
1.17.257	CP2670	Request to change zone, height, density or applicable overlays	Requests to include 42 Pohlman Street, Southport in the Mixed use zone not the Medium density residential zone.	No	<p>The land is included in the Medium density residential zone in the City Plan and is included in the Residential Choice Domain in the current 2003 Planning Scheme.</p> <p>The zoning represents 'best fit' translation from the current 2003 Planning Scheme to the City Plan. The zoning is consistent with adjoining land and existing residential development at this location.</p>	No	No	No
1.17.258	CP2704	Request to change zone, height, density or applicable overlays	Requests 1-11 Harley Street, Labrador be removed from the Mixed use zone (Fringe business precinct) and included within the Mixed use zone Map 22 - Nerang.	No	<p>The site is included in the Fringe Business Domain of the current 2003 Planning Scheme and has been included in the Mixed use zone, Fringe business precinct in the City Plan. The zoning represents a 'best fit' translation from the current 2003 Planning Scheme to the City Plan.</p> <p>The Fringe business precinct in the Mixed use zone is generally intended for uses such as showrooms, bulky goods outlets and light industry uses that are not easily accommodated in traditional centres. The City Plan position is that residential uses (supported in the Mixed Use Zone) should not compromise this primary function for these areas.</p>	No	No	No
1.17.259	CP2710	Request to change zone, height, density or applicable overlays	Requests 99 Golden Four Drive, Bilinga is zoned Mixed use.	No	<p>The land and adjoining lots are included in the Medium density residential zone in the City Plan. The land is included in the Tourist and Residential Domain in the current 2003 Planning Scheme.</p> <p>The zoning represents a 'best fit' translation from the current 2003 Planning Scheme to the City Plan. The zoning is also consistent with adjoining lots and existing residential development in the area.</p>	No	No	No
1.17.260	CP0662	Request to change zone, height, density or applicable overlays	Request Council to review and amend the zoning of 65 Millaroo Drive, Helensvale to the Mixed use (Fringe business precinct) zone to provide for a range of appropriate uses along the entrance corridor to the future residential development to the east.	No	<p>Council's policy position is for the inclusion of the site in the Low impact industry zone as it is a direct translation of the sites inclusion in the Industry 2 (Low Impact) Domain in the 2003 planning scheme. The retention of this land for industrial purposes is required to provide employment lands for the City and is considered to be appropriate.</p> <p>Of note, Council is undertaking an investigation into the City's industrial land supply as part of a future Amendment to the City Plan.</p>	No	No	Yes
1.17.261	CP0701	Request to change zone, height, density or applicable overlays	Requests part of the zoning of 33 and 99 Maudsland Road, Oxenford and Hart Street, Upper Coomera, (Lot 906 on SP108985) included in the Open space zone, be included in the Extractive industry zone.	Yes	The City Plan has been amended to include this site in the Extractive industry zone.	No	Yes	No

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1.17.262	CP1842	Request to change zone, height, density or applicable overlays	Requests 212 Eggersdorf Road, Ormeau (14 RP129468) be included in the Medium density residential zone.	No	In the current 2003 Planning Scheme the area is included in the Emerging Communities Domain. The current zone designation applying to the subject land is a position which was a direct or 'best fit' translation from the 2003 Planning Scheme. This zoning maintains existing amenity and community expectations for outcomes in this area. Detailed investigations that would be required to support the zone change for this site are not available at this stage. It should also be noted that the City Plan does not affect existing lawful use rights.	No	No	No
1.17.263	CP1842	Request to change zone, height, density or applicable overlays	Requests 212 Eggersdorf Road, Ormeau (14 RP129468) be excluded from the green space network on CLUM 6.	No	The current green space network shown in the Conceptual Land Use Map 6 - Ormeau and Ormeau Hills applying to 212 Eggersdorf Road, Ormeau (14 RP129468) is a position which was a direct or 'best fit' translation from the Albert Corridor A: Ormeau Structure Plan of the 2003 Planning Scheme. This maintains existing amenity and community expectations for outcomes in this area. Detailed investigations that would be required to support the zoning request are not available at this stage.	No	No	No
1.17.264	CP2385	Request to change zone, height, density or applicable overlays	Requests 121, 103 & 97 Goldmine Road, Ormeau are included in the Medium density residential zone.	No	In the current 2003 Planning Scheme the area is included in the Emerging Communities Domain. The current zone designation applying to the subject land is a position which was a direct or 'best fit' translation from the 2003 Planning Scheme. This zoning maintains existing amenity and community expectations for outcomes in this area. Detailed investigations that would be required to support the zone request are not available at this stage. It should also be noted that the City Plan does not affect existing lawful use rights.	No	No	No
1.17.265		Request to change zone, height, density or applicable overlays	Requests eight surplus lots owned by the Department of State Development, Infrastructure and Planning located at Sea World Drive, Main Beach be removed from the Community facilities zone and Waterfront and marine industry zone and included in the Medium density residential zone or the Mixed use zone.	No	The Gold Coast Planning Scheme 2003 includes the land in The Spit (Gold Coast Harbour) LAP, Sea World Drive Central Precinct and Southport Boat Harbour Precinct. The City Plan includes the land in the Community Facilities Zone and Waterfront and Marine Industry Zone. The City Plan zoning is considered an appropriate translation from the current 2003 planning scheme. Further to this, the requested changes are a significant departure from the current 2003 planning scheme and City Plan policy settings. Insufficient information was contained in the submission to support a departure of this nature from the current and proposed policy settings and demonstrate that infrastructure could adequately support the change.	No	No	No
1.17.266	CP0028	Request to change zone, height, density or applicable overlays	Objects to a 'wetland' identified on 2667 Springbrook Rd, Springbrook and neighbouring properties on the Nature conservation – wetland and watercourse overlay map. It does not exist. Requests removal of this wetland.	Yes	Council has mapped wetlands on the Nature conservation wetlands and watercourse overlay map according to the 'Queensland Wetland Mapping and Classification Methodology'. Further to this, the area has been identified as being located in a frequently inundated area of the creek floodplain, and as such, no change to the City Plan has been made. The Matters of State Environmental Significance (MSES) mapping for the SPP also identifies regulated vegetation intersecting a watercourse in the northern part of the site and as such is a State Interest. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
1.17.267	CP0133	Request to change zone, height, density or applicable overlays	Requests Palm Beach building heights transition to low rise residential, with consideration of a maximum 5 storeys for buildings facing Cypress Terrace and the CBD	No	The submission is seeking a reduction in building heights in this area from the 2003 Planning Scheme - 7 storeys (outside the Palm Beach LAP area) to 5 storeys. A Coastal and Broadwater strip Building Height Study has been endorsed as part of a future amendment. This study will review appropriate building heights along the coastal strip.	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.268	CP0450	Request to change zone, height, density or applicable overlays	Objects to 7 Eden Court, Nerang (Lots 30 and 31 RP839869) being included on Nature conservation - biodiversity areas overlay map, specifically the 'Hinterland to Coast Critical Corridor' Biodiversity Area.	Yes	<p>The site adjoins the Nerang River, a major watercourse in the City and is mapped as containing remnant and/or regrowth vegetation in the Ecosure Report (2014) that was used to inform the overlay mapping.</p> <p>The site is identified on the Biodiversity Areas Overlay map as forming part of the Hinterland to Coast Critical Corridors, to provide opportunities for flora and fauna movement.</p> <p>Waterways make logical and natural ecological corridors. The overlay code includes provisions to protect, maintain and restore connectivity including allowing for rehabilitation of disturbed or cleared areas.</p> <p>A small part of the site also contains Matters of State Environmental Significance (MSES) Regulated vegetation intersecting a watercourse and as such, it is a statutory requirement to reflect State interests in the City Plan.</p> <p>Given the site adjoins the Nerang River, forms part of the flood plain and contains riparian vegetation with opportunities for enhancement, retain the site as part of 'Hinterland to Coast Critical Corridors'.</p>	No	No	No
1.17.269	CP0488	Request to change zone, height, density or applicable overlays	Requests the North Ormeau Town Centre at 37, 49 & 59 Eggersdorf Rd, Ormeau (Lot 14 RP881215, Lot 13 RP881214, Lot 410 RP225462) be excluded from Nature conservation overlay maps for Vegetation management and Priority species. Alternatively, Nature the Nature Conservation Overlay Code should be amended to make an exception for Committed Development i.e. Any development carried out in accordance with a development approval (i.e. Section 242 preliminary approval or a development permit) that is in force at the time the City Plan commences. The North Ormeau Town Centre site was the subject of a recent Planning and Environment Court (PEC) (Appeal No. 1098/2010) GCCC Ref: PN160088/123/DA3(P7). In accordance with this approval the existing vegetation will need to be cleared to facilitate construction of the proposed development.	No	<p>The site is not mapped on the Biodiversity areas overlay map, but is included in the Priority species overlay map and the Vegetation management overlay map.</p> <p>The City Plan will not impact on existing development commitments, provided new development is undertaken in accordance with a relevant and current development permit, Section 242 Preliminary Approval or Court Order in effect before commencement of the new City Plan. It is not the role of the planning scheme to preserve these approvals.</p> <p>With regard to any preliminary approvals, properties with an existing development permit or Section 242 Preliminary approval prior to commencement of the City Plan will be exempt from providing environmental offsets under the City Plan. This aspect will be addressed through an amendment to the City Plan Policy – Environmental Offsets.</p> <p>Given the subject land contains these values, the overlay mapping should not be amended. Should the applicant or subsequent land owners seek to change their development approval, Council has the ability to consider the application anew against current 2003 planning scheme requirements and impose conditions for offsetting loss of vegetation.</p>	No	No	No
1.17.270	CP0502	Request to change zone, height, density or applicable overlays	Requests 237 Burleigh Connection Road, Burleigh Waters (Lot 2 RP163193) and 3 Sunlight Drive, Burleigh Waters (Lot 2 RP172778) be excluded from the Nature conservation - Vegetation management overlay map (Medium value layer) to align with use of site for Mary Mount College subject of development application.	Yes	<p>The site is mapped on the Nature conservation - priority species overlay map as containing significant species and also medium value vegetation on the Nature conservation - vegetation management overlay map. The site is outside of the Biodiversity areas overlay map.</p> <p>A small portion of the site contains Matters of State Environmental Significance (MSES), being regulated vegetation intersecting a watercourse. It is a statutory requirement to reflect State interests in the City Plan.</p> <p>With regard to the mapping of vegetation on the Nature conservation - vegetation management overlay map, vegetation mapped includes matters of local environmental significance. Specifically, the Ecosure report identifies Forest Red Gum and Iron Bark vegetation communities. The SPP provides for the consideration and identification of matters of local environment significance in planning schemes.</p> <p>In regards to the development application, the City Plan identifies areas of nature conservation value throughout the City, including in urban areas. Council's assessment of a development application will take account of the site's existing values, any existing use rights and development potential under the City Plan and can impose suitable conditions to achieve compliance with relevant City Plan requirements. No change to the City Plan is proposed on the basis the site contains the values identified on the overlay mapping and there is potential to offset vegetation loss. The mere lodgement of a development application or a current development approval is not justification to amend the nature conservation overlay mapping.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.271	CP0668	Request to change zone, height, density or applicable overlays	Requests 4 and 6 Depot Court, Molendinar be removed from the 'Community Infrastructure - Landfill' designation on the Sensitive use separation overlay map - Map 07.	No	<p>6 Depot Court is zoned Special purpose, but is not Community Infrastructure and is not currently or intended to be used as landfill. A mapping error has incorrectly included this land as community infrastructure on the Sensitive use separation overlay map 07.</p> <p>The Sensitive use separation overlay Map – Map 07 has been amended to exclude lot 203 SP216832 from the 'Community Infrastructure - Landfill' area and also to exclude the site from the Special purpose zone and include it in the Low impact industry zone.</p> <p>4 Depot Court is zoned Low impact industry and the subject site is included in the Sensitive use separation overlay: Community Infrastructure Buffer, but is outside of the Community Infrastructure area on overlay Map 7. The overlay code only applies to a sensitive land use within the Sensitive use separation overlay area.</p> <p>The City Plan defines a 'sensitive land use' to mean a use that is a: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, relocatable home park, residential care facility, resort complex, retirement facility, rooming accommodation, short-term accommodation, tourist park.</p> <p>In the very unlikely event that an application for a sensitive land uses is proposed on the Low Impact Industry zoned land, the overlay code will apply.</p> <p><i>Note: The Sensitive use separation overlay map is now known as the Industry, community infrastructure and agriculture land interface area overlay map.</i></p>	No	Yes	No
1.17.272	CP0668	Request to change zone, height, density or applicable overlays	Requests 4 and 6 Depot Court, Molendinar is removed from the Nature conservation-biodiversity area overlay - 'Hinterland to coast critical corridor'.	No	<p>4 Depot Court is fully developed and is used for industrial purposes. The appropriateness of the inclusion of this land in the critical corridor area should be considered further following the completion of the detailed review of the corridor mapping across the city and addressed as part of a future amendment .</p> <p>This avoids decisions being made on a piecemeal basis and a holistic approach to the role and functioning of the corridor can be taken.</p> <p>6 Depot Court (Lot 203 on SP216832) is zoned Special Purpose, is void of vegetation and only a very small portion has been developed. As part of any future development on the site, the Council can impose suitable conditions to require restoration and rehabilitation of corridor values on this land. Retain land in the overlay map.</p>	No	No	Yes
1.17.273	CP0670	Request to change zone, height, density or applicable overlays	Request removing reference to the Bushfire hazard, Coastal erosion, Landslide hazard, Rail corridor environs and road traffic noise management overlays in relation to the Dreamworld lands (Foxwell Road, Dreamworld Parkway and Beattie Road, Coomera) as these are not relevant to the sites or its use or necessary for its good management.	Yes	Council will investigate this matter and an update will be considered as part of a future amendment to City Plan.	No	No	Yes
1.17.274	CP1255	Request to change zone, height, density or applicable overlays	Concerned there is a conflict between the strategic context designation of 31-35 McLean Street, Coolangatta i.e. Major centre, Investigation for area for light rail urban renewal, Coastal tourism strip, Building height map (39m) and Residential density map (RD7/400 bedrooms per net hectare), and its Heritage designations.	No	<p>The Heritage designation of the site recognises its inclusion in the Local Heritage Register as a place of local heritage significance and National Trust listing. The sites are also currently identified as local heritage places under the current Gold Coast Planning Scheme 2003, through the Coolangatta LAP.</p> <p>Heritage therefore is a consideration that needs to be addressed as part of a development application to realise the development potential of this site under the various planning scheme designations and other overlay maps.</p> <p>The Heritage overlay code provides the relevant provisions to consider the heritage values of the site as part of a development application and as such it is consistent that the balancing of the heritage protection with development occur as part of the assessment process.</p> <p>The <i>QLD Heritage Act 1992</i> contains a statutory process for removing sites from the local heritage register where it is determined that heritage values are not present. It is appropriate that whilst the site remains on the Local Heritage Register its heritage values are recognised in the planning scheme.</p> <p>No amendment to City Plan is recommended to remove reference to 31-35 McLean Street Coolangatta's heritage values whilst the site remains on the Local Heritage Register.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.275	CP1255	Request to change zone, height, density or applicable overlays	Requests the Local heritage place designation and the Local heritage protection boundary as shown on City Plan 2015 Heritage overlay map 15, be removed from Lot 4 RP115560 (31-35 McLean Street, Coolangatta).	No	<p>The Heritage designation of the site recognises its inclusion in the Local Heritage Register as a place of local heritage significance and National Trust listing.</p> <p>Heritage therefore is a consideration that needs to be addressed as part of a development application to realise the development potential of this site under the various City Plan designations and other overlay maps.</p> <p>The Heritage overlay code provides the relevant provisions to consider the heritage values of the site as part of a development application and as such it is consistent that the balancing of the heritage protection with development occur as part of the assessment process.</p> <p>The <i>QLD Heritage Act 1992</i> contains a statutory process for removing sites from the local heritage register where it is determined that heritage values are not present. It is appropriate that whilst the site remains on the Local Heritage Register its heritage values are recognised in the City Plan.</p> <p>No amendment to City Plan is recommended to remove reference to 31-35 McLean Street Coolangatta's heritage values whilst the site remains on the Local Heritage Register.</p>	No	No	No
1.17.276	CP1264	Request to change zone, height, density or applicable overlays	Requests Lot 2 on SP194275 be removed from the Nature conservation – vegetation management overlay map and Nature conservation – Priority species overlay map.	Yes	<p>The site is zoned Medium density residential. The Nature conservation - vegetation management overlay and the Priority Species overlay encroach a short distance into the northern boundary of the site. The vegetation management overlay identifies the vegetation within the general value category and the priority species overlay identifies a small area of koala habitat. Koala mapping is a State identified value and it is a statutory requirement for the City Plan to integrate state interests.</p> <p>A review of aerial photography indicates the overlay mapping generally aligns with vegetation along the northern property boundary or fence line. Part of this vegetation is also identified on the State Planning Policy mapping as being The Matters of State Environmental Significance (MSES) wildlife habitat. The Ecosure report has mapped the vegetation along the fence line as being Broad-leaved white mahogany. The SPP provides the ability for Councils to consider the protection of matters of local environmental significance, beyond values identified as MSES. This includes vegetation communities of which there is >30% remaining of pre-clearing extent, but <30% protected.</p> <p>Given the overlay mapping aligns with the vegetation on site, no change to the overlay mapping is proposed.</p> <p>Regarding the Priority species overlay map, it is a State requirement that Council include this mapping. As such, no changes have been made to the City Plan.</p> <p>Inclusion of the site in the Nature conservation overlays means that nature conservation values and issues need to be considered as part of a development application to realise the development potential of this site under the various planning scheme provisions and other overlay maps.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.277	CP1271	Request to change zone, height, density or applicable overlays	Concerned that St Francis Xavier Primary School, Runaway Bay is included in the Koala rehabilitation area of the Nature conservation overlay. Concerned with the ability to achieve effectiveness in the koala rehabilitation area (in the road reserve?), taking into account the hierarchy of roadway, dispersed vegetation and the built form in the area.	Yes	<p>The site is zoned Community facilities. The Bayview Street frontage of the site is identified as a Koala Rehabilitation Area on the Nature conservation - priority species overlay map. The area identified on the overlay map is fully developed with school facilities.</p> <p>Given the site's urban context and fully developed nature, there is very limited, if any, practical opportunity to facilitate rehabilitation or restoration of koala habitat on the site. Furthermore, the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>The overlay map will be amended to remove the subject site Lot 177 on WD4309 from the City Plan Nature conservation - priority species overlay map.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.278	CP1271	Request to change zone, height, density or applicable overlays	Requests St Vincent's Primary School, Clear Island Waters flood line be reflected accurately, rather than across the entire site.	Yes	The school is located on Lot 2 on RP200759. The subject site contains a man-made lake and forms part of the broader Merrimac floodplain. The entire site is identified on the Flood hazard overlay map and the Coastal hazard overlay map, which aligns with State mapping. More detailed delineation of the extent of flooding would need to be addressed through a supporting flood study.	No	No	Yes
1.17.279	CP1271	Request to change zone, height, density or applicable overlays	Requests Mother Theresa Primary School at Eggersdorf Road, Ormeau be removed from the Nature conservation overlays as there does not appear to be any significant vegetation on the allotments.	Yes	The site at 169 Eggersdorf Road, Ormeau is identified on the Nature conservation - Priority species overlay map as a koala habitat area and on the Nature conservation - vegetation management overlay as containing General Value vegetation. A review of the SPP mapping indicates Matters of State Environmental Significance (MSES) wildlife habitat generally coinciding with the koala habitat area on the Priority species overlay map. The Ecosure Report shows part of the site as containing spotted gum/ironbark vegetation. The koala overlay mapping is a State value and is required to be reflected in planning schemes. A review of aerial photography indicates those parts of the site identified on the Nature conservation overlay maps as being void of vegetation. Given that vegetation values are not present, the surrounding urban context and the extent of existing development on the subject site, it is recommended the subject site be excluded from the Nature conservation overlay mapping. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	Yes	No
1.17.280	CP1282	Request to change zone, height, density or applicable overlays	Requests the removal of Lot 18 RP868223, Lot 16 RP880353 & Lot 43 SP180511 from the 'Hinterland to Coast Critical Corridor' on the Nature conservation – biodiversity areas overlay map, either in its entirety or, for the overlay to reflect the buffers which exist or are approved under the 3.1.6 preliminary approval (issued by the Planning and Environment Court in 2013).	Yes	Part of Lot 18 and all of Lot 43 and Lot 16 are included on the Nature conservation – biodiversity areas overlay map, within the hinterland to coast critical corridor area. Lot 18 and Lot 43 adjoin a waterway and contain wetlands, including a very small amount of Ramsar wetland on the north-western corner of Lot 18 as identified on the Nature conservation – Wetlands and watercourse overlay map. The State Assessment and Referral Agency (SARA) mapping for both Lot 18 and Lot 43 include the land in the Koala assessable development area and both sites also adjoin a Fish Habitat Management area. The State Planning Policy mapping shows the sites as containing Matters of State Environmental Significance (MSES) including wildlife habitat, regulated vegetation, regulated vegetation intersecting a watercourse and High Ecological Significance wetlands, mostly along the periphery of the subject land. Parts of the subject land are also mapped as containing Matters of National Environmental Significance (MNES) values, including adjoining a protected area (Coomababah Conservation Park), small portion of Ramsar wetlands and adjoining nationally important wetlands. Notwithstanding Lot 18 has been developed for a golf course and Lot 43 has been cleared of most vegetation, both Lot 18 and Lot 43 are mapped as containing MSES and MNES and adjoin protected areas and nationally important wetlands. It is a statutory requirement for the City Plan to integrate State interests. Furthermore, while a 3.1.6 preliminary approval for residential development on the subject sites was issued by the Planning and Environment Court in 2013 and allows earthworks to be undertaken to achieve flood storage balance and requires a 75metre wide buffer to Coombabah Creek on Lot 18 and a 40m wide buffer to lots 16 and lot 43, it is appropriate to retain the subject land within the 'Hinterland to Coast Critical Corridor' as currently shown on the overlay map. This is on the basis that development of the site may occur in accordance with the preliminary approval and it is not the role of the City Plan to preserve those approvals. Furthermore, the new City Plan cannot influence existing development rights pursuant to an approval. However, deviation from the approval means the planning scheme in force at the time will be relevant to the assessment of the application. Inclusion of the site in the nature conservation overlay will ensure that the protection and enhancement of environmental values will be considered and addressed as part of the assessment process, including opportunities for rehabilitation. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.281	CP1300	Request to change zone, height, density or applicable overlays	Requests priority species category mapping be removed from the existing quarry pit and surrounding quarry use areas on Lot 58 W31548 and Lot 51 WD1009.	Yes	<p>With regard to the sites inclusion within the Nature conservation - priority species overlay map, the site includes Matters of State Environmental Significance (i.e. Koala, priority species), which Council are legislatively required to include.</p> <p>Vegetation on the Nature conservation – vegetation management overlay map, is mapped using aerial photography taken at a static point in time, and will invariably include instances where vegetation has been cleared after the aerial photograph has been taken. The presence of mapping in areas that are now clear will not affect existing development use rights in those areas.</p> <p>With regard to the sites inclusion within the Nature conservation – biodiversity areas overlay map, the existence of this broad scale mapping designation does not impact on the existing use rights of the existing development/structures or approved works within existing cleared or developed areas of the site.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.282	CP1303	Request to change zone, height, density or applicable overlays	Requests the removal of the Bushfire hazard, Landslide hazard and Nature conservation overlay mapping for properties on Nambucca Crescent, Rifle Range Road, Kiama Court and Trents Court, Pimpama and clarification of vegetation offsets.	Yes	<p>The Bushfire hazard overlay map identifies these properties as a bushfire hazard area and some of the properties are also identified on the Landslide hazard overlay – moderate hazard category. It is noted the State Planning Policy (SPP) mapping also identifies these properties as a bushfire hazard area and the overlay map reflects State mapping.</p> <p>In relation to the Nature conservation overlay maps, the properties are identified on the Priority species overlay map as containing koala habitat areas, koala rehabilitation areas and significant species areas. The Vegetation management overlay map identifies the properties as containing high value, medium value and general value vegetation, and watercourses on the Wetlands and Watercourse overlay map.</p> <p>The SPP mapping identifies the site contains Matters of State Environmental Significance (MSES) wildlife habitat, regulated vegetation and regulated vegetation intersecting a watercourse.</p> <p>It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>The nature conservation overlay mapping reflects State interests.</p> <p>No change proposed to the City Plan overlay mapping in respect of the bushfire hazard overlay, the landslide hazard overlay or the nature conservation overlay mapping. The priority species overlay map will be amended to remove koala rehabilitation areas to align with State mapping.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.283	CP1331	Request to change zone, height, density or applicable overlays	Requests the medium value vegetation overlays for 191 Rotary Park Road, Alberton are removed and replaced with the general value overlay, with the exception of vegetation within the area mapped as koala bushland habitat.	Yes	<p>The site is zoned Rural and is identified on the Nature conservation - priority species overlay map as containing mostly Koala Rehabilitation Area, some Koala Habitat Areas and the entire site is identified as a Significant Species area. The site is also identified on the Nature conservation - vegetation management overlay as containing medium value and general value vegetation and is mapped on the wetlands and watercourse overlay map.</p> <p>Vegetation on the site identified as Medium Value on the Vegetation overlay map generally aligns with the Koala Habitat Area on the Priority species overlay map. The exception to this is a patch of medium value vegetation beside the western side boundary which is Koala Rehabilitation Area.</p> <p>It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>It is noted the Matters of State Environmental Significance (MSES) mapping supporting the State Planning Policy and State Assessment and Referral Agency (SARA) mapping identifies that the site contains regulated vegetation being Category B and this aligns</p>	No	Yes	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>with the Medium Value Vegetation identified by Council on the overlay map.</p> <p>Council's mapping methodology to inform the overlay identified medium value vegetation to include 'of concern' remnant vegetation including regrowth.</p> <p>No change to the mapping proposed on the basis the vegetation identified as Medium Value on the overlay includes regulated vegetation and is a State interest. The priority species overlay map has been amended to remove reference to the koala rehabilitation areas to align with State mapping.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>			
1.17.284	CP1331	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - priority species (Significant species - Koala) overlay for 191 Rotary Park Road, Alberton be removed.	Yes	Refer to response 1.17.283	No	Yes	No
1.17.285	CP1332	Request to change zone, height, density or applicable overlays	Requests the Nature Conservation - Priority species (significant species - koala) overlay for 38 Johnston Road, Staplyton be removed.	Yes	<p>The site is identified on the Nature conservation – priority species overlay map as containing significant species, Koala habitat area and Koala rehabilitation area.</p> <p>It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>The State Planning Policy (SPP) mapping identifies the site contains Matters of State Environmental Significance (MSES) – wildlife habitat, High Ecological Significance (HES) wetlands, regulated vegetation and regulated vegetation intersecting a watercourse.</p> <p>The Ecosure report prepared to inform the new planning scheme shows the site contains spotted gum/ironbark, forest red gum/pink blackwood and Grey mangrove vegetation communities.</p> <p>The site also forms part of a much larger area in the northern part of the city that is identified on the Nature conservation - priority species overlay map. The site also adjoins a waterway and together with the on site vegetation, the site provides a link to a much larger area of contiguous vegetation in the locality.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.286	CP1332	Request to change zone, height, density or applicable overlays	Requests the Nature Conservation - Wetlands mapping for 38 Johnston Road, Staplyton be revised to accurately reflect an appropriate buffer and remain clear of the paddock on the site.	Yes	<p>The Nature conservation – wetlands and watercourse overlay map identifies the site contains and adjoins a watercourse and contains large wetland areas. The wetland area is associated with and connected to the Albert River and the wetland area extends beyond the boundary of the subject site. Notwithstanding this portion of the site does not contain 'trees' and may appear as a cleared paddock, it is wetland regardless and has been mapped as such. The State Planning Policy mapping also identifies the site contains Matters of State Environmental Significance (MSES) including High Ecological Significance (HES) wetlands and regulated vegetation intersecting a watercourse.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.287	CP1333	Request to change zone, height, density or applicable overlays	Requests the Nature Conservation - priority species (significant species - koala) overlay for 61 Ageston Road, Alberton be removed.	Yes	<p>The site is identified on the Nature conservation overlay – priority species overlay map as containing a significant species area and a Koala Habitat area. The site is also identified as containing high value, medium value and general value vegetation in the Nature conservation – vegetation management overlay map.</p> <p>The subject sites inclusion within the Nature conservation - priority species overlay map is due to the inclusion of a State significant species within the subject site. The inclusion of this species is legislatively required by the State.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

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1.17.288	CP1333	Request to change zone, height, density or applicable overlays	Requests the removal of the high value vegetation overlay for 61 Ageston Road, Alberton and be replaced with a general value vegetation designation.	Yes	<p>The site is identified on the Nature conservation overlay – priority species overlay map as containing a significant species area and a Koala Habitat area. The site is also identified as containing high value, medium value and general value vegetation in the Nature conservation – vegetation management overlay map.</p> <p>State mapping identifies the site contains Matters of State Environmental Significance (MSES) regulated vegetation and Category B vegetation under the <i>Vegetation Management Act</i> and this regulated vegetation generally aligns with the area identified as 'high value' vegetation and koala habitat area on the overlay map.</p> <p>The Ecosure report identifies the site as containing Forest red gum/Pink blackwood and Broad-leaved paperbark vegetation communities.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.289	CP1334	Request to change zone, height, density or applicable overlays	Requests the medium and high value vegetation overlays for 3 Marshall Road, Alberton be removed and replaced with the general value overlay.	Yes	<p>The site is identified on the Nature conservation – priority species overlay map as containing significant species area and a Koala rehabilitation area.</p> <p>It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>The State mapping identifies the site contains Matters of State Environmental Significance (MSES) regulated vegetation and High Ecological Significance (HES) wetlands. The vegetation overlay identifies high value and medium value vegetation and this vegetation aligns with State mapping including MSES regulated vegetation and HES wetland.</p> <p>The Ecosure report identifies the site as containing Broad-leaved paperbark and Spotted gum/ironbark.</p> <p>The site also forms part of a larger area identified as a significant species area and Koala rehabilitation area on the overlay map.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.290	CP1334	Request to change zone, height, density or applicable overlays	Requests the Nature Conservation - priority species (significant species - koala) overlay for 3 Marshall Road, Alberton be removed.	Yes	<p>The site is identified on the Nature conservation – priority species overlay map as containing significant species and a Koala habitat area. The identified Koala habitat area also aligns with a high value vegetation area on the Nature Conservation – Vegetation management overlay map.</p> <p>The koala mapping in the City Plan aligns with State mapping.</p> <p>The State Planning Policy mapping identifies the site contains Matters of State Environmental Significance regulated vegetation and High Ecological Significance wetland. The Ecosure map identifies the site as containing Forest red gum/pink blackwood and Broad-leaved paperbark vegetation communities.</p> <p>The site also forms part of a larger area identified as a significant species area and Koala habitat area on the overlay map.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.291	CP1374	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - medium and high value vegetation overlays be removed from 39 Marlowe Road, Alberton and replaced with general value vegetation.	Yes	<p>A small portion of the site along the western side boundary is identified as containing high value and medium value vegetation on the Nature conservation – vegetation management overlay map.</p> <p>This area of vegetation also aligns with vegetation identified on State mapping including Matters of State Environmental Significance regulated vegetation.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.292	CP1374	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - priority species (significant species - koala) overlay be removed from 39 Marlowe Road, Alberton.	Yes	The subject sites inclusion within the Nature conservation - priority species overlay map is due to the inclusion of a State significant species within the subject site. The inclusion of this species is legislatively required by the State. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
1.17.293	CP1385	Request to change zone, height, density or applicable overlays	Requests all of Springbrook be either Koala Habitat Areas or Rehabilitation Areas on Nature conservation - priority species overlay map (OMN2) to reflect that koalas are present all over Springbrook Mountain.	Yes	Nearly all of Springbrook is identified as a significant species area on the Nature conservation – priority species overlay map, including the entire mountain and parts of the village area. However not all of Springbrook Mountain is identified as a Koala habitat area or koala rehabilitation area on the overlay map. The overlay mapping is consistent with and reflects the State mapping. It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping. Notwithstanding that not all of Springbrook is identified as koala habitat, the City Plan affords the entire area a very high level protection by identifying all of Springbrook (including the village area) within the Hinterland Core Habitat System on the Nature conservation – biodiversity areas overlay map. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	Yes	No
1.17.294	CP1385	Request to change zone, height, density or applicable overlays	Requests all of Springbrook be included within the 'Hinterland to Coast Critical Corridor on Nature conservation - biodiversity areas overlay map (OMN1).	No	All of Springbrook (including the village area) is identified on the Nature conservation – biodiversity areas overlay map as forming part of the Hinterland Core Habitat System and is therefore afforded a high level of protection under the City Plan. Large parts of Springbrook are also identified as forming part of the Hinterland to Coast Critical Corridor (excluding the village area and some other parts) as identified on the Nature conservation - biodiversity areas overlay map. Identification of the hinterland to coast critical corridor was very site specific and based on recommendations from a technical study prepared by environmental consultants. The corridor maintains a minimum width of 500m and the properties not formally identified in the corridor area were outside of the 500m corridor area and not required for corridor purposes. Notwithstanding these areas are not formally identified as critical corridors, they are no doubt performing this function on the ground. These areas are also identified within the Hinterland Core Habitat System and are afforded a high level of protection under the City Plan. Council is proposing to undertake a more detailed and holistic review of the corridor mapping across the City. More informed decisions about what land is included or excluded from corridor areas can then be made. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	Yes
1.17.295	CP1457	Request to change zone, height, density or applicable overlays	Requests Martha's vineyard be removed from the Nature Conservation - Biodiversity areas overlay map, Nature Conservation - Priority species overlay map and Nature Conservation - Vegetation management overlay map.	Yes	The applicant is requesting removal of the site from the applicable overlay codes on the basis of existing development approvals. Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan. For development approvals that have not commenced, it is not the role of the City Plan to preserve those approvals. In the event that development does not proceed on the site under those approvals and further development applications are made it is appropriate that the environmental constraints on the site are considered at that time. The site is mapped under the SPP mapping as containing Matters of State Environmental Significance (MSES)Wildlife Habitat and MSES Regulated Vegetation. As such amendment of the overlay maps to exclude this site is not considered appropriate as it may compromise council's ability to meet the state interests related to biodiversity specifically MSES.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.296	CP1474	Request to change zone, height, density or applicable overlays	Concerned with 6 Creek Place, Pacific Pines is influenced by the Nature conservation biodiversity area overlay which is over regulating.	Yes	<p>The site is zoned Rural residential and is within the Rural residential precinct and the Landscape and environment precinct on the City Plan.</p> <p>The entire site is identified on the Nature conservation – biodiversity areas overlay map as forming part of the Hinterland to Coast Critical Corridor area, as is land to the north and south of the site. The site also adjoins land that is included in the Hinterland Core Habitat System on the overlay map. The site also contains small areas of koala habitat and high value and medium value vegetation on the Nature conservation overlay mapping.</p> <p>The State Planning Policy mapping identifies that part of the site contains Matters of State Environmental Significance regulated vegetation, wildlife habitat, High Ecological Significance wetlands and regulated vegetation adjoining a watercourse. The site also adjoins nationally important wetlands Matters of National Environmental Significance (MNES).</p> <p>The site adjoins Coombabah Creek. Waterways make logical and natural ecological corridors. The overlay code includes provisions to protect, maintain and restore connectivity including allowing for rehabilitation of disturbed or cleared areas.</p> <p>Council proposes to undertake a detailed review of the critical corridor across the City. Decisions on whether land should be excluded from the corridor should be informed by this further analysis and addressed as part of a future amendment.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	Yes
1.17.297	CP1631	Request to change zone, height, density or applicable overlays	Requests Lot 12 on RP101721 be removed from the Nature Conservation - Vegetation management - General Value designation on the overlay map as it only contains exotic species.	Yes	<p>Part of the site is identified on the Nature conservation – priority species overlay map as being within a Koala Habitat area.</p> <p>The Nature conservation – vegetation management overlay maps the site as containing general value category vegetation and this generally aligns with an area of regrowth broad-leaved paperbark vegetation as identified in the Ecosure report. In the absence of detailed ground truthing of the site, it cannot be determined if the vegetation contains only exotic species. Regardless, areas of native vegetation that may include exotic species may still potentially include matters of local environmental significance.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.298	CP1631	Request to change zone, height, density or applicable overlays	Requests Lot 2 on RP96073 be re-categorised from High value vegetation to Medium value vegetation on the Nature Conservation - Vegetation management overlay map.	Yes	<p>The site is partly included in the Nature conservation- priority species overlay map within the Significant Species area and the Koala Habitat area. The Nature conservation – vegetation management overlay maps the site as containing high value vegetation and a small amount of general value vegetation.</p> <p>The high value vegetation identified on the overlay aligns with State mapping which identifies the site contains of concern regional ecosystems and Category B vegetation under the VMA and Matters of State Environmental Significance being regulated vegetation and HES wetland. The Ecosure map identifies the site contains Forest Red Gum/Pink Blackwood and this vegetation community generally aligns with the high value vegetation category on the Nature conservation overlay map.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.299	CP1631	Request to change zone, height, density or applicable overlays	Requests Lot 2 on RP96073 be removed from the Nature Conservation - Priority species (Significant species - Koala) overlay map as the site is already completely cleared and used for cane farming and other rural uses.	Yes	<p>The site is partly included in the Nature conservation- priority species overlay map within the Significant Species area and the Koala Habitat area. The Nature conservation – vegetation management overlay maps the site as containing high value vegetation.</p> <p>The high value vegetation identified on the overlay aligns with State mapping which identifies Of Concern regional ecosystems and Category B vegetation under the VMA and Matters of State Environmental Significance being regulated vegetation. The Ecosure map identifies Forest Red Gum/Pink Blackwood and this vegetation community generally aligns with the high value vegetation category on the Nature conservation overlay map.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>The koala mapping in the City Plan aligns with State mapping.</p> <p>A review of aerial photography indicates approximately 1/3 of the site remains vegetated, with the balance of the site being cleared or containing scattered vegetation. From the aerial photography, it does not appear the site is being used for cane farming purposes.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>			
1.17.300	CP1632	Request to change zone, height, density or applicable overlays	Requests Lots 10 and 11 on RP96073 be entirely removed from the Nature Conservation - Priority species (Significant species - Koala) overlay map as there is no koala habitat on these sites.	Yes	<p>Approximately 50% of Lots 10 and 11 are identified on the Nature conservation overlay – priority species overlay map and included within the Koala Habitat area. The koala mapping is a State value and it is a statutory requirement for planning schemes to reflect this mapping.</p> <p>The State Planning Policy mapping identifies the site contains Matters of State Environmental Significance regulated vegetation and a High Ecological Significance wetland. The Ecosure report identifies the site contains Broad-leaved paperbark vegetation community.</p> <p>Most of the vegetation is located on Lot 11, with some vegetation and wetland area being located on the periphery of Lot 10.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.301	CP1632	Request to change zone, height, density or applicable overlays	Requests Nature Conservation - Vegetation management overlay map be amended for Lot 11 on RP96073 to reflect the refined boundaries recommended for the Rural landscape and environment precinct over that lot.	Yes	<p>Approximately 30% of the site is contained within the Nature conservation – vegetation management overlay as High value vegetation. The extent of vegetation in the overlay map aligns with SARA's 'Least of concern' and 'Category B' vegetation mapping and the SPP's Matters of State Environmental Significance - Regulated vegetation mapping. The Ecosure (2011) report confirms a Broad-leaved Paperbark community exists in the same location as the SPP, SARA and City Plan overlay mapping.</p> <p>Review of aerial imagery further identifies significant stands of vegetation on the site. This area links to adjoining stands of vegetation on properties to the east and west.</p> <p>It is recommended that Council retain the Nature conservation – vegetation management overlay map as it currently stands as it reflects the physical condition of the site and state interests identified through the SPP and SARA mapping.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.302	CP1659	Request to change zone, height, density or applicable overlays	Requests the Nature Conservation - Priority Species Overlay mapping applicable to property at 272 Quinns Hill Road, West Staplyton be reassessed as the existing vegetation is comprised of fruit trees.	Yes	<p>The site is identified in the Nature conservation – priority species overlay map as being within the koala rehabilitation area and a small area of koala habitat area along the boundary. The site also includes an area identified for priority species.</p> <p>The koala mapping for the overlay aligns with the State koala mapping. It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping has been amended to align with the revised State mapping.</p> <p>The SPP mapping also identifies a small area of Matters of State Environmental Significance wildlife habitat and aligns with that area of the site identified as koala habitat area. The Ecosure report identifies the site contains regrowth spotted gum and ironbark vegetation communities.</p> <p>Notwithstanding the site may contain some fruit trees, the site also adjoins a larger and contiguous vegetated koala habitat area with linkages to the Albert River. Opportunities to restore koala habitat on the site should be preserved.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.303	CP1721	Request to change zone, height, density or applicable overlays	Requests Lot 2 on RP50848 be entirely removed from the Nature Conservation - Priority species (Significant species - Koala) from the overlay map as there is no koala habitat at the site.	Yes	<p>The entire site is included in the priority species area of the Nature conservation – priority species overlay map. A small portion of the south-western corner of the site is identified as a koala habitat area on the Priority species overlay map.</p> <p>The subject site adjoins a larger and heavily vegetated koala habitat area to the rear of the property. Koala habitat mapping for the overlay mapping has been informed by the State mapping. The area of koala habitat on the subject site is also identified on State mapping as Category B vegetation under the VMA and the SPP identifies this area as Matters of State Environmental Significance wildlife habitat. The Ecosure report identifies this area as regrowth spotted gum and iron bark vegetation community.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.304	CP1777	Request to change zone, height, density or applicable overlays	Requests 43 Old Wharf Rd, Pimpama (Lot 2 RP144589) be excluded from Nature conservation code overlay maps.	Yes	<p>The site is identified entirely within the Hinterland to Coast Critical Corridor of the Nature conservation – biodiversity areas overlay Map.</p> <p>The site is also identified as having koala rehabilitation area and a small part of the site is identified as being koala habitat area on the Nature conservation – priority species overlay map. The mapping of koala habitat on the Nature conservation priority species overlay Map, is a State mapped value, and has subsequently been amended by the State since public advertisement of the City Plan. Therefore this mapping has been removed from the subject site.</p> <p>With regard to the mapping of General Value Vegetation on the Nature Conservation Vegetation Management Overlay Map, this value appears to only be covering a very small portion of the North-western corner of the subject site. This mapping accurately reflects the vegetation type of General Value vegetation, and as such this mapping will not be removed. This vegetation category does not attract offsets.</p> <p>The SPP provides for Council to consider and identify Matters of Local Environmental Significance Matters in a planning scheme.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.305	CP1794	Request to change zone, height, density or applicable overlays	Objects to 338A Ruffles Road, Willow Vale (Lot 11 SP148597) being included in the Nature conservation - vegetation management overlay.	Yes	<p>The site is identified on the Nature conservation – biodiversity areas overlay map as being entirely within the Hinterland Core Habitat System and adjoins land identified as forming part of the Hinterland to Coast Critical Corridor.</p> <p>The site is also identified as a priority species area and contains a very small part of koala habitat along the boundary, as shown on the Nature conservation – priority species overlay map.</p> <p>The Nature conservation – vegetation management overlay identifies the site as containing medium value and general value vegetation. The Vegetation management overlay mapping generally aligns with State mapping that shows Least Concern regional ecosystems, Category B vegetation under the VMA and Matters of State Environmental Significance being wildlife habitat and regulated vegetation intersecting a watercourse. The Ecosure mapping identifies the site as containing regrowth Spotted Gum and Ironbark vegetation communities and this aligns with the areas identified as medium and general value vegetation on the overlay map.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.306	CP1841	Request to change zone, height, density or applicable overlays	Requests Dalma Street Ormeau Hills (lot 4 RP883725) be removed from the Landslide Hazard Overlay Map.	No	<p>Three isolated pixels are shown dispersed across the site on the bushfire hazard map. Whilst they indicate isolated topographical variation within the site they do not indicate that landslide hazard is a particular constraint.</p> <p>The submitter confirms that landslide hazard is not a relevant constraint on this site.</p> <p>The Landslide Hazard overlay map will be amended to remove Landslide Hazards from this site.</p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.307	CP1841	Request to change zone, height, density or applicable overlays	Requests Dalma Street Ormeau Hills (lot 4 RP883725).be removed from the inter-urban break on Strategic framework map 4 - Greenspace Network and that the Strategic framework maps show waterways to scale in their actual location and more clearly allow the location of properties to be identified.	Yes	<p>Strategic framework mapping is intended to illustrate land use concepts and strategic outcomes at a 'strategic' scale. The mapped boundaries of Strategic framework elements are not intended to be directly interpreted or overlain at a cadastral scale. Interpretation of the mapping is supported by a balanced consideration of the strategic outcomes and other Strategic framework provisions. For example not all waterways in the city are shown on the mapping and those that are shown are generally the more significant waterways shown at a common scale. This mapping assists with legibility and with the illustration of the waterway outcomes included within the Strategic framework text.</p> <p>More detailed mapping of waterways is contained within a number of overlay maps.</p> <p>No change is recommended in relation to the request for more detailed mapping of waterways on the Strategic framework mapping.</p> <p>With regard to the extent of the mapped inter urban break. The mapped extent varies between Strategic framework maps 2 and 4 and shows areas extending north of the Pimpama River. The Pimpama River in this area is a distinct boundary of the SEQRP Urban Footprint which defines the northern boundary of the Inter urban break.</p> <p>Although Strategic framework maps are not intended to be interpreted at the cadastral scale this mapping does create some confusion with the extent of the interurban break in this area.</p> <p>The extent of the Interurban break on both Strategic framework map 2 and 4 will be refined to ensure that it's northern extent is not shown north of the Pimpama River.</p>	No	Yes	No
1.17.308	CP1861	Request to change zone, height, density or applicable overlays	Objects to 49-51 and 70 George Alexander Way, Coomera (44 SP207822, 1 SP165374, 2 SP165374) nature conservation overlay mapping that drastically contradicts the Structure Plan and is in conflict with the intended land use zones.	Yes	<p>The sites contain extensive areas mapped in the Nature conservation - priority species overlay as Koala habitat and Koala rehabilitation areas and Nature conservation – vegetation management - High and medium value vegetation overlays.</p> <p>The high value vegetation and priority species areas identified on the overlay align with State SARA and SPP mapping which identifies the sites as containing 'Least of Concern' and 'Of Concern' regional ecosystems and Matters of State Environmental Significance for regulated vegetation, regulated vegetation intersecting a watercourse and wildlife habitat. It is noted the State has amended the koala mapping and removed the koala rehabilitation areas from a significant part of the city. The priority species overlay will be amended to align with State mapping.</p> <p>The Ecosure 2011 report confirms broad-leaved mahogany, spotted gum and forest red gum in the same locations.</p> <p>Aerial imagery also confirms that the overlay and state government mapping align with the physical extent of vegetation on the site.</p> <p>Adjoining sites north to Pimpama and further south through Coomera are also mapped under the City Plan and SARA/SPP as containing multiple nature conservation and biodiversity values. The sites therefore form part of a wider and contiguous vegetated rea including koala habitat and rehabilitation areas.</p> <p>Conceptual Land Use Map 1 – Coomera Town Centre retains the intent (urban neighbourhood, ecological/nature conservation and greenspace network areas) of the current Structure Plan. Existing approvals for the sites remain unaltered and independent of the City Plan. It is not the role of the City Plan to preserve these approvals.</p> <p>Council will retain the Nature conservation overlays applying to the site, with the exception of removing the koala rehabilitation area from the priority species overlay to align with State mapping. This is particularly important as the scheme must reflect the requirements of the State Planning Policy. Should the landowner apply to amend the approvals or seek approval for new development, the overlays will protect important environmental areas. Removal of the overlay would significantly reduce the environmental protection afforded to the site.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.309	CP1871	Request to change zone, height, density or applicable overlays	Objects to 323 Pimpama Jacobs Well Road, Pimpama (Lot 1 RP852916) being included on the Koala Habitat Overlay. The property is presently used for farm management practices and has historically had no koalas. This designation will impact on the property value of the land and hinder operations.	Yes	<p>The Nature conservation - priority species (Koala habitat and Koala rehabilitation areas) apply to approximately 1/3 of the site. The overlay aligns with existing stands of native vegetation on the site. These areas are also subject to the Nature conservation overlays for Vegetation management (high and general value) and the Hinterland to coast critical corridor.</p> <p>The State government also identifies these areas as regional ecosystems 'of least concern' and 'of concern' and the State Planning Policy identifies Matters of State Environmental Significance for regulated vegetation, wildlife habitat and regulated vegetation intersecting a watercourse.</p> <p>It is noted the State has amended the mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>The Ecosure (2011) report identifies broad-leaf paperbark and forest red gum as being the primary vegetation on the lot. This vegetation is identified as Koala feed species.</p> <p>Review of aerial imagery indicates that the vegetation provides a link between adjoining properties and the Pimpama River to the north.</p> <p>The overlays do not appear to affect non-cleared land where agriculture is taking place.</p> <p>The City Plan seeks to protect the existing values of the land and must reflect the areas identified for protection by the State Planning Policy.</p> <p>Existing lawful rural uses can continue to operate unimpeded and, under the rural zoning of the site, intensification of animal husbandry, cropping and permanent plantations are self assessable (not requiring Council approval provided a number of basic requirements are met).</p> <p>Impact on property values is not a relevant consideration of the City Plan.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.310	CP2036	Request to change zone, height, density or applicable overlays	Concerned Couran Point is mapped incorrectly on the Nature Conservation overlay maps as they identify cleared areas which have no significant vegetation on site. Requests these overlay maps be updated to reflect the 'ground truth' on this site.	Yes	<p>With regard to the mapping of Biodiversity areas (coastal wetlands and island core habitat) over the subject site, the existence of this broad scale mapping designation does not impact on the use rights of the existing development/structures or approved works within existing cleared or developed areas of the site, therefore no change to the City Plan has been made.</p> <p>Council has mapped wetlands on the Nature conservation wetlands and watercourse overlay map in accordance with the 'Queensland Wetland Mapping and Classification Methodology'. This mapping designation does not impact upon existing use rights or developed areas; therefore no change to the City Plan has been made.</p> <p>With regard to the mapping of vegetation on the Nature conservation - vegetation management overlay map, the submission is not sufficiently clear as to which area of the site they are referring too. Further to this, vegetation is mapped using aerial photography taken at a static point in time, and will invariably include instances where vegetation has been cleared after the aerial photograph has been taken. The presence of mapping in areas that are now clear will not affect those areas, therefore no change is recommended to the City Plan.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.311	CP2036	Request to change zone, height, density or applicable overlays	Concerned the Coastal Erosion Hazard Overlay Map - 'Area affected by Waterway Building Setbacks (Nominated) and (To be advised) is unclear and unreasonable. Concerned why the regulation line is not specified in the code. Requests the building setback lines for Couran Point be indicated on the overlay map, as per 2003 Gold Coast Planning Scheme.	No	The City Plan identifies specific building setbacks where there was sufficient information available to justify such setbacks. There was insufficient information available to identify building setbacks for all properties. As such, the City Plan identifies those properties where further investigation is required. Upon the lodgement of a development application, the code will trigger the requirement for a further detailed study to justify the building setback to ensure setbacks are appropriate to the risk of coastal hazard for the subject site.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.312	CP2126	Request to change zone, height, density or applicable overlays	Requests the Colgate-Palmolive site at Captain Cook Drive, Arundel be removed from the Biodiversity overlay, Priority species overlay, Vegetation management overlay and the Wetland and watercourse overlay as the vegetation on site is present for buffer purposes rather than for environmental protection.	Yes	<p>The site is contained within the Nature conservation – Hinterland to coast critical corridor, Priority species – Koala habitat and Koala rehabilitation areas, Vegetation management – high value and Wetland overlays.</p> <p>The State Planning Policy (SPP) also identifies the site as containing Regulated vegetation intersecting a watercourse. The koala mapping for City Plan has been informed by State mapping. It is noted the State has amended the koala mapping and removed koala rehabilitation areas from a significant part of the city and will not apply to the subject land. The overlay mapping will be amended to align with the revised State mapping.</p> <p>The Ecosure (2011) report further identifies the vegetation as being Blackbutt and aerial imagery confirms that the vegetation is dense and appears to be long-standing, linking to a larger vegetated area to the south and south-west of the site to form a corridor.</p> <p>Whilst it is acknowledged that the vegetation plays a role in buffering the development from adjoining sites, it also has environmental values that require protection. As the vegetation is significant and forms part of a greater corridor, it is recommended that the overlay remain.</p> <p>This will have no impact on the existing operations of the approved facility, but will ensure that any intensification of development will protect environmental values and provide opportunities for Council to impose reasonable and relevant conditions to protect values and mitigate impacts, including potential offsets for vegetation loss. Protection of environmental values of this area is intrinsically linked to the role of the area as a 'buffer'.</p> <p>No change proposed to City Plan, with the expectation of removing koala rehabilitation areas from the priority species overlay map to align with State mapping.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.313	CP2127	Request to change zone, height, density or applicable overlays	Requests 40 Jenkins Court, Upper Coomera be removed from the Priority species overlay. If the overlay must remain over the site then it should be reduced in size to reflect the vegetation currently mapped by the Department of Natural Resources and Mines.	Yes	<p>The site is contained within the Nature conservation - priority species (Koala habitat and Koala rehabilitation areas), Vegetation management (medium and general value) and Watercourses and wetlands (Watercourse) overlays. The site also has 'least of concern' remnant vegetation and MSES for wildlife habitat and regulated vegetation intersecting a watercourse under the State Planning Policy (SPP). It is noted the State has amended its koala mapping and has removed koala rehabilitation areas from a significant part of the city. The priority species overlay has been amended to align with State mapping.</p> <p>The Ecosure (2011) report identifies that the site's vegetation primarily consists of Broad-leaved white mahogany.</p> <p>The Nature conservation – Priority species and Vegetation management mapping aligns with the SPP's Matters of State Environmental Significance mapping and the State's koala mapping and Council must reflect this to meet the state interest. Mapping not contained within the SPP is not mandatory nor considered a state interest for planning scheme drafting purposes. However, the SPP State Interest policy for biodiversity enables Council to consider and map matters of local environmental significance.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	Yes	No
1.17.314	CP2127	Request to change zone, height, density or applicable overlays	Requests 40 Jenkins Court, Upper Coomera be removed from the Vegetation management overlay. If the overlay must remain over the site then it should be reduced in size to reflect the vegetation currently mapped by the Department of Natural Resources and Mines.	Yes	<p>The site is contained within the Nature conservation - priority species (Koala habitat and Koala rehabilitation areas), Vegetation management (medium and general value) and Watercourses and wetlands (Watercourse) overlays. The site also has 'least of concern' remnant vegetation and Matters of State Environmental Significance (MSES) for wildlife habitat and regulated vegetation intersecting a watercourse under the State Planning Policy (SPP).</p> <p>The Ecosure (2011) report identifies that the site's vegetation primarily consists of Broad-leaved white mahogany.</p> <p>The Nature conservation – Priority species and Vegetation management mapping aligns with the SPP's MSES mapping and the State's koala mapping and Council must reflect this to meet the state interest. Mapping not contained within the SPP is not mandatory</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					nor considered a state interest for planning scheme drafting purposes. However, the SPP State Interest policy for biodiversity enables Council to consider and map matters of local environmental significance. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>			
1.17.315	CP2133	Request to change zone, height, density or applicable overlays	Requests 731 Tomewin Mountain Road, Currumbin Valley be removed from the Nature conservation biodiversity area and priority species overlays.	Yes	The site is located in the Hinterland to Coast Critical Corridor and Hinterland Core Habitat system categories of the Biodiversity areas overlay. It is also located in the Priority species category of the Priority species overlay. The whole of the site is included in the Matters of State Environmental Significance – Wildlife Habitat category of the State Planning Policy mapping. As such amendment of these maps to exclude this site is not considered appropriate as it may compromise council's ability to meet the state interests related to biodiversity specifically Matters of State Environmental Significance.	No	No	No
1.17.316	CP2133	Request to change zone, height, density or applicable overlays	Requests 731 Tomewin Mountain Road, Currumbin Valley Bushfire hazard overlay be amended to reflect the reduced extent of affected area shown on the State Planning Policy Potential Bushfire Impact Buffer.	Yes	The majority of the site is mapped on the SPP interactive mapping system as Very High (potential intensity) with a small area of Medium (potential intensity). Small areas of cleared land are mapped as Potential bushfire impact buffer. A variation to the mapping is not appropriate given the extent of mapped hazard. A change to the map would also compromise Council's ability to meet the State interests related to natural hazards.	No	No	No
1.17.317	CP2133	Request to change zone, height, density or applicable overlays	Requests 731 Tomewin Mountain Road, Currumbin Valley Nature conservation vegetation management overlay be amended to reflect the extent of the Matters of state environmental significance (MSES) Regulated Vegetation/Category B Regulated Vegetation in the easternmost corner of the site.	Yes	The mapping which informs the Vegetation management overlay map and its categories extend to considerations beyond the Matters of State Environmental Significance (MSES) status of the vegetation. It also includes vegetation communities of which there is >30% remaining of pre-clearing extent but <30% protected. It is important to note the SPP State Interest for biodiversity enables Council to consider and identify matters of local environmental significance, beyond MSES.	No	No	No
1.17.318	CP2138	Request to change zone, height, density or applicable overlays	Requests 52 & 58 Ageston Road and 497 Staplyton-Jacobs Well Road, Alberton Vegetation management overlay be aligned to match the vegetation occurring on the sites.	No	52 and 58 Ageston Road are not identified on the Nature conservation – vegetation management overlay map, or any of the other Nature conservation overlays. For the site at 479 Staplyton-Jacobs Well Road, Alberton, the site is identified on the Nature conservation – priority species overlay map within the Koala habitat area. The Nature conservation – vegetation management overlay map identifies medium value and general value vegetation. The Ecosure report identifies the site contains mostly Forest Red Gum and board-leaved paperbark vegetation communities and this vegetation generally aligns with the medium value category vegetation on the Nature conservation – vegetation management overlay map. The site is partly included in the Nature conservation - priority species overlay map within the Significant Species area and the Koala Habitat area. The Nature conservation – vegetation management overlay maps the site as containing high value vegetation. While a detailed ground-truthing of the site has not been undertaken, a review of aerial photography indicates the medium value vegetation category on the Vegetation management overlay map aligns generally well with vegetation on the site. However, the mapping extends across the front portion of the site which appears to be clear of vegetation and developed. There is opportunity for the Vegetation management overlay map to be refined and adjusted to better reflect existing vegetation within the front portion of the site. The Nature conservation – vegetation management overlay map will be amended to better reflect the extent of vegetation on the site, in respect of land at 497 Staplyton Jacobs Well Road, Alberton. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	Yes	No
1.17.319	CP2140	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - priority species overlay be removed from Calypso Bay as the area has no habitat trees and is developed for future waterfront housing.	Yes	A review has been undertaken of the priority species overlay and Councils records show Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES) on the site.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.320	CP2140	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - vegetation management overlay be removed from Calypso Bay as the affected sites have no vegetation present or can be dealt with via conservation zoning.	Yes	A review of the mapping has been undertaken and the vegetation management overlay covers existing vegetated areas on a small portion of the Calypso Bay area. Where vegetation is protected, no assessment is required.	No	No	No
1.17.321	CP2140	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - wetland and watercourses overlay be amended to remove wetlands and Ramsar wetlands designations from portions of Calypso Bay as they have either been amended through operational works or the environment values/vegetation are non-existent.	Yes	Following a review of the mapping, the overlay map has been amended to remove the wetlands and Ramsar wetlands designations from Calypso Bay.	No	Yes	No
1.17.322	CP2140	Request to change zone, height, density or applicable overlays	Requests Calypso Bay be removed from the Water catchments and dual reticulation overlay as the dual reticulation service provided by the Pimpama waste water treatment facility has been discontinued.	No	The extent of the northern Gold Coast area shown on the Water Catchments and Dual Reticulation Overlay Map as 'Dual reticulation' is significantly decreased from the current overlay map in the 2003 Planning Scheme. The overlay reflects only those sites/areas currently connected to the dual reticulation system or where dual reticulation networks are required by conditions of approval to be installed and buildings are required to be internally plumbed, due to the requirement to minimise risk and ensure optimal system operation.	No	No	No
1.17.323	CP2140	Request to change zone, height, density or applicable overlays	Requests the Calypso Bay building heights be increased and not limited to two storeys in the Medium density and Neighbourhood centre zones, as per the Building height overlay map.	No	The proposed changes to building height provisions are not consistent with the surrounding Calypso Bay area. The height provisions for this area have been adopted without change from the 2003 Planning Scheme and are subject to impact assessment. A proposal for additional height is appropriately assessed through an impact assessable development application in consideration of a specific design siting amenity and impacts on surrounding uses.	No	No	No
1.17.324	CP2202	Request to change zone, height, density or applicable overlays	Requests 445 Staplyton-Jacobs Well Rd, Alberton is removed from Priority Species because of the potentially onerous constraints.	Yes	The area of the site included in the Priority species overlay map is also mapped on the SPP mapping as an area of Matters of State Environmental Significance (MSES) Wildlife Habitat and MSES Regulated Vegetation. Amendment of the priority species map to exclude this site from the priority species category would compromise council's ability to meet the state interests related to biodiversity specifically Matters of State Environmental Significance.	No	No	No
1.17.325	CP2260	Request to change zone, height, density or applicable overlays	Requests an increased density to Merrimac and the adjoining floodplain should be contingent on improved public transport (Residential density overlay map 12).	No	This submission point is part of a wide ranging submission regarding the important role of public transport in supporting density. Council's Transport Strategy has informed the development of City Plan. Strategic framework map 6 Integrated Transport, identifies the Nerang Broadbeach Road as a designated High Frequency Public Transport Route and a Heavy Rail station investigation at Merrimac. The City Plan allocation of density is strongly linked to the presence or planned provision of public transport services.	No	No	No
1.17.326	CP2304	Request to change zone, height, density or applicable overlays	Concerned the Ridges and significant hills protection overlay map and code is deficient showing only two ridges in the city - Burleigh and Currumbin. There are many other significant hillsides and ridges that deserve recognition. Recommend Council expand the mapping and code.	No	These specific ridges and the overlay code carry forward requirements from the 2003 Planning Scheme, Burleigh Ridge and Currumbin Hill Local Area Plans. Whilst the submitter's point about other ridgelines is acknowledged, other ridgelines do not have the specific urban, visual amenity and landscape and biodiversity characteristics and planning controls. The consideration of the open space values of other ridgelines are addressed through various other elements of the City Plan including the strategic framework and other overlay codes.	No	No	No

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1.17.327	CP2305	Request to change zone, height, density or applicable overlays	Requests 1115 Pimpama Jacobs Well Road, Jacobs Well be removed from the Nature conservation - priority species and Nature conservation - vegetation management overlays. There are no identified ecological values on the subject site.	Yes	<p>The site is included within the Nature conservation – priority species overlay map as it includes a Federal and State listed significant species (Mangrove Mouse), and it is a State requirement that Council include this mapping.</p> <p>With regard to the sites inclusion within the Nature conservation – vegetation management overlay map, this value appears to cover a small portion of the centre of the subject site. This mapping appears to accurately reflect the existence of vegetation in this area, and as such this mapping will not be removed.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.328	CP2350	Request to change zone, height, density or applicable overlays	Concerned Zone map 33 and Building height overlay map 17 contradicts Residential density overlay map 16, for 2-9 Murraba Street, Currumbin. This matter needs to be clarified.	No	<p>The area of the submission is zoned Low density residential; the zone code regulates height at a maximum of two storeys and density at one dwelling per 400m². These arrangements are consistent with the existing 2003 planning scheme Currumbin LAP.</p> <p>The submitter has misinterpreted the Residential density overlay map as incorrectly assigning a residential density to this site of RD5 - up to 200 bedrooms per net hectare (1 bed/50m²). On examination of the mapping, the area in question has no grey shading meaning that the map assigns no residential density designation for this area. The misinterpretation has occurred because of the location of the RD5 labelling applying to an adjoining area, overlapping into this area.</p> <p>The labelling for Residential density overlay map 16 will be amended to more clearly indicate the location of the RD5 area surrounding Murraba Street Currumbin.</p>	No	Yes	No
1.17.329	CP2385	Request to change zone, height, density or applicable overlays	Requests 121, 103 & 97 Goldmine Road, Ormeau are not mapped as Wetlands on the Nature conservation - wetlands and watercourse overlay map.	Yes	<p>Council has mapped wetlands on the Nature conservation wetlands and watercourse overlay code in accordance with the 'Queensland Wetland Mapping and Classification Methodology', and has been identified as being partially in both an estuary floodplain and stream floodplain.</p> <p>The SPP State Interest Biodiversity policy provides Councils with the ability to consider matters of local environmental significance, in addition to Matters of State Environmental Significance.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.330	CP2385	Request to change zone, height, density or applicable overlays	Requests the Nature conservation - vegetation management overlay mapping is removed from 121, 103 & 97 Goldmine Road, Ormeau.	Yes	<p>With regard to the mapping of vegetation on the Nature conservation - vegetation management overlay map, vegetation is mapped using aerial photography taken at a static point in time, and will invariably include instances where vegetation has been cleared after the aerial photograph has been taken. The presence of mapping in areas that are now clear will not affect those areas; therefore no change has been made to the City Plan.</p> <p>It is important to note the SPP State Interest Biodiversity policy provides Councils with the ability to consider matters of local environmental significance, in addition to Matters of State Environmental Significance.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.331	CP1457	Request to change zone, height, density or applicable overlays	Requests Martha's Vineyard, Currumbin be removed from Strategic framework Map 4 - Greenspace network as being in the Hinterland Core Habitat map element.	No	<p>Requested changes can be given effect through current development approvals. Strategic Map 4 – Greenspace Network is indicative of the overall City Plan intent for the area, is strategic in nature and is not intended to be site specific. This map will guide the assessment of future development applications only and therefore no change has occurred to the City Plan.</p>	No	No	No

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1.17.332	CP1822	Request to change zone, height, density or applicable overlays	Supports the Ridges and significant hills protection overlay code preservation of Currumbin and Burleigh Heads ridgelines. However, the submitter requests that the Ridges and significant hills protection overlay code be amended to include ridgelines and hills to the hinterland and landscape features including Kirra Hill, Greenmount, North Nobby and South Nobby.	No	<p>The Ridges and Significant Hills Overlay Map and Code carry forward requirements from the 2003 Our Living City Planning Scheme (Burleigh Ridge and Currumbin Hill Local Area Plans).</p> <p>Whilst the point about other ridgelines is acknowledged, other ridgelines do not have the specific urban, visual amenity and landscape and biodiversity characteristics and planning controls.</p> <p>The consideration of the open space values of other ridgelines are addressed through various other elements of the City Plan including the strategic framework and other overlay codes. No change has been made to the City Plan.</p>	No	No	No
1.17.333	CP1773	Request to change zone, height, density or applicable overlays	Requests Council address the affected land behind 109 The Plateau, Ormeau as conservation precinct and wildlife corridor.	No	<p>The City Plan, Environmental significance overlay mapping (biodiversity areas, priority species and vegetation management) is shown to affect the land behind 109 The Plateau, Ormeau.</p> <p>In addition, it is noted that Ministerial Condition 2 enabled Council to apply an 'indicative buffer' (hatching) over this Extractive industry zoning area given the proximity of the resource/processing area to nearby sensitive land uses.</p> <p>In the event of any development application for Extractive Industry in this locality under the City Plan, the 'indicative buffer' hatching requires Extractive industry proponents to consider an appropriate separation area/buffer in this location to ensure adequate separation distances to these sensitive land uses.</p>	No	No	No
1.17.334	CP1204	Request to change zone, height, density or applicable overlays	Requests Country Club Drive (Lot 16 SP180511 & Lot 43 SP151645, referenced in the submission as historical Lot 16 on RP880353 and Lot 43 on SP151645) be removed from 'Hinterland to Coast Critical Corridor' on the Nature conservation - biodiversity areas overlay map.	No	The site is identified on the Environmental significance – biodiversity area overlay map as forming part of the Hinterland to Coast Critical Corridors, to provide opportunities for flora and fauna movement. The overlay code includes provisions to protect, maintain and restore connectivity including allowing for rehabilitation of disturbed or cleared areas.	No	No	Yes
1.17.335	CP1842	Request to change zone, height, density or applicable overlays	Requests 212 Eggersdorf Road, Ormeau (14 RP129468) be excluded from the Hinterland to Coast Critical Corridors on Nature Conservation Biodiversity Areas overlay map.	No	<p>The land at 212 Eggersdorf Road, Ormeau (14 RP129468) is included in the Nature conservation – biodiversity areas (Hinterland to Coast Critical Corridor) overlay as well as other Nature conservation overlays.</p> <p>The Strategic framework includes a specific outcome that states “<i>hinterland to coast critical corridors that link core habitat systems and isolated areas of biodiversity value by retaining existing vegetation and restoring degraded areas to enhance fauna movement between different ecosystems and landscapes</i>”</p> <p>The land has been identified as containing biodiversity values that can contribute to achieving the specific outcome.</p> <p>The overlay mapping for the site is consistent with the strategic intent for the area.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.336	CP1842	Request to change zone, height, density or applicable overlays	Requests 212 Eggersdorf Road, Ormeau (14 RP129468) be excluded from the vegetation management overlay map (to align with State regulated vegetation management mapping only).	No	<p>The Nature conservation – vegetation management overlay map applying to 212 Eggersdorf Road, Ormeau (Lot 14 RP129468) is retained as it identifies matters of both state and local significance. Other vegetation values, including remnant and disturbed vegetation are important in addition to the regulated vegetation mapping.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.337	CP1865	Request to change zone, height, density or applicable overlays	Objects to 123 Kerkin Road North, Pimpama (Lot 2 RP210285) being included in the Sensitive Use Separation, Community Infrastructure Buffer Overlay as it is more extensive than the Sensitive Use Separation, Community Infrastructure, Sewerage Treatment Plant buffer, previously advised by Council.	No	<p>The additional Community infrastructure buffer overlay is necessary to manage development that may have an adverse impact on the current or future viability of community infrastructure.</p> <p>The Sensitive land use separation code acknowledges some development for sensitive land uses may occur within the buffer area provided that design features mitigate the risk to amenity that may arise.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.338	CP0863	Request to change zone, height, density or applicable overlays	Objects to 75 Norwell Road, Woongoolba (Holden Driving Centre) being included in the Rural zone. This zoning is in conflict with the legally established land use on the site and Council's stated intention to include the site in a 'best fit' zone. Requests inclusion in the Sport and recreation zone.	No	<p>Zoning for 75 Norwell Road, Woongoolba has been considered and has not been revised.</p> <p>Development on the site has been subject to numerous complaints to development compliance on the impacts of noise, smell, smoke, squealing tyres on amenity etc.</p> <p>Whilst an amendment to the Planning and Environment Court Appeal resulted in a change to a condition to assist with the resolution of noise complaints, this issue still remains contentious and any further intensification of the land use would be unlikely to be supported by local residents.</p> <p>If the site were to be included within the Sport and recreation zone, there is potential that this could further facilitate expansion of the site for Motor sport facility purposes and ancillary uses.</p> <p>Additionally, new uses previously not envisaged in a Rural zoned site would become possible, further intensifying the development of the site and raising additional amenity issues.</p> <p>Nonetheless, the benefit of keeping the site within the Rural zone is that further intensification of the site for Motor sport facility and other sport and recreation related uses would remain impact assessment. Such development will be subject to non-site specific strategic framework statements for Motor sport facilities in Rural production areas and rural enterprises.</p> <p>Regardless, the approved land use is protected by existing use rights whilst the use continues to operate.</p>	No	No	No
1.17.339	CP1230	Request to change zone, height, density or applicable overlays	Requests the revision of zone mapping to include Lots 504 to 506 WD5735, Lot 400 SP174972, Lot 226 AP15896 and Lot 1 SP174972 in the Open space zone (Zone map 23 - Southport).	No	<p>Zoning for Lots 504 to 506 WD5735, Lot 400 SP174972, Lot 226 AP15896 and Lot 1 SP174972 has been considered and has not been revised.</p> <p>The Waterfront and marine industry zoning is the 'best fit' translation from the 2003 planning scheme and is considered appropriate.</p> <p>Much of The Spit is included in the Open space zone. It is considered the Spit's designation adequately provides for open space in this area.</p>	No	No	No
1.17.340	CP1275	Request to change zone, height, density or applicable overlays	Requests the inclusion of land to the south of 421 Gooding Drive, Clear Island Waters in the Open space zone.	No	<p>Zoning for 421 Gooding Drive, Clear Island Waters has been considered and has not been revised.</p> <p>The Limited development (constrained land) zoning of the site is the 'best fit' translation from the 2003 Planning Scheme.</p> <p>The Merrimac/Carrara flood plain special management area has been appropriately included in the Limited development (constrained land) zone in the City Plan reflecting known and significant flooding constraints and containing only limited areas that may be suitable for urban development.</p> <p>Element 3.3.5 of the Strategic framework and Conceptual Land Use Map 11 are intended to guide development in the Merrimac/Carrara flood plain special management area. The development intent for the site is 'active/passive recreation', with development outcomes subject to detailed site investigations. This is considered appropriate for the site.</p>	No	No	No
1.17.341	CP1464	Request to change zone, height, density or applicable overlays	Objects to Firth Park at Mudgeeraba (Lot 32 on SP184243) being zoned as Limited development zone. Requests this park be zoned as Sports and recreation zone.	No	<p>Zoning for Firth Park, Mudgeeraba (Lot 32 on SP184243) has been considered and has not been revised.</p> <p>The Limited development (constrained land) zoning of the site is the 'best fit' translation from the 2003 Planning Scheme.</p> <p>The Merrimac/Carrara flood plain special management area has been appropriately included in the Limited development (constrained land) zone in the City Plan reflecting known and significant flooding constraints and containing only limited areas that may be suitable for urban development.</p> <p>Element 3.3.5 of the Strategic framework and Conceptual Land Use Map 11 are intended to guide development in the Merrimac/Carrara flood plain special management</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					area. The development intent for the site is 'active/passive recreation', with development outcomes subject to detailed site investigations. This is considered appropriate for the site.			
1.17.342	CP0740	Request to change zone, height, density or applicable overlays	Requests a reduction of the Open space zone on 4 Oakey Creek, Coomera.	No	<p>The City Plan zoning for the subject site is a best fit conversion from the 2003 Planning Scheme. The zoning provides an open space corridor along Oaky Creek which could provide a number of functions not limited to:</p> <ul style="list-style-type: none"> Protection of Oakey Creek; Buffering from the Waterfront and Marine Industry zoned land opposite Oakey Creek; Providing recreation opportunities; Preserving land for potential future road upgrades. <p>The final outcomes for the site can be varied (from the zoning) through the development assessment process if merit exists. It is appropriate that detailed investigations normally undertaken through the development assessment process be completed before any zone changes are considered for the site. Therefore no action can be taken on this matter at this stage.</p>	No	No	No
1.17.343	CP0070	Request to change zone, height, density or applicable overlays	Concerned with the southern side of Westview Road, Currumbin being zoned Medium density residential. This will push families out; encourage tenants and a more itinerant atmosphere. It will also increase traffic flow in an already narrow street adjoining a school.	No	<p>The southern side of Westview Road, Currumbin has been included in the Medium density residential zone of the City Plan. The land was previously included in the Residential choice domain of the current 2003 Planning Scheme.</p> <p>The proposed zone is consistent with the previous Domain, the purpose of which was to <i>'support the development of a residential pattern comprising mixed dwelling types, including detached dwellings, attached dwellings and apartment buildings that relate well to each other'</i>.</p> <p>The Medium density residential zone has a similar purpose, consisting of a range of dwelling types including dwelling houses and multiple dwellings. The proposed zoning is consistent with the current 2003 Planning Scheme.</p>	No	No	No
1.17.344	CP0097	Request to change zone, height, density or applicable overlays	Requests 94 - 98 Ridgeway Avenue, Southport (Lots 1,2 and 3 RP88795) be included in the Residential B zone.	No	<p>The land at 94 -98 Ridgeway Avenue, Southport is included in the Low density residential zone of the City Plan. The land is included in the Detached dwelling domain of the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Low density residential zone in the City Plan is a 'best fit' translation from the Detached Dwelling Domain of the current 2003 Planning Scheme.</p> <p>These areas should remain places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity. Higher density development is not considered appropriate for this area at this time.</p>	No	No	No
1.17.345	CP0120	Request to change zone, height, density or applicable overlays	Requests 15 Harts Road, Luscombe, 53 Harts Road, Luscombe, 396 Stanmore Road, Yatala and 421 Stanmore Road, Yatala (Lot 2 RP15904, Lot 2 RP111105, Lot 50 SP170649 and Lot 3 SP244693) be rezoned from industry to residential.	Yes	<p>In the absence of support from any holistic citywide planning investigations taking into account future demand and land use patterns, the <i>ad hoc</i> removal of industrial land supply would be contrary to the following State interest matters:</p> <ul style="list-style-type: none"> Policy 9.3.1 in support of principle 9.3 (Enterprise Opportunities) of the <i>South East Queensland Regional Plan 2009-2031</i>: <i>secure strategically located land and facilitate planning for future business industry uses to meet current and future needs of business and industry requirements, including long-term provision beyond the timeframe of the SEQ Regional Plan.</i> State interest – 'development and construction' of the State Planning Policy 2014: <i>maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere.</i> <p>That the matter of industrial land supply within the City of Gold Coast be subject to investigation as part of the Employment Lands Planning Investigation, endorsed as part of a future amendment to the City Plan.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.346	CP0151	Request to change zone, height, density or applicable overlays	Requests 31 Minnie Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	<p>Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to "Land use and transport integration".</p> <p>The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. The subject site is within one of these targeted areas where densities have been increased.</p> <p>The City Plan has been amended to include this area within the Medium density residential zone. The Building height overlay map and the Residential density overlay maps has also been amended to include this area in the 23metre (5 storey) height designation and RD5 (1 bedroom per 50m²) designation respectively.</p>	No	Yes	No
1.17.347	CP0154	Request to change zone, height, density or applicable overlays	Requests 36 Allan Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	Refer to response 1.17.346	No	Yes	No
1.17.348	CP0157	Request to change zone, height, density or applicable overlays	Requests 47 Allan Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	Refer to response 1.17.346	No	Yes	No
1.17.349	CP0198	Request to change zone, height, density or applicable overlays	Requests Pipers Point, Robina be included in the Large lot precinct of the Low density residential zone.	No	<p>Due to overwhelming community support, the introduction of a Large lot precinct has been included over this site.</p> <p>The Large lot precinct will maintain the existing local character, which could be compromised by subdivision potential provided by the base Low density residential zone.</p> <p>The use of the precinct will allow closer alignment with the Strategic framework by the retention of <i>low intensity, low rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity.</i></p>	No	Yes	No
1.17.350	CP0230	Request to change zone, height, density or applicable overlays	Requests 9 Allunga Avenue, Ashmore be included in the Medium density residential zone.	No	<p>The land at 9 Allunga Avenue, Ashmore is included in the Low density residential zone of the City Plan. The land is included in the Detached Dwelling Domain of the current 2003 Planning Scheme.</p> <p>The proposed zoning is a direct translation from the Detached Dwelling Domain of the current 2003 Planning Scheme to the Low density residential zone of the City Plan.</p> <p>These areas should remain places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity. Higher density development is not considered appropriate for this area at this time.</p> <p>Nonetheless a Housing Needs Planning Investigation will be undertaken as part of a future amendment to the City Plan. This will determine current supply for housing and deliver a strategy to address the City's housing needs.</p>	No	No	Yes
1.17.351	CP0245	Request to change zone, height, density or applicable overlays	Objects to the area bordered by Westview Rd, Mitchell Ave, Alpha Ave being 'adjusted' to Medium density residential. Requests area remain low density residential. The increase would not be in accordance with neighbourhood character, lead to an increase traffic on an already congested road and reduction in housing values.	No	<p>The area bordered by Westview Road, Mitchell Avenue, and Alpha Avenue, Currumbin has been included in the Medium density residential zone of the City Plan. The land is included in the Residential Choice Domain of the current 2003 Planning Scheme.</p> <p>The Medium density residential zone is the best-fit zoning within the City Plan, including a similar purpose, consisting of a range of dwelling types including dwelling houses and multiple dwellings. The proposed zoning is consistent with the current 2003 Planning Scheme.</p>	No	No	No
1.17.352	CP0261	Request to change zone, height, density or applicable overlays	Requests 34 Allan Street, Southport be included in the Medium density residential zone with a building height of 3 storeys and a density of RD5.	No	Refer to response 1.17.346	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.353	CP0294	Request to change zone, height, density or applicable overlays	Requests 29 Minnie Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	Refer to response 1.17.346	No	Yes	No
1.17.354	CP0334	Request to change zone, height, density or applicable overlays	Requests 26 Minnie Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	<p>The land at 26 Minnie Street, Southport is included in the Residential Areas Precinct in the Southport LAP of the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Low density residential zone in the City Plan is a 'best fit' translation from the Residential Precinct of the Southport Local Area Plan of the current 2003 Planning Scheme.</p> <p>Council maintains the City Plan policy position, that these areas should remain places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity. Higher density development is not considered appropriate for this area at this time.</p>	No	Yes	No
1.17.355	CP0339	Request to change zone, height, density or applicable overlays	Requests 21 Minnie Street, Southport be rezoned to accommodate for medium density development with a height of 3 storeys (15m) and a residential density of RD5.	No	Refer to response 1.17.346	No	Yes	No
1.17.356	CP0345	Request to change zone, height, density or applicable overlays	Requests 43 Allan Street, Southport be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	Refer to response 1.17.346	No	Yes	No
1.17.357	CP0447	Request to change zone, height, density or applicable overlays	Requests 22 Minnie Street, Southport (19 RP28678) be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	<p>The land at 22 Minnie Street, Southport is included in the Residential Areas Precinct in the Southport LAP of the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Low density residential zone in the City Plan is a 'best fit' translation from the Residential Precinct of the Southport Local Area Plan of the current 2003 Planning Scheme.</p> <p>Council maintains the City Plan policy position, that these areas should remain places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity. Higher density development is not considered appropriate for this area at this time.</p>	No	Yes	No
1.17.358	CP0469	Request to change zone, height, density or applicable overlays	Requests lands surrounding the Nerang Railway Station and Transportation Centre (including 7 Eden Court, Nerang - lots 30 and 31 RP839869) be included in the Medium density residential zone with a building height of 17 storeys and residential density of RD5. Reasons to support this outcome include the sites proximity to the Nerang rail station and other community infrastructure. The Limited Development Zone is unreasonable and unnecessary given that development is assessed against the Flood Overlay Code.	No	<p>The inclusion of the land in the Limited development (constrained land) zone is consistent with the zoning of the adjoining properties.</p> <p>The purpose of the Limited development (constrained land) zone code is to identify land known to be significantly affected by one or more development constraints. This land (and the adjoining properties) is included in a number of overlays and on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area. Accordingly, this land is identified as affected by one or more constraints.</p> <p>In addition, the site is included on a number of Environmental significance overlay maps in accordance with the State Planning Policy.</p> <p>The zoning and overlay mapping for the site is consistent with the strategic intent for the area.</p>	No	No	No
1.17.359	CP0518	Request to change zone, height, density or applicable overlays	Requests 5 and 7 Joan Street, Southport (Lots 41 and 42 RP87939 be rezoned to Medium density residential from Low density residential with a building height of 3 storeys (15m) and a density of RD5 due to its proximity to light rail.	No	<p>The land at 5 and 7 Joan Street, Southport is included in the Residential Areas Precinct in the Southport LAP of the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Low density residential zone in the City Plan is a 'best fit' translation from the Residential Precinct of the Southport Local Area Plan of the current 2003 Planning Scheme.</p> <p>Council maintains the City Plan policy position, that these areas should remain places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity. Higher density development is not considered appropriate for this area at this time.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.360	CP0544	Request to change zone, height, density or applicable overlays	Requests 132 Ridgeway Avenue, Southport (Lot 8 RP75423) be included in the Medium density residential zone with a RD3 designation as this site is now surplus to Energex requirements and the Special Purpose zone is no longer appropriate.	No	The land at 132 Ridgeway Avenue, Southport is included in the Special purpose zone of the City Plan. The land is included in the Community Purposes Domain of the current 2003 Planning Scheme. The proposed zoning is a direct translation from the current 2003 Planning Scheme to the City Plan and is considered appropriate.	No	No	No
1.17.361	CP0674	Request to change zone, height, density or applicable overlays	Requests 48 Allan Street, Southport be rezoned to Medium Density Residential.	No	Refer to response 1.17.346	No	Yes	No
1.17.362	CP0702	Request to change zone, height, density or applicable overlays	Requests the height and density maps are amended to reflect densities and heights both built and permitted to be constructed pursuant to the current approval for Stage 23 of the Currumbin Park Estate on Border Drive North, Currumbin Waters. In this regard, the height limit of the current approval is 3 storeys and density has been allowed for up to 66 dwellings per hectare. Request 3 storey height limit and RD6 density be applied to the site.	No	The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval. Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site. Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan. For development approvals that have not commenced, it is not the role of the City Plan to preserve those approvals. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.	No	No	No
1.17.363	CP0702	Request to change zone, height, density or applicable overlays	Requests the zoning of stage 23 of the Currumbin Park Estate on Border Drive North, Currumbin Waters be changed from Low Density Residential Zone to the Medium Density Residential Zone.	No	Refer to response 1.17.362	No	No	No
1.17.364	CP0705	Request to change zone, height, density or applicable overlays	Requests 14,16, and 18 Marine Parade, 101 Musgrave Street and 3 Rutledge Street, Coolangatta reflect the current development approval, by including the following: <ul style="list-style-type: none"> building height of a minimum of 54m, 15 storeys or the current approved height under the existing Development Approval (whichever is higher); residential density of RD8 (up to 769 bedrooms per net hectare (1 bed/13m²)); and requests the zoning be changed from Neighbourhood Centre Zone to High Density Residential Zone, whilst retaining all land-use entitlements under its Neighbourhood Centre Zoning. 	No	The subject properties are within the Neighbourhood centre zone with a building height of 3 storeys and RD6 (1 bedroom per 33m ²) residential density. The purpose of the Neighbourhood centre zone is to provide for a small mix of land uses to service residential neighbourhoods. Neighbourhood centres differ from mixed use centres and specialist centres as they are smaller and comprise a mix of smaller-scale uses. The land is also included in Precinct 7 – Kirra, of the Coolangatta Local Area Plan in the current 2003 Planning Scheme. The inclusion of the land in the Neighbourhood centre zone of the City Plan is consistent with Precinct 7 of the Coolangatta Local Area Plan. Similarly, the inclusion of the land in the Building height 3 storeys (15m) overlay and the Residential density (RD6 -1 bedroom per 33m ²) overlay in the City Plan is a 'best fit' translation from the Coolangatta Local Area Plan in the current 2003 Planning Scheme. It is noted the site is subject to an Appeal. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed. A Coastal and Broadwater Strip Building Height study has been endorsed as a part of a future amendment. This study will review building heights in coastal areas and areas relating to the Coastal and Broadwater Strip. In addition, a Housing Needs Planning Investigation will be undertaken as part of a future amendment to the City Plan. This will determine current supply for housing and deliver a strategy to address the City's housing needs.	No	No	Yes

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1.17.365	CP0719	Request to change zone, height, density or applicable overlays	Requests 39 Allan Street, Southport be rezoned to medium density residential with a building height of 3 storeys and a residential density of RD5 in accordance with the SEQRP and the Queensland Government TOD Guide.	No	Refer to response 1.17.346	No	Yes	No
1.17.366	CP0738; CP0816	Request to change zone, height, density or applicable overlays	Requests Boykambil, Hope Island be reverted back to Urban neighbourhood zoning from large lot single dwelling village as the area needs redevelopment.	No	<p>The Boykambil area has been removed from the Large Lot Precinct of the Low Density Residential Zone, based on the following:</p> <ul style="list-style-type: none"> Boykambil Esplanade, Hope Island is included in the Low density residential zone (Large lot precinct) of the City Plan. The land is included in Santa Barbara and Boykambil Village Precinct of the Hope Island Local Area Plan of the current 2003 Planning Scheme. The minimum lot size for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) in the 2003 Gold Coast Planning Scheme is 1 lot per 600m². This aligns with the minimum lot size for the Low density residential zone (where not in the large lot precinct) under the City Plan. The residential density for Hope Island Local Area Plan Precinct 2 (Santa Barbara & Boykambil Villages) in the 2003 Gold Coast Planning Scheme is 1 dwelling per 600². This aligns with the Residential density overlay LDR2 – Up to 16.6 dwellings per net hectare (1 dwelling/600m²) of the City Plan. 	No	Yes	No
1.17.367	CP0819	Request to change zone, height, density or applicable overlays	Concern areas such as Coomera and Pimpama have had sufficient planning studies undertaken to establish their suitability as locations for urban development. Recommend this land is removed from the Emerging communities zone and added to a mainstream zone such as the Medium density residential zone.	No	<p>Small portions of land in Coomera and Pimpama have been included in the Emerging communities zone, where this zone is considered consistent with the intent of the zone in the City Plan.</p> <p>The purpose of the Emerging Community Zone is “<i>identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future</i>”.</p> <p>The Emerging community zone is therefore not an impediment on urban development, but intends to facilitate the conversion of non-urban land to urban purposes. The proposed zoning in these areas is considered to be a ‘best fit’ translation from the current 2003 Planning Scheme.</p>	No	No	No
1.17.368	CP0846	Request to change zone, height, density or applicable overlays	Requests 7 & 9 Eden Court, Nerang and surrounding area be removed from the Limited Development (constrained land) Zone and be included within the Medium Density Residential Zone on Zone Map 2 - Nerang.	No	<p>The purpose of the Limited Development (Constrained Land) Zone Code is to identify land known to be significantly affected by one or more development constraints. This land (and the adjoining properties) is included in a number of overlays and on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area. Accordingly, this land is identified as affected by one or more constraints.</p> <p>The sites inclusion in the Limited development (constrained land) zone represents a best fit translation from the 2003 planning scheme to the City Plan. The zoning is considered to be consistent with the Strategic intent for the area and has not been amended.</p>	No	No	No
1.17.369	CP0846	Request to change zone, height, density or applicable overlays	Requests 7 & 9 Eden Court, Nerang and surrounding area be removed from the Merrimac/Carrara floodplain - Special Management area and be included within the Urban Neighbourhoods designation on Strategic framework map 2 - Settlement Pattern.	No	<p>The land is included on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area as the development prospects of the land are hindered by flooding and other associated constraints. The adjoining properties are also included on Conceptual Land Use Map 11.</p> <p>The land was included in the Guragunbah Local Area Plan of the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Merrimac/Carrara Floodplain Area represents a direct translation from the Guragunbah LAP and is considered appropriate given the constraints over the land.</p>	No	No	No

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1.17.370	CP1194	Request to change zone, height, density or applicable overlays	Concerned 74 Riverview Road, Nerang, 'Villa' site is included in both the Merrimac/Carrara Floodplain – Special Management Area together with the Limited Development (Constrained Land) Zone and the Biodiversity Corridor designation from the Nature Conservation Overlay because it unnecessarily limits the development potential of the land. Requests removal of the Villa site from the Merrimac/Carrara Floodplain - Special Management Area. Requests inclusion of the Villa site in the Urban Neighbourhoods element of the Strategic framework map 2. Requests inclusion of part of the Villa site in the Mixed residential / Tourism area on CLUM11. Requests inclusion of the Villa site in the Medium density residential zone. Requests amendments to the Nature conservation - biodiversity areas overlay map to specifically delete the 'Hinterland to Coast Critical Corridor' from the Villa site. Requests part of the Villa site building height increase to 10 storeys with a density of RD7.	No	<p>The land at 74 Riverview Road, Nerang is included in the Limited development (constrained land) zone. This land is also included in a number of overlays and on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area. Accordingly, this land is identified as affected by one or more constraints.</p> <p>In addition, the site is included on a number of Nature conservation overlays in accordance with the State Planning Policy.</p> <p>Council's policy position is to maintain the zoning and overlay mapping for the site to be consistent with the strategic intent for this area.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.371	CP1258	Request to change zone, height, density or applicable overlays	Requests the removal of Low density residential zone designation for Lot 82 SP227125 and inclusion within the Medium density residential zone on Zone map 26 - Worongary.	No	<p>Lot 82 on SP227125 is included in the Urban Residential Precinct (9) of the Nerang Local Area Plan in the current 2003 Planning Scheme. The adjoining allotments are also included in the Urban Residential Precinct.</p> <p>The land and the adjoining lots are included in the Low density residential zone of the City Plan. This represents a best fit translation from the current 2003 Planning Scheme to the City Plan and is considered suitable. While it is recognised that the Nerang Railway Station is located nearby, it is not considered to be close enough to justify the higher densities of the Medium density residential zone.</p> <p>In addition, there is sufficient medium density zoned land in Nerang to allow intensification of housing close to the Nerang Centre and the Nerang Railway Station. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be investigated with the preparation of the Local Government Infrastructure Plan (LGIP).</p>	No	No	No
1.17.372	CP1275	Request to change zone, height, density or applicable overlays	Requests the removal of 421 Gooding Drive, Clear Island Waters from the Limited development (Constrained land) zone and inclusion in the Medium density residential zone.	No	<p>The land at 421 Gooding Drive, Clear Island Waters is included in the Limited development (constrained land) zone in the City Plan. The land is included in the Guragunbah Local Area Plan of the current 2003 Planning Scheme.</p> <p>The purpose of the Limited development (constrained land) zone is to identify land known to be significantly affected by one or more development constraints. This land is included in a number of overlays, including the Flood Overlay, and on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area. In addition, the site is identified on the Environmental significance – priority species and vegetation management overlay maps consistent with the requirements of the State Planning Policy.</p> <p>Accordingly, this land is identified as being affected by one or more constraints.</p> <p>Council's policy position is to maintain the zoning and overlay mapping for the site to be consistent with the strategic intent for this area.</p>	No	No	No
1.17.373	CP1345	Request to change zone, height, density or applicable overlays	<p>Requests the Glades Tennis Court site:</p> <ul style="list-style-type: none"> • have a RD5 designation on Residential density overlay maps 12 and 14; • be designated for building heights of 5 storeys on Building height overlay map 14; and • be included within the Medium density residential zone on Zone map 31 Mudgeeraba. 	No	<p>Council has undertaken a balanced assessment of the appropriate zoning of the golf club, golf course and tennis court sites, in light of its proximity to the Merrimac/Carrara Flood Plain Special Management Area.</p> <p>The Glades Tennis Court (Lot 9 RP100222) is zoned within the Low density residential. This is generally consistent with its designation as Low/medium density residential in the Guragunbah LAP of the current 2003 Planning Scheme.</p> <p>The Glades Tennis Court land is not currently included in a building height or density overlay given the land is included in the Low density residential zone of the City Plan. This is appropriate for the zone.</p> <p>Council's policy position is to maintain the zoning and overlay mapping for the site to be consistent with the strategic intent for this area.</p>	No	No	No

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1.17.374	CP1345	Request to change zone, height, density or applicable overlays	Requests the Glades Golf Course site be included within the Sport and recreation zone on Zone map 31 - Mudgeeraba and Zone map 32 - Robina.	No	<p>Council has undertaken a balanced assessment of the appropriate zoning of the golf club, golf course and tennis court sites, in light of its proximity to the Merrimac/Carrara Flood Plain Special Management Area.</p> <p>The Strategic framework map 2 includes the golf club and golf course entirely within the Merrimac/Carrara Flood Plain – Special Management Area. This is an appropriate high-level Strategic framework designation for the land. The associated zone maps identify specific zones that are applicable to the golf club and golf course.</p> <p>The Glades Golf Course site (Lot 47 on SP220939) is included in the Limited development (constrained land) zone in the City Plan. The land is included in the Guragunbah Local Area Plan of the current 2003 Planning Scheme.</p> <p>The purpose of the Limited Development (Constrained Land) Zone is to identify land known to be significantly affected by one or more development constraints. This land is also included in a number of overlays, including the Flood Overlay, and on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area. In addition, the site is identified on the Environmental significance – priority species overlay and wetlands and watercourse overlay maps consistent with the requirements of the State Planning Policy.</p> <p>Accordingly, this land is identified as being affected by one or more constraints.</p> <p>Council's policy position is to maintain the zoning and overlay mapping for the site to be consistent with the strategic intent for this area.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
1.17.375	CP1345	Request to change zone, height, density or applicable overlays	Requests the Glades Tennis Court site be removed from the Limited development (constrained land) zone as detailed in Zone map 31 - Mudgeeraba and Zone map 32 - Robina.	No	Refer to response 1.17.373	No	No	No
1.17.376	CP1421	Request to change zone, height, density or applicable overlays	Requests land at 2 Pipers Point, Robina be included in the Low density residential zone (Large lot precinct) to preserve the large lot character of the street.	No	Refer to response 1.17.349	No	Yes	No
1.17.377	CP1422	Request to change zone, height, density or applicable overlays	Concerned the City Plan will allow increased development density in Coombabah. Requests Allinga, Iando and Tami Streets be included in a Low density residential zone and Coombabah be spared from townhouse development.	No	The subject area of Allinga Street, Iando Street and Tami Street, Coombabah are already included in the Low density residential zone.	No	No	No
1.17.378	CP1446	Request to change zone, height, density or applicable overlays	Requests 71 Cotlew Street, Southport and surrounding houses be rezoned from Low Density Residential to Medium Density Residential to take advantage of nearby schools, shops and the light rail.	No	<p>The land at 71 Cotlew Street, Southport is included in the Low density residential zone of the City Plan. The land is included in the Detached Dwelling Domain of the current 2003 Planning Scheme.</p> <p>The proposed zoning is a direct translation from the current 2003 Planning Scheme to the City Plan and is consistent with the strategic intent.</p>	No	No	No
1.17.379	CP1601	Request to change zone, height, density or applicable overlays	Requests 8 Riverstone Road, Helensvale be removed from the Large lot precinct of the Low density residential zone and be contained within the Low density residential zone only. The site is connected to water and sewer infrastructure and has the potential to be redeveloped at a higher density to accommodate the future population growth and infill requirements of the city.	No	<p>The land at 8 Riverstone Road, Helensvale is included in the Low density residential zone (large lot precinct) of the City Plan. The land is included in the Detached Dwelling Domain of the current 2003 Planning Scheme.</p> <p>The purpose of the Large lot precinct is to <i>Identify and protect larger lots that have particular constraints or local character and amenity values.</i></p> <p>The site has been identified as having bushfire and landslide hazard constraints and has therefore been included in the Large lot precinct of the Low density residential zone.</p>	No	No	No

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1.17.380	CP1840; CP1841	Request to change zone, height, density or applicable overlays	Requests Tillyroen Road, Ormeau Hills (Lots 4 -18 RP15895) be included in the Medium density residential zone to facilitate required housing and jobs. The Fringe business area will detract from investment in-centre and is considered of unsuitable dimensions to attract high quality showrooms; bulk retailing and outdoor sales yards.	No	<p>The City Plan includes properties along Tillyroen Road in the Emerging community zone with a future intent for Fringe business in acknowledgement of existing infrastructure issues (absence of wastewater infrastructure service and kerb and channel); existing and historic land uses; lack of future public transport opportunities; high visual exposure; traffic noise impacts; and location adjacent to Fringe Business Domain land (now Mixed use zone - Fringe business precinct). In the absence of the necessary infrastructure, medium density residential is not appropriate for these sites.</p> <p>The Fringe business precinct provides for land uses mainly of commercial and low impact industrial nature that are not easily located in centres e.g. Showrooms, Service and Low-impact industry uses, Outdoor sales, Hardware and trade supplies and Sport and recreation.</p> <p>Shops, Food and drink outlets and Offices may also be located where they are very small tenancies. These small scale land uses typically provide a supplementary function to existing centres as well as convenience to local catchments.</p>	No	No	No
1.17.381	CP1841	Request to change zone, height, density or applicable overlays	Requests Dalma Street, Ormeau Hills (4 RP883725) be included in the Medium density residential zone.	No	<p>The land at Dalma Street, Ormeau Hills is included in the Emerging community zone of the City Plan.</p> <p>The adjoining lots to the north, east and south are included in the Emerging community zone while the lots to the west are included in the Low density residential zone.</p> <p>The proposed zoning is a direct translation from the current 2003 Planning Scheme which includes the land in the Emerging Communities Domain.</p> <p>Part of the purpose of the Emerging community zone is to <i>manage the timely conversion of non-urban land to urban purposes</i>. The proposed zoning of this area is considered to be consistent with the purpose of the Emerging community zone.</p>	No	No	No
1.17.382	CP1849	Request to change zone, height, density or applicable overlays	Objects to 11 and 13 Egerton Street, Southport (Lot 1 RP157789 and Lot 2 RP194798) being included in the Large lot precinct of the Low density residential zone. This precinct is not compatible with the current density under the 2003 Planning Scheme (RD1). Requests the sites be included in the Medium density residential zone.	No	<p>The land at 11 and 13 Egerton Street, Southport is included in the Residential Areas Precinct in the Southport LAP of the current 2003 Planning Scheme.</p> <p>The inclusion of the land in the Low density residential zone in the City Plan is a 'best fit' translation from the Residential Precinct of the Southport Local Area Plan of the current 2003 Planning Scheme.</p> <p>Council maintains the City Plan 2015 policy position, that these areas should remain places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity. Higher density development is not considered appropriate for this area at this time.</p>	No	No	No
1.17.383	CP1892	Request to change zone, height, density or applicable overlays	Requests all properties in Pipers Point, Robina be included in the Large lot precinct of the Low density residential zone to preserve diversity within Robina, adhere to the original master plan intent, to preserve natural values and wildlife and retain character and amenity for residents.	No	Refer to response 1.17.349	No	Yes	No
1.17.384	CP2037	Request to change zone, height, density or applicable overlays	Requests Pipers Point, Robina be included in the Low density Residential- Large lot precinct to protect the character of the area.	No	Refer to response 1.17.349	No	Yes	No
1.17.385	CP2118	Request to change zone, height, density or applicable overlays	Requests the road reserve at Julian Road, Upper Coomera, which is subject to having a road closure enacted, be included in the Low density residential zone.	No	<p>The land was previously a road reserve but has recently been given a Real Property Description (Lot 1004 on SP274622).</p> <p>The City Plan has been amended to include the site within the Emerging community zone, consistent with the pattern of development in the area.</p> <p>Conceptual land use map 9 has also been amended to include the land consistent with the land use intent for the land to the west of the site.</p>	No	Yes	No

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1.17.386	CP2134	Request to change zone, height, density or applicable overlays	Objects to 17 Arbury Hill Close, Burleigh Heads being partially included in the Public open space zone. The entire site should be in the Low density residential zone.	No	The inclusion of the land in the Low density residential zone is direct translation from the Urban Residential Precinct of the Reedy Creek Structure Plan of the current 2003 Planning Scheme. Given the characteristics of the sites, the inclusion of the land in the Urban Residential Precinct and the zoning of the adjoining lots, the land will be included in the Low density residential zone.	No	Yes	No
1.17.387	CP2135	Request to change zone, height, density or applicable overlays	Objects to 27 Sirec Way, Burleigh Heads being included in the Public open space zone as the land has always been intended to be developed for residential purposes.	No	Refer to response 1.17.386	No	Yes	No
1.17.388	CP2154	Request to change zone, height, density or applicable overlays	Requests a portion of 78 Beattie Road, Coomera be included in the Medium density residential zone.	Yes	In the absence of support from any holistic citywide planning investigations taking into account future demand and land use patterns, the ad hoc removal of industrial land supply would be contrary to the following State interest matters: <ul style="list-style-type: none">Policy 9.3.1 in support of principle 9.3 (Enterprise Opportunities) of the South East Queensland Regional Plan 2009-2031: <i>secure strategically located land and facilitate planning for future business industry uses to meet current and future needs of business and industry requirements, including long-term provision beyond the timeframe of the SEQ Regional Plan.</i>State interest – ‘emissions and hazardous activities’ of the State Planning Policy 2014: <i>Community health and safety, sensitive land use and the natural environment are protected from potential adverse impacts of emissions and hazardous activities, while ensuring the long-term viability of industrial development.</i>State interest – ‘development and construction’ of the State Planning Policy 2014: <i>maintaining industrial zoned land for development of uses that satisfy the purpose of an industrial zone and discouraging development of industrial zoned land for uses which are more appropriately located elsewhere.</i> That the matter of industrial land supply within the City of Gold Coast be subject to investigation as part of the Employment Lands Planning Investigation, endorsed as part of a future amendment to the City Plan.	No	No	Yes
1.17.389	CP2168; CP2403; CP2404; CP2405; CP2406; CP2407; CP2653	Request to change zone, height, density or applicable overlays	Requests Pipers Point, Robina be changed from Low density residential zone to Low density residential - Large lot precinct.	No	Refer to response 1.17.349	No	Yes	No
1.17.390	CP2346; CP2347	Request to change zone, height, density or applicable overlays	Concerned the proposed zoning for Pipers Point, Robina is not keeping with good town planning when the residents are considered. Requests a change from Low density residential to Low density residential large lot precinct to reflect the Park Residential designation originally applied under the original 1994 Robina Master Plan to protect the character and landscape values of the street.	No	Refer to response 1.17.349	No	Yes	No
1.17.391	CP2572	Request to change zone, height, density or applicable overlays	Requests 7-9 and 11 Yolanta Drive, Tugun be included within the Low Density Residential zone and removed from the Large Lot Precinct.	No	The land at 7-9 and 11 Yolanta Drive, Tugun is included in the Low density residential zone (large lot precinct) of the City Plan. The land is included in the Detached Dwelling Domain of the Gold Coast Planning Scheme 2003. The purpose of the Large lot precinct is to <i>Identify and protect larger lots that have particular constraints or local character and amenity values.</i> The sites have been identified as having bushfire and landslide hazard constraints and have therefore been included in the Large lot precinct of the Low density residential zone.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.392	CP2602; CP1868	Request to change zone, height, density or applicable overlays	Requests Ormeau Ridge Estate, Ormeau Hills be zoned Low density residential.	No	<p>The land at Ormeau Ridge Estate, Ormeau Hills is included in the Emerging community zone and Open space zone of the City Plan.</p> <p>The land is included in the Emerging Community Domain and the Urban Residential area of the Ormeau Structure Plan of the current 2003 Planning Scheme.</p> <p>Part of the purpose of the Emerging community zone is to <i>manage the timely conversion of non-urban land to urban purposes</i>. The proposed zoning of this area is considered to be consistent with the purpose of the Emerging community zone.</p> <p>Given the characteristics of the site, the proposed zoning is considered appropriate as it reflects the process of urbanisation for the area over time as reflected in the Ormeau Structure Plan.</p> <p>Changes in zoning at this time can negate conditions that were a key part of the overarching development approval. Importantly, zoning of emerging urban areas may change over time as the suburban neighbourhood emerges.</p>	No	No	No
1.17.393	CP2603; CP2580	Request to change zone, height, density or applicable overlays	Requests Council assign a residential zoning (Low density residential) to those lots now identified within the Urban Footprint within Highland Reserve, Upper Coomera.	No	<p>The land at Highland Reserve Upper Coomera is included in a variety of Zones in the City Plan. The specific area referred to in the submission was included in the Rural Domain of the current 2003 Planning Scheme and has been included in the Rural zone in the City Plan.</p> <p>The zoning has been designated based on achieving a 'best fit' translation from the Gold Coast Planning Scheme 2003 to the City Plan.</p> <p>The gazettal provided with the submission relates to an 'urban area' designation, which relates to vegetation management provisions. The gazettal is not an amendment to the urban footprint under the South East Queensland Regional Plan.</p>	No	No	No
1.17.394	CP2609	Request to change zone, height, density or applicable overlays	Requests Council amend the zoning of 215 Guineas Creek Road, Elanora (Lot 3 on RP178982) to either Low density residential zone or High density residential zone.	No	<p>The land at 215 Guineas Creek Road, Elanora is included in the Low density residential zone (large lot precinct) of the City Plan. The land is included in the Detached Dwelling Domain of the Gold Coast Planning Scheme 2003.</p> <p>The purpose of the Large lot precinct is to <i>Identify and protect larger lots that have particular constraints or local character and amenity values</i>.</p> <p>The site has been identified as having bushfire and landslide hazard, and nature conservation constraints and has therefore been included in the Large lot precinct of the Low density residential zone.</p>	No	No	No
1.17.395	CP2667	Request to change zone, height, density or applicable overlays	Requests Lot 1 on RP130353 be included in the Medium density residential zone.	No	<p>The land is included in the Emerging community zone of the City Plan.</p> <p>The adjoining lots are also included in the Emerging community zone while the lots to the west are included in the Low density residential zone.</p> <p>The proposed zoning is a direct translation from the current 2003 Planning Scheme which includes the land in the Emerging Communities Domain.</p> <p>Part of the purpose of the Emerging community zone is to <i>manage the timely conversion of non-urban land to urban purposes</i>. The proposed zoning of this area is considered to be consistent with the purpose of the Emerging community zone.</p>	No	No	No
1.17.396	CP2714	Request to change zone, height, density or applicable overlays	Requests Lot 809 on SP137578 is zoned Low density residential.	No	Refer to response 1.17.386	No	Yes	No
1.17.397	CP2260	Request to change zone, height, density or applicable overlays	Concerned the Christine Avenue Aldi is zoned medium density (Zone map 32).	No	The City Plan has been amended to include this site in the Neighbourhood centre zone. This zone appropriately reflects the existing development and the established use of land.	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.398	CP0819	Request to change zone, height, density or applicable overlays	An allotment that is less than 600m ² is impact assessable in the Low density residential zone in the draft City Plan. These provisions unnecessarily restrict housing supply housing diversity and harm housing affordability by adding time and risk in the development process.	No	Council's policy position for Suburban Neighbourhoods (Low density residential zone) is for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale and intensity. The code assessable lot size of 600m ² accords with this policy intent.	No	No	No
1.17.399	CP0766	Request to change zone, height, density or applicable overlays	Requests all residential land within 800m of light rail stations be zoned Medium density residential.	No	Council has resolved to amend the City Plan in response to concerns by State government that City Plan residential densities along the light rail corridor do not meet the State government interest matters relating to " <i>Land use and transport integration</i> ". The amendments introduced increase residential densities in targeted areas along Stage 1 of the light rail corridor. These targeted areas are within 800m walk of a light rail station and are not affected by significant constraints or character concerns. They include several areas that are to change from Low density residential zone to Medium density residential zone.	No	Yes	No
1.17.400	CP1059	Request to change zone, height, density or applicable overlays	Requests a zoning change from low density residential to Commercial/Medium Density Residential for 249 Central Street, and 8, 140, 138, 136, 132, 130, 128 Olsen Avenue, Arundel. Concerned the property is no longer considered suitable or viable for residential use due to noise and amenity issues caused by proximity to Olsen Avenue and Commercial/Medium Density zone. Concerned the property is not financially viable to renovate or rebuild the house under the existing approval and Requests a rezoning to increase the property value and ability to finance.	No	The sites are located in the Low density residential zone of the City Plan. This is a best fit translation of the current 2003 planning scheme's Detached dwelling domain. The requested zone change is considered to be inconsistent with that of the adjoining sites and would not ensure that future development is of a size, scale and intensity currently intended for the surrounding neighbourhood.	No	No	No
1.17.401	CP1132	Request to change zone, height, density or applicable overlays	Requests higher density zoning for land at Shepparton and Helensvale Roads, Helensvale due to diminishing semi-rural character, to utilise land potential and to improve available infrastructure in the area.	No	The density provisions for this area have been adopted without change from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position. A review of densities is reliant on a review of infrastructure. Infrastructure matters will be further considered with the preparation of the Local Government Infrastructure Plan (LGIP) and future strategic planning studies across the City over the life of the City Plan.	No	No	No
1.17.402	CP1872	Request to change zone, height, density or applicable overlays	Requests Santa Barbara Road, Hope Island (Lot 1 SP189389) be included in the Medium density residential zone.	No	This site is located in the Medium density residential zone of the City Plan. This is a best fit translation of the current 2003 planning scheme's Hope Island LAP – Caseys & Oxenford Southport Roads Precinct.	No	No	No
1.17.403	CP2260	Request to change zone, height, density or applicable overlays	Concerned some areas on the water north of 19th Avenue, Palm Beach are zoned Medium density residential but not others. Requests this is carefully managed with respect to height and scale (Zone map 33).	No	The zoning provisions for this area are a best-fit translation from the 2003 Planning Scheme. Council's policy position is that these areas have not substantially changed and should maintain their current development expectations. The allocated zone, building height and density reflects this policy position.	No	No	No
1.17.404	CP0768	Request to change zone, height, density or applicable overlays	Requests the draft City Plan 2015 zoning of land at the corner of Christine Avenue & South Bay Drive, Varsity Lakes be amended from Medium density residential to Neighbourhood centre zone, to appropriately reflect development and established use of land.	No	The City Plan has amended the zoning of the site from Medium density residential to Neighbourhood centre.	No	Yes	No
1.17.405	CP0496	Request to change zone, height, density or applicable overlays	Requests the entire area of 40 Riverbrooke Drive, Upper Coomera (Lot 2 RP170960) be included in the Low density residential zone to reflect approved development.	No	The City Plan has been amended to include the site in the Low density residential zone. Of note, 43 Riverbrooke Drive, Upper Coomera has also been included in the Low density residential zone. Council records indicate that this site is under the same ownership and part of the development.	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.406	CP1864	Request to change zone, height, density or applicable overlays	Objects to extent of 55 Johns Road, Mudgeeraba (Lot 23 SP101448), known as Boomerang Farm, being included in the Sport and recreation zone. Only the small part of the site used for a golf course should be zoned Sport and recreation.	No	The Sport and recreation zone boundary closely follows the area of the existing golf course on 55 Johns Road, Mudgeeraba (Lot 23 SP101448). The Rural (Rural landscape and environment precinct) zone and supporting overlays will protect the environmental values for the balance of the site.	No	No	No
1.17.407	CP2177	Request to change zone, height, density or applicable overlays	Requests Lords School Ormeau be supported by higher density in 3-5km of the school, including the transition of canelands to other uses.	Yes	Much of the indicated land is located outside of the <i>SEQ Regional Plan 2009-2031</i> Urban Footprint (UF) which is regulated by the state government. Council is unable to include land in a zone for urban purposes outside of the UF without intensive liaison with the State government supported by holistic citywide planning investigations taking into account future demand and land use patterns. The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes and would delay the commencement date. A review of the UF has been endorsed as part of a future amendment to the City Plan which will investigate land within 1km of the UF boundary.	No	No	Yes
1.17.408	CP2313; CP1154; CP1200; CP1212	Request to change zone, height, density or applicable overlays	Concerned the zoning of 10 Hardys Road, Mudgeeraba is not the most appropriate zone based on neighbouring properties being developed for residential estates, golf courses and hotels and due to the fact that the site is located within the urban footprint.	No	The Limited Development (Constrained Land) zone applying to the subject land is a 'best-fit' policy transfer from the current 2003 Planning Scheme to the City Plan 2015. A large part of the property is designated as conservation and passive recreation in the conceptual land use map (Merrimac/Carrara flood plain special management area) for the area. This has been a direct translation of the conceptual land use map contained in the 2003 Planning Scheme (Guragunbah Local Area Plan). The intent of this conservation/passive recreation area is supported by a number of overlays, including: <ul style="list-style-type: none"> • Bushfire hazard overlay; • Environmental significance priority species, vegetation management and wetlands and watercourse overlays; • Acid sulfate soils. The property adjoins the Hinterland Regional Park to the south and the Franklin Flats Parklands to the north and is further constrained by major overhead power lines. Without detailed studies to support the submission the Limited Development (Constrained Land) zone is the most appropriate zone for the site.	No	No	No
1.17.409	CP1537	Request to change zone, height, density or applicable overlays	Requests Rural Residential zoning as opposed to a Rural zoning over Hideaway Road, Willow Vale and surrounds as overarching planning identifies the area as being within the inter-urban break.	No	The subject site is located in the Regional Landscape and Rural Production Area (RLRPA) of the <i>SEQ Regional Plan 2009-2031</i> . Council is unable to include land in the Rural Residential zone inside the RLRPA without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns. Without this, the ad hoc inclusion of land within the Rural Residential zone would be contrary to Principle 8.11 - Rural Residential development of the <i>SEQ Regional Plan</i> which seeks to contain and limit areas of rural residential development to ensure the efficient provision of services and infrastructure and limit further land fragmentation. As the Regional Landscape and Rural Production Areas are not set by Council, proponents are advised to refer their submissions to the State Government at the appropriate time for consideration as part of the current review of the SEQRP.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.17.410	CP2600; CP2578	Request to change zone, height, density or applicable overlays	Requests Riverstone Crossing Residential Community to the extent the current approval relates to Low density residential land is included under the residential densities overlay map.	No	<p>It is noted that the subject site is covered by an existing development approval which has commenced. Lawful approvals cannot be further regulated by the City Plan.</p> <p>The requested change can be given effect to by the current development approval even following the commencement of the City Plan.</p> <p>Accordingly, it is not necessary for the City Plan to reflect the approved densities from the development approval.</p> <p>Further, changes to overlay maps that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site.</p> <p>Of note, the Low density residential zone has a density designation contained in the code. The residential density for the Low density residential zone is limited to a dwelling house or does not exceed 1 dwelling per 400m².</p>	No	No	No

Section 1.18: Southport Park Shopping Centre

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.18.1	CP0721; CP0737; CP0735; CP0736; CP0761; CP0842; CP1045; CP1046; CP1047; CP1049; CP1050; CP1067; CP1068; CP1118; CP1121; CP1128; CP1135; CP1139; CP1283; CP1465; CP1589; CP1742; CP1923; CP2386; CP0476; CP0843; CP1586	Southport Park Shopping Centre	<p>Objects to the proposed increase in building height and density for Southport Park Shopping Centre as it will:</p> <ul style="list-style-type: none"> (a) create more traffic and tourism; (b) ruin the Gold Coast; (c) dominate, overwhelm and compromise the surrounding environment; (d) disrupt the quiet and safe community; (e) overpopulate an already full community; (f) loss of privacy; (g) create amenity impacts on residents; (h) detract from the village ambience; (i) increase traffic congestion; (j) increase density that is not warranted or needed; (k) impact on families, as children will be shopping and spend less time with parents; (l) local residents views; (m) increase the demand on infrastructure; (n) create a safety hazard; and (o) cause an influx of traders and shoppers. <p><i>Note: this is a summary of all community concerns raised in regards to the height increase for Southport Park Shopping Centre.</i></p>	No	<p>The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each.</p> <p>Southport Park Shopping Centre has been identified as a District centre. An increase in height and density occurred to facilitate the District centre designation of this site. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services.</p> <p>The height and density increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchment.</p> <p>Notwithstanding, due to overwhelming community concern, the City Plan has reduced the building height of Southport Park Shopping Centre from 7 storeys (30m) to 5 storeys (24m).</p> <p>The City Plan has not extended the Southport Park shopping centre footprint. Any extension would be subject to a development application.</p> <p>In regards to potential car parking and traffic issues, the car parking requirements for any development are based on the anticipated demand for a land use. The impacts of car parking are assessed through the development application process taking into account the developments ability to accommodate for the parking demand.</p> <p>Under the City Plan, future development must incorporate character and amenity protection outcomes which ensure that future development is of a scale, form and intensity that is appropriate for the shopping village and the surrounding neighbourhood. These guidelines encourage development that reinforces identity, sense of place, legibility, street life, night time activation, safety and pedestrian activity.</p>	No	Yes	No
1.18.2	CP0730; CP0731	Southport Park Shopping Centre	Objects to the Southport Park Shopping Centre and Ferry Road Markets building height being increased to ten storeys.	No	<p>Due to overwhelming community concern, the City Plan has reduced the building height of Southport Park Shopping Centre from 7 storeys (30m) to 5 storeys (24m).</p> <p>The building height for Ferry Road Markets has not increased.</p>	No	Yes	No
1.18.3	CP1044	Southport Park Shopping Centre	Objects to the proposed high density development at the Southport Park and Ferry road shopping centre as traffic in the area is already congested.	No	Refer to response 1.18.2	No	Yes	No
1.18.4	CP1048	Southport Park Shopping Centre	Objects to the redevelopment of Southport Park. Concerned with the lack of community consultation, access and parking issues. Concerned the proposed height is excessive (10 storeys).	No	<p>Due to overwhelming community concern, the City Plan has reduced the building height of Southport Park Shopping Centre from 7 storeys (30m) to 5 storeys (24m).</p> <p>The consultation period for City Plan commenced Tuesday 17 June 2014 until Tuesday 29 July 2014 inclusive (31 business days). Submissions were accepted until Wednesday 20 August 2014. Copies of City Plan were available for inspection at the City of Gold Coast's Nerang and Bundall Customer Service Centres. Copies were also available at all Council libraries and most Councillor offices. The City Plan was available online. Nineteen (19) consultation/open days were also held at strategic locations across the city during the consultation period.</p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.18.5	CP1049	Southport Park Shopping Centre	Concerned people might get too fat or sick if they eat fast food from Southport park shopping centre.	No	The consumption of fast food is not a matter regulated by the City Plan.	No	No	No
1.18.6	CP1049	Southport Park Shopping Centre	Requests a zoo be built instead of Southport Park development.	No	The site is designated as a District centre in the Strategic framework. A zoo situated on the Southport Park shopping centre site is contrary to this strategic direction.	No	No	No
1.18.7	CP1050	Southport Park Shopping Centre	Concerned children will get lost in the Southport Park redevelopment.	No	This is not a matter regulated by the City Plan.	No	No	No
1.18.8	CP1062	Southport Park Shopping Centre	Objects to the building heights proposed for the Southport park shopping centre, due to lack of consultation.	No	Refer to response 1.18.4	No	Yes	No
1.18.9	CP1128	Southport Park Shopping Centre	Concerned with the lack of transparency during the public consultation for Southport park shopping centre. Requests public consultation include notification via post and media to reach the whole community.	No	The consultation period for City Plan commenced Tuesday 17 June 2014 until Tuesday 29 July 2014 inclusive (31 business days). Submissions were accepted until Wednesday 20 August 2014. Copies of City Plan were available for inspection at the City of Gold Coast's Nerang and Bundall Customer Service Centres. Copies were also available at all Council libraries and most Councillor offices. The City Plan was available online and on USB. Nineteen (19) consultation/open days were held at strategic locations across the city during the consultation period. Advertisements and coverage on local radio assisted to raise awareness of City Plan. Other media (television and newspaper) also provided coverage by reporting on concerns of the community and peak industry bodies. The 'Have your say' online community forum allowed members of the community to discuss City Plan online and make submissions directly. Submissions could also be lodged via post, email, and in person at Customer service counters.	No	No	No
1.18.10	CP1251	Southport Park Shopping Centre	Objects to Southport park shopping centre and Ferry road shopping centres increased building heights. The potential for 30m is unsuitable and contrary to the amenity of the community. Requests the building height be removed and addressed via a material change of use application.	No	Refer to response 1.18.1	No	Yes	No

Section 1.19: Supports density / height designation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.19.1	CP0036	Supports density / height designation	Supports the increased height limit at Budds Beach, which has several roads to Ferny Ave, is walking distance to trams, buses and Surfers Paradise.	No	Support noted. No action to be taken.	No	No	No
1.19.2	CP1355	Supports density / height designation	Supports the increase of residential densities in existing areas of the city provided with the greatest extent of public transport.	No	Support noted. No action to be taken.	No	No	No
1.19.3	CP2144	Supports density / height designation	Supports 2828-2830 Gold Coast Highway, Surfers Paradise in the Light rail urban renewal area overlay, having no building height limit and the desire for additional residential density in proximity to rail stations.	No	Support noted. No action to be taken.	No	No	No
1.19.4	CP2260	Supports density / height designation	Generally supports the principle of increased density around core of Paradise Point. Increased density should be contingent on improved public transport, public amenity and the like.	No	Support noted. The City Plan sets a basic premise that development intensity will generally increase to align with improved public transport services and the augmentation of essential infrastructure networks. The city's integrated transport system will be the centrepiece of how we manage the city's growth. Development is intended to be focused on mixed use centres and public transport hubs, with densities higher in areas with high frequency public transport and infrastructure capacity. No action to be taken.	No	No	No
1.19.5	CP2260	Supports density / height designation	Supports increase in density in the following areas: <ul style="list-style-type: none"> Nerang Southport Road and Cotlew Street (Ashmore and Molendinar); Bundall light industry area; Slayter Avenue, Bundall. Increased density should be contingent on improved public transport, public amenity and the like.	No	Support noted. No action to be taken. The City Plan sets a basic premise that development intensity will generally increase to align with improved public transport services and the augmentation of essential infrastructure networks. The city's integrated transport system will be the centrepiece of how we manage the city's growth. Development is intended to be focused on mixed use centres and public transport hubs, with densities higher in areas with high frequency public transport and infrastructure capacity. Development intensity will continue to vary across the city. This will reinforce community identity, create a sense of place, support housing choice and affordability and reflect the city's different places and spaces.	No	No	No
1.19.6	CP2260	Supports density / height designation	Support increased density of RD3/4 on east-west routes (on Residential density overlay map 13) with a high level of amenity and adjoining high frequency public transport – Hooker Boulevard, Nerang Broadbeach Road.	No	Support noted. No action to be taken.	No	No	No
1.19.7	CP2260	Supports density / height designation	Supports Nerang station increased density.	No	Support noted.	No	No	No
1.19.8	CP2260	Supports density / height designation	Supports the increased density adjoining transport infrastructure but this should be calibrated with building heights (Zone map 18).	No	It is noted that Council has considered building height and density settings for mixed use centres, which provide high frequency public transport stops. A Priority Transit corridors investigation is being undertaken as part of a future amendment.	No	No	Yes
1.19.9	CP2624	Supports density / height designation	Supports the proposed density in Surfers Paradise and Isle of Capri.	No	Support noted. Note that the City Plan does not propose any changes to density within Isle of Capri. No action to be taken.	No	No	No

Section 1.20: Supports zoning designation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.20.1	CP0105	Supports zoning designation	Supports 2 Page Court, Highland Park being included in the Mixed use zone - Fringe business precinct.	No	Support noted. No action to be taken.	No	No	No
1.20.2	CP0418	Supports zoning designation	Supports the inclusion of 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95 & 97 River Links Boulevard East, Helensvale in the Low density residential zone.	No	Support noted. No action to be taken.	No	No	No
1.20.3	CP0453	Supports zoning designation	Supports Wave Break Island and Doug Jennings Park being in the Open space zone.	No	Support noted. No action to be taken.	No	No	No
1.20.4	CP0544	Supports zoning designation	Supports 2909 Gold Coast Highway, Surfers Paradise (Lot 11 SP235036) proposed zoning, residential density and height limit.	No	Support noted. No action to be taken.	No	No	No
1.20.5	CP0823	Supports zoning designation	Supports the reversion of the property currently zoned as Emerging Communities (Lot 25 on SP252810) to Green Space due to its significant inherent values.	No	Support noted. No action to be taken.	No	No	No
1.20.6	CP0890	Supports zoning designation	Supports part of Lot 2 RP167082 adjoining Castle Hill Drive being removed from the Extractive industry zone and placed in the Rural landscape and environment precinct.	No	Support noted. No action to be taken.	No	No	No
1.20.7	CP1291	Supports zoning designation	Supports the inclusion of 14 Alex Fisher Drive, Burleigh Heads in the High impact industry zone.	No	Support noted. No action to be taken.	No	No	No
1.20.8	CP2125	Supports zoning designation	Supports Stone Creek Estate (Upper Coomera) lots having a Low density residential zone, Rural residential zone or open space zone designation.	No	Support noted. No action to be taken.	No	No	No
1.20.9	CP2130	Supports zoning designation	Supports 75 and 83 Hutchinson Street, Burleigh Heads being within the High impact industry zone.	No	Support noted. No action to be taken.	No	No	No
1.20.10	CP2144	Supports zoning designation	Supports the inclusion of 2828-2830 Gold Coast Highway, Surfers Paradise in the High density residential zone.	No	Support noted. No action to be taken.	No	No	No
1.20.11	CP2260	Supports zoning designation	Supports Medium density residential zoning adjoining Tugun (Zone map 38).	No	Support noted. No action to be taken.	No	No	No
1.20.12	CP2260	Supports zoning designation	Supports the Medium density residential zoning around Burleigh Heads (Zone map 33).	No	Support noted. No action to be taken.	No	No	No
1.20.13	CP2260	Supports zoning designation	Supports the Miami and Burleigh Mixed use zones (Zone map 33).	No	Support noted. No action to be taken.	No	No	No
1.20.14	CP2260	Supports zoning designation	Supports Tugun Centre and Mixed use zonings (Zone map 38).	No	Support noted. No action to be taken.	No	No	No
1.20.15	CP2396	Supports zoning designation	Supports the City Plan zoning for Wave Break Island and The Spit and requests not to change the zone.	No	Support noted. No action to be taken.	No	No	No
1.20.16	CP2601; CP2579	Supports zoning designation	Supports the zoning of Open space areas as reflected on site, developed areas as Low density residential and developed larger lots as Rural residential within the Observatory Estate, Reedy Creek.	No	Support noted. No action to be taken.	No	No	No
1.20.17	CP2602; CP1868	Supports zoning designation	Supports the areas zoned Open Space within Ormeau Ridge Estate, Ormeau Hills.	No	Support noted. No action to be taken.	No	No	No
1.20.18	CP2603; CP2580	Supports zoning designation	Supports the areas in Highland Reserve Estate, Upper Coomera zoned Open space, developed areas zoned Low density residential and areas zoned Rural (Environmental and landscape precinct) where not under a conceptual land use map.	No	Support noted. No action to be taken.	No	No	No
1.20.19	CP2604; CP2119	Supports zoning designation	Supports the Medium density zone for 11 Araucaria Way, Elanora (Pine Lake Village Aged Care) and the land uses identified as self and code assessment in the table of assessment.	No	Support noted. No action to be taken.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.20.20	CP2608; CP2120	Supports zoning designation	Supports Dixon Street, Yatala and surrounds inclusion in the High impact industry zone.	No	Support noted. No action to be taken.	No	No	No
1.20.21	CP2695	Supports zoning designation	Supports land in the vicinity of Currumbin Creek and adjoining the Tweed Shire boundary being included in the Rural landscape environment precinct as it aligns with the proposed Tweed Shire zoning of Environmental protection of land in Cobaki Creek adjoining Currumbin Creek.	No	Support noted. No action to be taken.	No	No	No
1.20.22	CP0772	Supports zoning designation	Supports the City Plan 2015 for the inclusion of 147 Central Street, Labrador (Lot 5 SP167854) within the Neighbourhood centre zone.	No	Support noted. No action to be taken.	No	No	No
1.20.23	CP1287	Supports zoning designation	Supports the inclusion of 7 & 9 Jowett Street, Coomera (Coomera Village) and surrounds in the Neighbourhood centre zone.	No	Support noted. No action to be taken.	No	No	No
1.20.24	CP1796; CP2121	Supports zoning designation	Supports the Pacific Pines Shopping Centre at Hotham Drive and Pitcairn Way, Pacific Pines (Lots 2 and 3 on SP154428) being included in the Neighbourhood centre zone.	No	Support noted. No action to be taken.	No	No	No
1.20.25	CP1798; CP2606; CP2123	Supports zoning designation	Supports the Benowa Gardens Shopping Centre at Benowa Rd (822 on RP839746) being included in the Neighbourhood centre zone.	No	Support noted. No action to be taken.	No	No	No
1.20.26	CP2260	Supports zoning designation	Supports the Elanora heavy rail station's increased density zoning.	No	Support noted. However no increase to residential density in this area has been proposed within the City Plan. No further action to be taken.	No	No	No
1.20.27	CP2260	Supports zoning designation	Generally supports the Gold Coast Highway, Palm Beach Medium density residential zoning (Zone map 33) subject to respecting existing character.	No	Support noted. No further action to be taken.	No	No	No
1.20.28	CP2140	Supports zoning designation	Supports the zoning in Calypso Bay with regards to the location of the Low and Medium density residential zones, Calypso Bay Precinct, and the Open space zone which is consistent with the approved Plan of Development.	No	Support noted.	No	No	No
1.20.29	CP0105; CP0106	Supports zoning designation	Support given to the Mixed Use zone and the Fringe Business precinct designations under the draft City Plan.	No	Support noted.	No	No	No
1.20.30	CP1204	Support zoning designation	Supports the sites zonings in the City Plan 2015.	No	Noted.	No	No	Yes

Section 1.21: Temporary stormwater detention basin

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.21.1	CP0666	Temporary stormwater detention basin	Requests the site known as Black Swan Lake in the Bundall equestrian area precinct be turned into an environmental park, due to it being an important bird habitat.	No	The site known as Black Swan Lake is a temporary stormwater detention basin. These types of detention basins temporarily store stormwater runoff to prevent flooding and downstream erosion and improve water quality in an adjacent river, stream, lake or bay. Based on this, the conversion of the site into an environmental park is not supported.	No	No	No
1.21.2	CP1001	Temporary stormwater detention basin	Concerned to lose the site known as Black Swan Lake as an environmental park. Requests this habitat is preserved.	No	Refer to response 1.21.1	No	No	No
1.21.3	CP1391	Temporary stormwater detention basin	Objects to the Sport and recreation zone, Bundall equestrian area precinct on the site known as Black Swan Lake.	No	Under the 2003 planning scheme, the Bundall equestrian area is located in the Bundall Equestrian Local Area Plan (LAP). This LAP comprises of 2 precincts, being Precinct 1 – Gold Coast Turf Club and Precinct 2 – Equestrian Services (surrounding areas of the turf club). Under the City Plan, the Bundall Equestrian LAP has been included in the Sport and recreation zone, Bundall equestrian area precinct. This designation carries forward the existing policy intent of the 2003 Bundall Equestrian LAP and is best-fit translation of the existing precincts, given the turf club and stables located in the area.	No	No	No
1.21.4	CP1393; CP1573	Temporary stormwater detention basin	Requests the site known as Black Swan Lake in the Bundall equestrian area precinct be turned into an environmental park.	No	Refer to response 1.21.1	No	No	No
1.21.5	CP1403; CP1607; CP1608; CP1609; CP1610; CP1611; CP1612; CP1613; CP1614; CP1625; CP1626; CP1627; CP1628; CP1629; CP1637; CP1638; CP1639; CP1642; CP1643; CP1644; CP1645; CP1647; CP1648; CP1649; CP1650; CP1651; CP1677; CP1678; CP1680; CP1681; CP1708; CP1709; CP1710; CP1711; CP1712; CP1713; CP1714; CP1715; CP1716; CP1717; CP1718; CP1719; CP1720; CP1722; CP1723; CP1725; CP1726; CP1727; CP1728; CP1729; CP1730; CP1731; CP1732; CP1733; CP1734; CP1735; CP1736; CP1737; CP1738; CP1739; CP1740; CP1741; CP1757; CP1758; CP1759; CP1760; CP1761; CP1762; CP1763; CP1766; CP1767; CP1768; CP1769; CP1770; CP1771; CP1772; CP1808; CP1809; CP1810; CP1815; CP1818; CP1819; CP1827; CP1828; CP1829; CP1830; CP1831	Temporary stormwater detention basin	Objects to the site known as Black Swan Lake, Gold Market Drive, Bundall being filled to create a parking lot.	No	The site known as Black Swan Lake is a temporary stormwater detention basin. These types of detention basins temporarily store stormwater runoff to prevent flooding and downstream erosion and improve water quality in an adjacent river, stream, lake or bay. Any operational works application, associated with filling of this site, will be dependent upon development threshold triggers and, if required, will be subject to assessment against the relevant development provisions of the planning scheme.	No	No	No
1.21.6	CP1404; CP1607; CP1608; CP1609; CP1610; CP1611; CP1612; CP1613; CP1614; CP1625; CP1626; CP1627; CP1628; CP1629; CP1637; CP1638; CP1639; CP1642; CP1643; CP1644; CP1645; CP1647; CP1648; CP1649; CP1650; CP1651; CP1677; CP1678; CP1681; CP1682; CP1708; CP1709; CP1710; CP1711; CP1712; CP1713;	Temporary stormwater detention basin	Objects to the Sport and recreation zone, Bundall equestrian area precinct on the site known as Black Swan Lake.	No	Refer to response 1.21.3	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
	CP1714; CP1715; CP1716; CP1717; CP1718; CP1719; CP1720; CP1722; CP1723; CP1725; CP1726; CP1727; CP1728; CP1729; CP1730; CP1731; CP1732; CP1733; CP1734; CP1735; CP1736; CP1737; CP1738; CP1739; CP1740; CP1741; CP1757; CP1758; CP1759; CP1760; CP1761; CP1762; CP1763; CP1766; CP1767; CP1768; CP1769; CP1770; CP1771; CP1772; CP1808; CP1809; CP1810; CP1815; CP1818; CP1819; CP1827; CP1831							
1.21.7	CP1677	Temporary stormwater detention basin	Objects to the filling of the site known as Black Swan Lake, Gold Market Drive, Bundall to create a parking lot and being included in the Bundall equestrian area precinct of the Sport and recreation zone as it is a natural haven for wild birds and should not be used for any other reason.	No	Refer to response 1.21.1 and Refer to response 1.21.3	No	No	No
1.21.8	CP1678	Temporary stormwater detention basin	Objects to the filling of the site known as Black Swan Lake, Gold Market Drive, Bundall to create a parking lot and being included in the Bundall equestrian area precinct of the Sport and recreation zone due to reasons of conservation of wildlife and protection of racehorses from the stress of vehicles.	No	Refer to response 1.21.1 and Refer to response 1.21.3	No	No	No
1.21.9	CP1680; CP1724	Temporary stormwater detention basin	Objects to the filling of the site known as Black Swan Lake, Gold Market Drive, Bundall to create a parking lot and being included in the Bundall equestrian area precinct of the Sport and recreation zone.	No	Refer to response 1.21.1 and Refer to response 1.21.3	No	No	No
1.21.10	CP1828	Temporary stormwater detention basin	Objects to the filling of the site known as Black Swan Lake, Gold Market Drive, Bundall to create a parking lot and being included in the Bundall equestrian area precinct of the Sport and recreation zone due to increased traffic, impact on wildlife and the lake's visual amenity.	No	Refer to response 1.21.1 and Refer to response 1.21.3	No	No	No
1.21.11	CP1829	Temporary stormwater detention basin	Objects to the filling of the site known as Black Swan Lake, Gold Market Drive, Bundall and being included in the Bundall equestrian area precinct of the Sport and recreation zone, due to disturbance of racehorses, the many bird species and its value as a public recreation area.	No	Refer to response 1.21.1 and Refer to response 1.21.3	No	No	No
1.21.12	CP1830	Temporary stormwater detention basin	Objects to the filling of the site known as Black Swan Lake, Gold Market Drive, Bundall and it being included in the Bundall equestrian area precinct of the Sport and recreation zone, due to disturbance of racehorses and the many bird species it will impact upon.	No	Refer to response 1.21.1 and Refer to response 1.21.3	No	No	No
1.21.13	CP0665	Temporary stormwater detention basin	Requests the site known as Black Swan Lake be an environmental park to preserve the prolific bird breeding ground.	No	The site known as Black Swan Lake is a temporary stormwater detention basin. These types of detention basins temporarily store stormwater runoff to prevent flooding and downstream erosion and improve water quality in an adjacent river, stream, lake or bay. Based on this, the conversion of the site into an environmental park is not supported.	No	No	No
1.21.14	CP0786	Temporary stormwater detention basin	Requests the Bundall equestrian and sports precinct change into an environmental area to protect birdlife.	No	Refer to response 1.21.13	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.21.15	CP1558	Temporary stormwater detention basin	Objects to the Bundall equestrian area and the site known as Black Swan Lake being proposed as the Sport and recreation zone. Requests Swan Lake and surrounds be an environmental precinct.	No	Refer to response 1.21.13	No	No	No

Section 1.22: Tugun

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.22.1	CP1929	Tugun	Requests no building height increases be allowed for the coastal areas of Tugun and Bilinga. Requests all increases in height be in areas west of Coolangatta Road and the Gold Coast Highway.	No	Due to community concerns, the current 2003 planning scheme height provisions permitted in the Tugun Village area have been retained. With the exception of Tugun Village (the Centre zone area), there has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation. Notwithstanding, a Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights along the coastal areas of the Gold Coast.	Yes	Yes	No
1.22.2	CP1934	Tugun	Requests Tugun building height restrictions be maintained.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.3	CP1937	Tugun	Objects to Tugun height changing from 3 to 8 storeys. Changes would create wind tunnels, cast shadows over the beach and block views.	No	Due to community concerns, the current 2003 planning scheme height provisions permitted in the Tugun Village area have been retained. The City Plan contains design guidelines that ensure any future development must incorporate building setback, height step-back, building orientation, building separation and roof articulation measures to mitigate any potential impacts of overshadowing upon local streets, the beach and the surrounding neighbourhood. Furthermore, future development must incorporate built form outcomes which do not cause or contribute to the negative impacts of wind tunnelling. These guidelines shape development through building separation, built form articulation, podium treatments and the provision of awnings and undercrofts. Notwithstanding, a Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights along the coastal areas of the Gold Coast.	Yes	Yes	No
1.22.4	CP1939; CP1948	Tugun	Requests Tugun height limit is kept the way it is. High rises are not wanted everywhere.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.5	CP1940	Tugun	Objects to Tugun building of 8 storeys. It will cast shadow, block views and create wind tunnels.	No	Refer to response 1.22.3	Yes	Yes	No
1.22.6	CP1942	Tugun	Concerned the Tugun character will be destroyed.	No	Council has resolved to undertake a character study into the Tugun Village area to assist in defining local characteristics and amenity. This study will inform a future amendment to the City Plan.	No	No	No
1.22.7	CP1952	Tugun	Requests to keep Tugun the way it is. Too much development has ruined the coast.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.8	CP1956	Tugun	Requests to keep Tugun the way it is and not turn it into high rises.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.9	CP1980	Tugun	Requests not to change Tugun and put in 8 storey buildings.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.10	CP1981	Tugun	Requests Tugun building height is no greater than 2 storeys.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.11	CP1982	Tugun	Requests no high rise buildings in Tugun. High rise buildings and associated shadows are not needed.	No	There has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation. The City Plan contains design guidelines that ensure any future development must incorporate building setback, height step-back, building orientation, building separation and roof articulation measures to mitigate any potential impacts of overshadowing upon local streets, the beach and the surrounding neighbourhood.	No	No	No
1.22.12	CP1983	Tugun	Requests Tugun remain the way it is with no buildings over 3 storeys.	No	Refer to response 1.22.1	Yes	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.22.13	CP1984	Tugun	Requests no rezoning in Tugun to allow bigger buildings and larger populations.	No	The zoning in the Tugun residential area has been changed to align with the Queensland Planning Provisions (QPP) as set by State Government. The overall intent of the zoning designation has not changed. Furthermore, there has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation.	No	No	No
1.22.14	CP1986	Tugun	Requests Tugun to remain at 3 storeys building limit.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.15	CP1991	Tugun	Supports the Tugun rezoning (specifically increased height). Anything that increases density and population is good for local business.	No	There has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation. Due to community concerns, the current 2003 planning scheme height provisions for the Tugun Village area have been retained. Residential density for the Tugun residential areas has not changed from the 2003 planning scheme designation. Council is undertaking an infrastructure review with the preparation of the Local Government Infrastructure Plan (LGIP), across the City of Gold Coast. This study will investigate the level of density appropriate for the area. The LGIP is set to be delivered by 1 July 2016.	No	No	No
1.22.16	CP1994; CP2003	Tugun	Requests Tugun residential building height limit be 3 storeys.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.17	CP2352; CP2353; CP2354	Tugun	Objects to the increased development heights within Tugun Village and surrounds and beachfront areas.	No	There has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation. Council has resolved to undertake a character study into the Tugun Village area to assist in defining local characteristics and amenity. This study will inform a future amendment to the City Plan.	No	No	No
1.22.18	CP2497	Tugun	Objects to building height increases for sites south of Dune Street, Golden Four Drive, Tugun from 5 storeys to 7 storeys (23m). Requests the 5 storey height limit should remain with any proposal to exceed 5 storeys being impact assessable.	No	There has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation. A Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights in Tugun and Tugun Village, as well as other key coastal areas on the Gold Coast.	No	No	No
1.22.19	CP2675	Tugun	Objects to 8 storey building heights on the Main Street of Tugun.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.20	CP2676	Tugun	Objects to storey level changes in Tugun.	No	Refer to response 1.22.1	Yes	Yes	No
1.22.21	CP2679	Tugun	Objects to planning for Tugun.	No	The zoning in the Tugun residential and Tugun Village areas have been changed to align with the Queensland Planning Provisions (QPP) as set by State Government. The overall intent of the zoning designation has not changed. There has been no change to building heights for areas along the coastal strip of Tugun. Building heights are consistent with the 2003 planning scheme designation. Due to community concerns, the current 2003 planning scheme height provisions for the Tugun Village area have been retained.	No	No	No
1.22.22	CP2683	Tugun	Objects to building heights in Tugun exceeding 3 storeys.	No	Refer to response 1.22.1	Yes	Yes	No

Section 1.23: Tugun Village

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.23.1	CP1347; CP1348; CP1363; CP1429; CP1430; CP1431; CP1432; CP1445; CP1361; CP1443; CP1373; CP1487; CP1488; CP1497; CP1505; CP1634; CP1653; CP1743; CP1744; CP1746; CP1655; CP1661; CP1662; CP1667; CP1668; CP1671; CP1672; CP1973; CP1674; CP1688; CP1692; CP1745; CP1755; CP1774; CP1793; CP1814; CP1779; CP1780; CP1782; CP1783; CP1791; CP1820; CP1832; CP1867; CP1880; CP1897; CP1920; CP1921; CP1924; CP1925; CP1926; CP1927; CP1928; CP1938; CP1946; CP1963; CP1949; CP1950; CP1955; CP1959; CP1961; CP1971; CP1978; CP1985; CP1995; CP1996; CP2000; CP2004; CP2007; CP2005; CP2006; CP2008; CP2009; CP2010; CP2139; CP2142; CP2169; CP2205; CP2206; CP2207; CP2210; CP2208; CP2211; CP2212; CP2214; CP2339; CP2375; CP2378; CP2380; CP2528; CP2575; CP2497; CP1673	Tugun Village	<p>Objects to the proposed increase in building heights for Tugun Village as it will:</p> <ul style="list-style-type: none"> (a) destroy the village character, scale and atmosphere; (b) create traffic and parking problems; (c) create a wind tunnel and a shady environment; (d) contribute to a loss of solar access to the village centre; (e) block ocean views and view corridors to the western ridge; (f) negatively affect property values; (g) potentially cause issues with flight paths; (h) turn Tugun into another Surfers Paradise; (i) result in a loss of amenity; (j) put strain on the existing infrastructure and parking which is already at capacity during summer months; (k) reduce quality of life; (l) be detrimental to the tourist and holiday character of the area; (m) contribute to a loss of visual amenity; (n) have crime impacts; (o) create overpopulation; (p) cast shadows on the streets and beach; (q) destroy Tugun's small town feel; and (r) turn the area into a concrete jungle. <p><i>Note: this is a summary of all community concerns raised in regards to the height increase for Tugun Village.</i></p>	No	<p>The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each.</p> <p>Tugun Village has been identified as a District centre. The increase in height of 5 storeys (24m) endorsed by Council, occurred to facilitate the District centre designation. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services.</p> <p>The height increase was considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchment.</p> <p>The submissions received incorrectly assumed that building height was increased from 2 and 3 storeys to 8 storeys. In accordance with the <i>Queensland Planning Provisions</i> (QPP) building height definition, building height is calculated as the vertical distance between the ground level and the highest point of the building roof. Therefore, the 24m building height includes any plant and equipment and architectural roof design. This may have inadvertently lead to confusion with the proposed building height.</p> <p>Notwithstanding, due to overwhelming community concern, the current 2003 planning scheme building height of 2 and 3 storeys has been reinstated in the City Plan.</p> <p>In regards to potential car parking and traffic issues, the car parking requirements for any development are based on the anticipated demand for a land use. The impacts of car parking are assessed through the development application process taking into account the developments ability to accommodate for the parking demand.</p> <p>Of note, Council has also resolved to undertake a character study into the Tugun Village area to assist in defining local characteristics and amenity. This study may inform a future amendment to the City Plan.</p>	No	Yes	No
1.23.2	CP1502; CP1600; CP1605; CP1640; CP1641; CP1652; CP1654; CP1656; CP1657; CP1658; CP1748; CP1749; CP1751; CP1746; CP1855; CP1856; CP1935; CP1936; CP1944; CP1941; CP1953; CP1957; CP1958; CP1962; CP1965; CP1966; CP1967; CP1969; CP1973; CP1974; CP1975; CP1987; CP1988; CP1992; CP1997; CP2002; CP2163; CP2166; CP2171; CP2209; CP2362; CP2373; CP2376; CP2379; CP2381; CP2382; CP2612; CP2614; CP2622; CP2635; CP2644; CP2664; CP2677; CP2678; CP2681; CP2686; CP2698	Tugun Village	Objects to the building height increase in Tugun Village. Request it be reduced to 3 storeys.	No	Refer to response 1.23.1	No	Yes	No
1.23.3	CP1945	Tugun Village	Requests Tugun does not need high rise. Requests to leave it as it is.	No	Refer to response 1.23.1	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.23.4	CP1960	Tugun Village	Objects to Tugun having high rise buildings.	No	Refer to response 1.23.1	No	Yes	No
1.23.5	CP1964	Tugun Village	Concerned creating 8 storeys is not a solution. Requests an innovative and sustainable Eco future.	No	Refer to response 1.23.1	No	Yes	No
1.23.6	CP1972	Tugun Village	Noted comment - 'keep it low'.	No	The point of submission is vague and there is not enough information to provide a response.	No	No	No
1.23.7	CP2001	Tugun Village	Requests there is no need to build high rises down this end of the coast (submitter lives in Tugun). People come to the area to see the little village.	No	Refer to response 1.23.1	No	Yes	No
1.23.8	CP2212	Tugun Village	Objects to insufficient public consultation about the plan for Tugun Village.	No	<p>The consultation period for City Plan commenced Tuesday 17 June 2014 until Tuesday 29 July 2014 inclusive (31 business days). Submissions were accepted until Wednesday 20 August 2014.</p> <p>Copies of City Plan were available at the City of Gold Coast's Nerang and Bundall Customer Service Centres. Copies were also available at all Council libraries and most Councillor offices. The City Plan was available online and on USB.</p> <p>Nineteen (19) consultation/open days were held at strategic locations across the city during the consultation period. Advertisements and coverage on local radio assisted to raise awareness of City Plan.</p>	No	No	No
1.23.9	CP2612	Tugun Village	Requests to establish Tugun Village as an area of 'urban experimentation'.	No	There is insufficient information provided to respond to this point of submission.	No	No	No

Section 1.24: Unsupportive of density / height designation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.24.1	CP0001	Unsupportive of density / height designation	Requests medium to high density is contained to Southport, Surfers, Broadbeach and Coolangatta where it already exists and not in Mermaid Beach and Miami.	No	<p>The suburbs of Mermaid Beach and Miami have varying levels of residential density depending on the specific address.</p> <p>Generally, the higher levels of residential density are located to the east of the Gold Coast Highway.</p> <p>Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations.</p>	No	No	No
1.24.2	CP0036	Unsupportive of density / height designation	Concerned the increases in density, through unlimited building height on Chevron Island will create an urban slum.	No	<p>Chevron Island is included in the light rail urban renewal area on Strategic framework map 3 – Light rail urban renewal area.</p> <p>Areas identified on this map are targeted for renewal and transformation. The vision for the City is for it to transform into a highly connected, compact city with a focus on vibrant centres, specialist precincts and connecting high frequency public transport corridor as a model for growth.</p> <p>To support this intent the central area of Chevron Island has been included in the building height designation of <i>"Building height is subject to design criteria and site context"</i> to facilitate investment and development around the future light rail route.</p>	No	No	No
1.24.3	CP0292	Unsupportive of density / height designation	Objects to increased building height and residential density for Oxenford.	No	<p>Council's policy position has been to maintain building height and density designations in areas that have not substantially changed and preserve current development expectations.</p> <p>The City Plan has not increased the building height and density of residential areas in the Oxenford suburb.</p> <p>An increase to height and density has occurred at the Oxenford centre (on the corner of Old Pacific Highway and Tamborine Oxenford Road) to facilitate the District centre designation of this site. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services.</p>	No	No	No
1.24.4	CP0302	Unsupportive of density / height designation	Objects to Oxenford centre increased building height.	No	<p>The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each.</p> <p>The Oxenford centre (on the corner of Old Pacific Highway and Tamborine Oxenford Road) has been identified as a District centre. An increase in height has occurred to facilitate the District centre designation of this site. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services.</p> <p>The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchment.</p>	No	No	No
1.24.5	CP1392	Unsupportive of density / height designation	Concerned the raising of building height limits from Currumbin to the New South Wales border will wreck the village atmosphere and is only beneficial for developers.	No	<p>The only area between Currumbin and the New South Wales border that saw a height increase was the Tugun village area. The increase was from 3 to 5 storeys.</p> <p>Due to overwhelming community concern, the current 2003 planning scheme 3 storey building height has been reinstated into the City Plan.</p>	Yes	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.24.6	CP1409	Unsupportive of density / height designation	Requests no more high rises on Paradise Island.	No	Paradise Island is included in both the Medium and High density residential zones. The intent of these zones is to provide a mix of residential development including medium and high rise development. The <i>Sustainable Planning Act 2009</i> does not prohibit the lodgement of a development application for any type of land use. All development is assessed against the City Plan to determine its appropriateness for a particular area.	No	No	No
1.24.7	CP1602	Unsupportive of density / height designation	Concerned 808 Pacific Parade, Currumbin (Lots 1 & 2 SP225588) is located in the Medium density residential zone, but is not included in the Building height overlay map series.	No	Council's policy position has been to maintain building height designations in areas that have not substantially changed and preserve current development expectations. A Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights for coastal areas on the Gold Coast. Note: The building height overlay map only identifies those sites with heights over 9m.	No	No	No
1.24.8	CP1603	Unsupportive of density / height designation	Request the area between Hilda Street and Seashell Avenue in Mermaid Beach have their height and density designations investigated to at least be consistent with surrounds (recommends a minimum of 3 storeys/15 metres). Concerned the height and density has been decreased from the 2003 planning scheme, which conflicts with surrounding height and density designations, the proposed Nobby Beach light rail transport hub and the fact there are limited greenfield sites in the city.	No	Council's policy position has been to maintain building height and density designations in areas that have not substantially changed and preserve current development expectations. A Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights for coastal areas on the Gold Coast.	No	No	No
1.24.9	CP2260	Unsupportive of density / height designation	Concerned the Harbour Town building height of 39m and adjoining height of 28m is out of character (Building height overlay map 7).	No	The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each. Harbour Town has been identified as a Major centre. An increase to height has occurred to facilitate the Major centre designation of this site. Major centres provide high order services, employment, retail, civic and community facilities for catchments of around 80,000 to 100,000 people and are intended to provide around 8,000 jobs. The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchments.	No	No	No
1.24.10	CP2260	Unsupportive of density / height designation	Concerned the height of Westfield Helensvale and adjoining town centre is out of character. Concerned the height adjoining M1 at Oxenford covers parkland (Building height overlay map 6).	No	The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each. Helensvale Town Centre has been identified as a Major centre. An increase to height has occurred to facilitate the Major centre designation of this site. Major centres provide high order services, employment, retail, civic and community facilities for catchments of around 80,000 to 100,000 people and are intended to provide around 8,000 jobs. The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchments.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.24.11	CP2260	Unsupportive of density / height designation	Concerned the increased height on the western side of the M1 is significantly out of character (Building height overlay map 3).	No	No specific sites where identified with the submission.	No	No	No
1.24.12	CP2260	Unsupportive of density / height designation	Concerned Ashmore City and Ashmore plaza height is out of character with adjoining scale and lack of public transport.	No	<p>The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each.</p> <p>Ashmore City and Ashmore Plaza have been identified as a District centre. An increase in height has occurred to facilitate the District centre designation of this site. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services.</p> <p>The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchment.</p>	No	No	No
1.24.13	CP2260	Unsupportive of density / height designation	Concerned with the Nerang CBD height increase because it is out of character with the adjoining scale of the area (Building height overlay map 9).	No	<p>The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each.</p> <p>Nerang has been identified as a Major centre. An increase to height has occurred to facilitate the Major centre designation of this site. Major centres provide high order services, employment, retail, civic and community facilities for catchments of around 80,000 to 100,000 people and are intended to provide around 8,000 jobs.</p> <p>The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchments.</p>	No	No	No
1.24.14	CP2260	Unsupportive of density / height designation	Concerned with the RD5 density at the equestrian precinct, Bundall.	No	<p>Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations.</p> <p>The density is considered to be appropriate for this area.</p>	No	No	No
1.24.15	CP2260	Unsupportive of density / height designation	Objects to Burleigh Esplanade density increases.	No	<p>Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations.</p> <p>The density is considered to be appropriate for this area.</p>	No	No	No
1.24.16	CP2260	Unsupportive of density / height designation	Objects to Ferry Road having increased height limits.	No	<p>Council's policy position has been to maintain building height designations in areas that have not substantially changed and preserve current development expectations.</p> <p>Note: the only area of increase to the building height designation for Ferry Road is to the Southport Park shopping centre.</p>	No	No	No
1.24.17	CP2260	Unsupportive of density / height designation	Objects to heights above 6 storeys outside of Surfers and Broadbeach.	No	<p>The City Plan aims to strike a balance between encouraging the City's continued growth and protecting the essential characteristic that make it liveable and unique. The Strategic framework sets the policy direction for the City Plan and is encouraging growth to support around 130,000 new dwellings. In order to do this, majority of these developments will occur as infill development within the City's urban areas. The building heights and associated densities applied throughout the City will help to achieve this intent.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.24.18	CP2260	Unsupportive of density / height designation	Objects to higher density in Hope Island's core (Residential density overlay map 4).	No	The increased density for Hope Island area in the City Plan are a result of an extensive local planning exercise with a vision to create a high quality waterfront neighbourhood of medium density, medium rise residential development based traditional neighbourhood design principles.	No	No	No
1.24.19	CP2260	Unsupportive of density / height designation	Objects to increased density to Pacific Pines over other better serviced locations (Residential density overlay map 6).	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations. The density is considered to be appropriate for this area.	No	No	No
1.24.20	CP2260	Unsupportive of density / height designation	Objects to increases in density west of the highway at Reedy Creek given the low density character.	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations. The density is considered to be appropriate for this area.	No	No	No
1.24.21	CP2260	Unsupportive of density / height designation	Objects to Main Beach, Budds Beach and Chevron Island having unlimited height limits.	No	These areas have been included in the light rail urban renewal area on Strategic framework map 3. Areas identified on this map are targeted for renewal and transformation. The vision for the City is for it to transform into a highly connected, compact city with a focus on vibrant centres, specialist precincts and connecting high frequency public transport corridor as a model for growth. To support this intent, these areas have been given a no height limit to facilitate investment and development around the future light rail route.	No	No	No
1.24.22	CP2260	Unsupportive of density / height designation	Objects to RD6 density on Residential density overlay map 3 to both areas west of the M1 at Coomera and Oxenford.	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve their current development expectations. The City Plan has not increased the building height and density of residential areas in the suburb. An increase to density has occurred at the Oxenford centre (on the corner of Old Pacific Highway and Tamborine Oxenford Road) and the Coomera centre (on the corner of Days Road and Old Coach Road) to facilitate the District centre designation of these sites. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services.	No	No	No
1.24.23	CP2260	Unsupportive of density / height designation	Objects to the density along the Broadwater foreshore, Biggera Waters, Labrador area given its low density character (Residential density overlay map 8).	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations. The density is considered to be appropriate for this area.	No	No	No
1.24.24	CP2260	Unsupportive of density / height designation	Objects to the density increase in Mudgeeraba given the low density character of the area (Residential density overlay map 14).	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations. The density is considered to be appropriate for this area.	No	No	No
1.24.25	CP2260	Unsupportive of density / height designation	Objects to the density increase to RD5 on the western side of the Gold Coast Highway, Burleigh. Requests RD3 or RD4 (Residential density overlay map 15).	No	Council's policy position has been to maintain density designations in areas that have not substantially changed and preserve current development expectations. The density is considered to be appropriate for this area.	No	No	No
1.24.26	CP2260	Unsupportive of density / height designation	Objects to the Gold Coast Highway, Palm Beach 7 storey height limit because of area character. Objects to the Palm Beach centre height of 39m. Requests 4 stories to reflect character (Building height overlay map 16).	No	The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each. Palm Beach has been identified as District centre. District centres are intended to	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services. The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchment.			
1.24.27	CP2260	Unsupportive of density / height designation	Concerned Runaway Bay shopping centre's height of 38m is out of character.	No	The Strategic framework of the City Plan sets the policy direction and has a planning horizon of 2031. It contains six city shaping themes that play an important role in shaping future growth and managing change across the City. One of these themes is 'Making modern centres'. Contained in this theme the strategic outcomes outline Council's policy position regarding mixed use centres. This includes identifying a network of centres and placing them into Centre categories. The Centre categories differ in role and function based on the mix of uses and specific market pressures that influence each. Runaway Bay has been identified as a District centre. District centres are intended to serve a primary trade area of 20,000 to 40,000 people and have a range of retail, office and business uses, educational, health and some community and civic services. The height increase is considered appropriate to reinforce the need for high levels of activity and intensity to service the intended catchment.	No	No	No
1.24.28	CP2260	Unsupportive of density / height designation	Concerned the building height increase in the area adjoining Hope Island is out of character (Building height overlay map 4).	No	The increased heights for Hope Island area in the City Plan are a result of an extensive local planning exercise with a vision to create a high quality waterfront neighbourhood of medium density, medium rise residential development based traditional neighbourhood design principles.	No	No	No
1.24.29	CP2336	Unsupportive of density / height designation	Objects to Murraba Street, Currumbin RD5 designation as it conflicts with Currumbin Hill's unique village lifestyle and character and the zoning proposed for the area. The designation will result in traffic and parking problems, out of character development and degradation of the natural and scenic values of Currumbin Hill.	No	The sites are not designated as RD5 but are RD1 (1 dwelling per 400m ²) which is a direct translation from the 2003 planning scheme. It is acknowledged that the current mapping is confusing and will be adjusted to remove this confusion.	No	Yes	No
1.24.30	CP2345	Unsupportive of density / height designation	Concerned 1059-1063 Gold Coast Highway, 6-6A Palm Beach Ave, Palm Beach and surrounds is assigned an RD7 density despite having a code assessable height of only 29 metres.	No	Council's policy position has been to maintain building height and density designations in areas that have not substantially changed and preserve current development expectations. It is considered that the building height and density designations are appropriate for the site.	No	No	No
1.24.31	CP2260	Unsupportive of density / height designation	Generally supports the principle of increased density around the following centres: <ul style="list-style-type: none"> • Helensvale; • Harbour Town; • Runaway Bay shopping centre; • Nerang centre; • Ashmore Plaza and Ashmore City; • Burleigh Town and Stocklands shopping centre; and • The Pines shopping centre however, proposed density is too high given the character of the area. Increased density should be contingent on improved public transport, public amenity and the like.	No	The City Plan has a clear policy position focused upon the growth and development of our mixed use centres to create an integrated network of well serviced urban places with good access to public transport, services and infrastructure assets. Development is intended to be focused on mixed use centres and public transport hubs, with densities higher in areas with high frequency public transport and infrastructure capacity. The proposed density for these centres provides an appropriate response for the future planning intent for the centres and the character of these areas. No further action to be taken.	No	No	No

Section 1.25: Unsupportive of zoning designation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.25.1	CP0060	Unsupportive of zoning designation	Objects to Elanora (off Angelica St) including high density housing development, with no forward planning for traffic management.	No	The submission does not contain enough information to provide a detailed response. Zoning for Elanora, in the vicinity of Angelica Street, is largely a mix of Low density residential and Medium density residential. The City Plan policy position is to provide a similar planning intent for this area. As such, the best fit translation from the Detached Dwelling Domain of the 2003 planning scheme is the Low density residential zone, and the best fit translation for the Residential Choice Domain is the Medium density residential zone. Densities correspond with the zoning and maintain existing amenity and community expectations for outcomes in this area.	No	No	No
1.25.2	CP0273	Unsupportive of zoning designation	Objects to Andromeda Parade, Robina being included in the Low density residential zone, as it was previously downzoned from Residential Choice to Detached Dwelling Domain in the 2003 planning scheme.	No	Zoning for Andromeda Parade, Robina has been considered and has not been revised. In the current 2003 planning scheme the area is included in the Detached Dwelling Domain. The City Plan policy position is to provide a low intensity residential planning intent for this area. As such, the best fit translation from the Detached Dwelling Domain is the Low density residential zone. This zoning maintains existing amenity and community expectations for outcomes in this area. It should also be noted that the City Plan does not affect existing lawful use rights.	No	No	No
1.25.3	CP0450	Unsupportive of zoning designation	Objects to 7 Eden Court, Nerang (Lots 30 and 31 RP839869) being included in the Limited development (constrained land) zone.	No	Zoning for 7 Eden Court, Nerang has been considered and has not been revised. This area is included in a number of overlays and on Conceptual Land Use Map 11 – Merrimac/Carrara Floodplain – Special Management Area. Accordingly, this land is identified as affected by one or more constraints. The site is included in the Limited development (constrained land) zone and represents a best fit translation from the 2003 planning scheme to the City Plan. The zoning is considered appropriate and consistent with the Strategic intent for the area.	No	No	No
1.25.4	CP0668	Unsupportive of zoning designation	Requests 4 and 6 Depot Court, Molendinar to be entirely included within the Medium impact industry zone to ensure no down-zoning and allow for the continuing use of the sites for industrial purposes. The amendment is required to be made to Zone Map 22 - Nerang.	No	The inclusion of the sites within the Special purpose zone was an error. Both sites are included in the Industry 2 (Low Impact) Domain of the 2003 planning scheme, which is intended for low impact industry uses. The Low impact industry zone should have been identified as a best fit translation of the Industry 2 (Low Impact) Domain in the 2003 planning scheme. As such, the zoning designation has been changed to reflect this. It should also be noted that the City Plan does not affect existing lawful use rights.	No	Yes	No
1.25.5	CP0671	Unsupportive of zoning designation	Concerned Council has 'down-zoned' land on Town Centre Drive, Helensvale (Lot 41 on SP151645) by including it within a zoning designation which precludes residential development.	No	Land on Town Centre Drive, Helensvale (Lot 41 on SP151645) has been included in the Fringe business precinct in the Mixed use zone in the City Plan. This is a best fit translation of the Frame Area Precinct in the Helensvale Town Centre Local Area Plan (LAP) in the 2003 planning scheme that similarly supported larger format retail uses such as showrooms and bulky goods retailing. Residential uses (apartments) were code assessable in the LAP and are impact assessable in the Fringe business precinct in the City Plan. This policy position is consistent across the Fringe business precinct City-wide in the City Plan and is an appropriate setting based on the intended uses in the precinct which are generally not compatible with residential amenity.	No	No	No
1.25.6	CP1254	Unsupportive of zoning designation	Concerned the Low density residential, Large lot precinct designation over 9 Warwick Place, Helensvale strips potential development rights.	No	Council's policy position is to include land in the Large lot precinct of the Low density residential zone of the City Plan, to "identify and protect larger lots that have particular constraints or local character and amenity values." The subject site has been appropriately included in this precinct due to particular constraints (including steep slopes/landslide hazard and bushfire hazard).	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.25.7	CP1464	Unsupportive of zoning designation	Objects to the land around Mudgeeraba Creek State School being zoned as Rural residential.	No	Zoning for land around Mudgeeraba Creek State School has been considered and has not been revised. In the current 2003 planning scheme an area around Mudgeeraba Creek State School is included in the Park Living Domain. The City Plan policy position is to provide a semi-rural residential planning intent for this area. As such, the best fit translation from the Park Living Domain is the Rural residential zone. This zoning maintains existing amenity and community expectations for outcomes in this area.	No	No	No
1.25.8	CP1602	Unsupportive of zoning designation	Concerned 2, 3, 4, 5, 6, 7 & 9 Murraba Street, Currumbin are located within the Low density residential zone with a residential density of RD5 as these properties are located at the start of Currumbin Hill.	No	The zoning and density designation of these properties is consistent with Council's policy position and has not changed from the 2003 planning scheme. To clarify, these properties are not designated as RD5 (1 bed per 50m ²), but are RD1 (1 dwelling per 400m ²) which is a direct translation from the 2003 planning scheme. In the current 2003 planning scheme the properties are included in the Detached Dwelling precinct in the Currumbin Hill Local Area Plan. The City Plan policy position is to provide a low intensity residential planning intent for these properties, with densities that reflect this. As such, the best fit translation from the Detached Dwelling precinct is the Low density residential zone. This zoning and density maintains existing amenity and community expectations for outcomes in this area.	No	No	No
1.25.9	CP1602	Unsupportive of zoning designation	Concerned 808, 810, 820 & 822 Pacific Parade, Currumbin are located within the Medium density residential zone with a residential density of LDR1.	No	The zoning and density designation of these properties is consistent with Council's policy position and has not changed from the 2003 planning scheme. In the current 2003 planning scheme the site is included in the Residential Choice precinct in the Currumbin Hill Local Area Plan. The City Plan policy position is to provide a medium intensity residential planning intent for these properties. As such, the best fit translation from the Residential Choice precinct is the Medium density residential zone. This zoning maintains existing amenity and community expectations for outcomes in this area.	No	No	No
1.25.10	CP2260	Unsupportive of zoning designation	Concerned with Biggera Waters, Paradise Point, Coombabah and Runaway Bay Medium density zoning because there are more appropriate locations in the city (Zone map 19).	No	Zoning for Biggera Waters, Paradise Point and Runaway Bay has been considered and has not been revised. In the current 2003 planning scheme parts of these areas are included in the Residential Choice Domain. The City Plan policy position is to provide a medium intensity residential planning intent for these areas. As such, the best fit translation from the Residential Choice Domain is the Medium density residential zone. This zoning maintains existing amenity and community expectations for outcomes in this area. It is noted a small area of Coombabah has been subject to change beyond the best fit translation of the domain. The noted area subject to change in designation is a reflection of built-out development approvals; a small area of the Emerging Communities Domain has been changed to the Medium density residential zone, along with other areas of Low density residential zone.	No	No	No
1.25.11	CP2260	Unsupportive of zoning designation	Concerned with Pacific Pines Medium density residential zoning because there are more suitable locations in the city (Zone map 18).	No	Zoning for Pacific Pines has been considered and has not been revised. In the current 2003 planning scheme most of this area is included in the Residential Choice Domain. The City Plan policy position is to provide a medium intensity residential planning intent for this area. As such, the best fit translation from the Residential Choice Domain is the Medium density residential zone. This zoning maintains existing amenity and community expectations for outcomes in this area. It is noted some small areas of Pacific Pines have been subject to change beyond the best fit translation of the domain. Noted areas subject to change in designation are a reflection of built-out development approvals; small areas of the Local Business and Private Open Space Domain have been changed to the Medium density residential zone.	No	No	No

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1.25.12	CP2260	Unsupportive of zoning designation	Concerned with the Calypso Bay development's Medium density residential zoning when there is poor existing and planned infrastructure (Zone map 8).	No	The zoning and density designations reflect those provided by the rezoning approval for the Calypso Bay site. Open space and other physical infrastructure remains a consideration through the assessment criteria of the relevant zones.	No	No	No
1.25.13	CP2260	Unsupportive of zoning designation	Concerned with the Coomera Medium density residential zoning because there is a risk the area could become isolated. Requests Medium density residential zoning is applied in other more suitable areas of the city (Zone map 13).	No	<p>Zoning for Coomera has been considered and has not been revised.</p> <p>In the current 2003 planning scheme most of this area is included in the Coomera Residential and Medium Density precincts in the Coomera Local Area Plan.</p> <p>The City Plan policy position is to provide a medium intensity residential planning intent for this area. As such, the best fit translation from the Residential Choice Domain is the Medium density residential zone.</p> <p>This zoning maintains existing amenity and community expectations for outcomes in this area.</p> <p>It is noted two small areas of Coomera have been subject to change beyond the best fit translation of the domain. Noted areas subject to change in designation are a reflection of built-out development approvals; small areas of the Local Business and Private Open Space Domain have been changed to the Medium density residential zone.</p>	No	No	No
1.25.14	CP2260	Unsupportive of zoning designation	Concerned with Varsity Lakes having inadequate public transport to service the Medium density residential zoning.	No	<p>Zoning for Varsity Lakes has been considered and has not been revised.</p> <p>The areas subject to change in designation are a reflection of built-out development approvals; an area of the Emerging Communities Domain in the 2003 planning scheme has been changed to the Medium density residential zone. This reflects on the ground and planned for density, and is the best fit translation of the domain.</p> <p>This zoning maintains existing amenity and community expectations for outcomes in this area.</p> <p>The City Plan allocates densities throughout the city, having regard to future public transport improvements and provisions requiring development with increased densities in proximity to public transport and centres.</p>	No	No	No
1.25.15	CP2665	Unsupportive of zoning designation	Objects to the Limited development (Constrained land) designation for 7 Eden Court, Nerang, lots 30 & 31 on RP839869.	No	Refer to response 1.25.3	No	No	No
1.25.16	CP2260	Unsupportive of zoning designation	Concerned the Miami to Mountain View Avenue Medium density residential zone is poorly planned (Zone map 32).	No	<p>The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of zones for inclusion in the City Plan.</p> <p>In the current 2003 planning scheme these areas are included in the Residential Choice Domain.</p> <p>Council's policy position has been to maintain the mixed dwelling types and medium residential density planning intent of the area. As such, the best fit translation from the Residential Choice Domain is the Medium density residential zone.</p>	No	No	No
1.25.17	CP0703	Unsupportive of zoning designation	Requests the zoning of 83 Sheehan Avenue, Hope Island be changed from Open space zone to the Medium density residential zone, which is consistent with adjacent land designations.	No	<p>The subject site has been included in the Medium density residential zone and the Open space zone (along the water) consistent with the adjoining allotments.</p> <p>This is based on the following:</p> <ul style="list-style-type: none"> The adjoining allotments are included in the Medium density residential overlay and the Open space zone adjacent to the waterway; The land is privately owned and has approval for an MCU/ROL for 9 lots; and <p>The land is included in the Hope Island Central Precinct of the Hope Island Local Area Plan in the current 2003 Planning Scheme, the intent of which is to provide predominantly residential development.</p>	No	Yes	No

Section 1.26: Willow Vale

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.26.1	CP1462; CP1503; CP1507; CP1508; CP1511; CP1526; CP1512; CP1555; CP1859; CP2161; CP2165; CP1874	Willow Vale	Objects to the development of Willow Vale and seek current character and amenity be maintained.	No	<p>Comment noted. No action required.</p> <p>The Rural landscape & environment precinct of the Rural and Rural residential zones for the Willow Vale area represent best fit zoning transfers of the policy settings from the current 'Our Living City' Gold Coast Planning Scheme 2003 to the City Plan.</p> <p>Willow Vale is primarily located outside of the 'Designated Urban Area' of the City Plan. The City Plan seeks to protect non-urban areas from inappropriate development, support small-scale opportunities for diversification where consistent with this protection and avoid sprawl outside of urban areas. The concern expressed regarding further development in Willow Vale is noted and the support for retention of the existing amenity and character of the area is acknowledged.</p>	No	No	No
1.26.2	CP1471	Willow Vale	Requests a buffer is established between medium density development on Waverley Road and Rural and Rural residential properties along Rosemount Drive, Willow Vale.	No	<p>Comment noted. No action required.</p> <p>Under the City Plan, the code provisions of the Medium density residential zone, and where relevant Part 3, Strategic framework, provide appropriate development assessment measures which address the bulk and scale of future development and its interface with surrounding areas.</p>	No	No	No
1.26.3	CP1504	Willow Vale	Concerned with the two (2) giant shopping precincts planned in the Willow Vale area. These would increase traffic and cause safety issues.	Yes	<p>Comment noted. No action required.</p> <p>The City Plan does not include any new shopping precincts for Willow Vale. Of note, the submission did not identify the location of the proposed 2 shopping precincts planned in the Willow Vale area to allow analysis of this matter.</p>	No	No	No
1.26.4	CP1604	Willow Vale	Objects to any further residential development in the rural area surrounding 133 Ruffles Road, Willow Vale. These areas of green pockets are needed to contain urban sprawl.	No	Refer to response 1.26.1	No	No	No
1.26.5	CP1795	Willow Vale	Supports the Rural zoning of the Willow Vale area.	No	Support noted. No action required.	No	No	No
1.26.6	CP1902; CP2161; CP2165	Willow Vale	Concerned further development within Willow Vale will exacerbate pollution, traffic congestion and road safety issues in the area, particularly at exit 54 and 49.	No	<p>Comment noted. No action required.</p> <p>The concern expressed regarding the impact of further development in Willow Vale on traffic congestion, road safety and pollution is acknowledged.</p> <p>It should be noted that no additional land has been zoned for urban purposes in the City Plan. The Rural zone and Rural zone (rural landscape & environment precinct) designations for the Willow Vale area represent best fit zoning transfers of the policy settings from the current 'Our Living City' Gold Coast Planning Scheme 2003 to the City Plan.</p> <p>Willow Vale is primarily located outside of the 'Designated Urban Area' of the City Plan. The City Plan seeks to protect non-urban areas from inappropriate development, support small-scale opportunities for diversification where consistent with this protection and avoid sprawl outside of urban areas.</p>	No	No	No
1.26.7	CP2581	Willow Vale	Objects to future subdivisions in Willow Vale.	No	Refer to response 1.26.1	No	No	No
1.26.8	CP2581	Willow Vale	Requests Willow Vale not be changed to accommodate developers or to provide further development that will change the intrinsic landscape and surroundings of our unique rural landscape and lifestyle.	No	Refer to response 1.26.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.26.9	CP0477; CP0478	Willow Vale	Requests 101 Rosemount Drive, Willow Vale (Lot 25 RP 217124) be changed from Rural zone to Rural residential zone on the grounds that the property is located in the SEQ Regional Plan Urban Footprint; is within close proximity to medium density housing; and is cleared land (ex dairy) with no visible conservation value.	No	The subject site is located inside of the SEQ Urban Footprint and a change to Rural residential will be contrary to Principle 8.11 and Policy 8.11.1 of the SEQ Regional Plan 2009-2031 which seeks to limit further Rural residential development to avoid scattered communities; loss of agricultural land and rural qualities; and fragmentation of land. Such a change would also require intensive liaison with the State Government and holistic citywide planning investigations taking into account future demand and land use patterns. No action is to be taken.	No	No	No
1.26.10	CP0499	Willow Vale	Objects to 65 Rosemount Drive, Willow Vale (Lot 13 RP163477) being included in the Rural zone. Requests the site be included in the Rural residential zone.	No	Refer to response 1.26.9	No	No	No
1.26.11	CP0500	Willow Vale	Objects to 139 Hotham Creek Road, Willow Vale (Lot 3 RP157620) being included in the Rural zone. Requests the site be included in the Rural residential zone.	No	Refer to response 1.26.9	No	No	No
1.26.12	CP0547	Willow Vale	Requests change of zone of 107 Hotham Creek Road, Willow Vale (Lot 1 WD6097) from Rural to Rural residential as the site is located in the Urban Footprint; near other Rural residential; assists a long standing family; and the site is largely cleared.	No	Refer to response 1.26.9	No	No	No
1.26.13	CP0574	Willow Vale	Requests the zoning of 81 Rosemount Drive, Willow Vale (Lot 24 RP 217124) change from the Rural zone to Rural residential zone.	No	Refer to response 1.26.9	No	No	No
1.26.14	CP0578	Willow Vale	Requests change of 267 Rosemount Drive, Willow Vale (Lot 37 RP180504) from Rural to Rural Residential in its entirety, including removal of Zone Precinct, Rural Landscape and Environment Protection.	No	Refer to response 1.26.9	No	No	No
1.26.15	CP0579	Willow Vale	Requests the zoning of 137 Hotham Creek Road, Willow Vale (Lot 55 RP217124) be changed from the Rural zone to Rural residential zone with no precinct.	No	Refer to response 1.26.9	No	No	No
1.26.16	CP0689	Willow Vale	Requests 269 Rosemount Drive, Willow Vale (Lot 38 RP180635) be included in the Rural residential zone.	No	Refer to response 1.26.9	No	No	No
1.26.17	CP1146	Willow Vale	Requests all properties on Rosemount Drive, Willow Vale be rezoned from Rural to Rural Residential to allow further subdivision with a minimum 4000m ² to 8000m ² (average) sized lots.	No	Refer to response 1.26.9	No	No	No
1.26.18	CP1173	Willow Vale	Requests 149 Rosemount Drive, Willow Vale (Lot 28 RP170765) be rezoned from Rural (Rural landscape and Environment Precinct) to Medium Density or Low Density Residential Zone due to the site's location in the SEQ Urban Footprint; proximity to medium density development and infrastructure; and limited environmental constraints.	No	Refer to response 1.26.9	No	No	No
1.26.19	CP1388	Willow Vale	Requests land at 32 Peanba Park Road, Willow Vale be reconfigured into 5 lots in accordance with the attached plan.	No	Refer to response 1.26.9	No	No	No
1.26.20	CP1813	Willow Vale	Requests 170 Rosemount Drive, Willow Vale (Lot 23 RP170765) be permitted to be subdivided into small acreage blocks.	No	Refer to response 1.26.9	No	No	No
1.26.21	CP2570	Willow Vale	Requests various properties at Ruffles Road, Rosemount Drive and Hotham Creek Road, Willow Vale and Baileys Mountain Road, Upper Coomera be included within the Rural Residential Zone without a Landscape and Environment Precinct designation.	No	Refer to response 1.26.9	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.26.22	CP1147; CP1148; CP1149; CP1150	Willow Vale	Concerned the City Plan zoning does not correctly recognise the character of Willow Vale. Requests a Rural Residential zone be applied to provide certainty about future land uses.	Yes	<p>The subject sites are located in the Regional Landscape and Rural Production Area (RLRPA) of the <i>SEQ Regional Plan 2009-2031</i>.</p> <p>Council is unable to include land in the Rural Residential zone inside the RLRPA without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>In the absence of support from any holistic planning investigations, the ad hoc inclusion of land within the Rural Residential zone would be contrary to Principle 8.11 - Rural Residential development of the <i>SEQ Regional Plan</i> which seeks to contain and limit areas of rural residential development to ensure the efficient provision of services and infrastructure and limit further land fragmentation.</p> <p>No action to be taken.</p>	No	No	No

Section 1.27: Yatala industrial area

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.27.1	CP0012; CP0017; CP0044; CP0045; CP0046; CP0092; CP0096; CP0131; CP0134; CP0136; CP0361; CP0441; CP0442; CP0472; CP0538; CP0540; CP1058; CP1066; CP1108; CP1120; CP1127; CP1176; CP1178; CP1270; CP1370; CP1461; CP1578; CP1583; CP1891; CP0120; CP0146; CP0149; CP0150; CP0264; CP0147; CP0180; CP0340; CP0399; CP1330; CP1460; CP0350; CP0394	Yatala industrial area	<p>Concerned with all "Industry" land uses in the Yatala area because:</p> <ul style="list-style-type: none"> (a) low impact industry should be the only allowable use in the areas identified as Future medium and high impact precincts; (b) the area has not been planned to accommodate medium and high impact industrial uses; (c) of the potential impacts on surrounding residential areas; (d) of the odours and toxic emissions already experienced by residents; (e) there is already a high proportion of industry uses; (f) they are too close to residential areas; and (g) of noise, toxins, chimneys and 24/7 operations. <p><i>Note: this is a summary of all community concerns raised in regards to industrial activities in Yatala.</i></p>	Yes	<p>Under the current 2003 planning scheme, the Yatala industrial areas are included in the General Impact Business and Industry, Low Impact Business and Industry, and Future Industry Precincts of the Yatala Enterprise Area Local Area Plan (LAP).</p> <p>Council's policy position has been to maintain the industrial planning intent for the area and include it into the 'best fit' industry zones. The industrial zones in the new City Plan are as follows:</p> <ul style="list-style-type: none"> (a) Low impact industry zone; (b) Medium impact industry zone; and (c) High impact industry zone. <p>The proposed industry zones in the Yatala industrial areas reflect the policy direction of the Strategic framework. The Strategic framework sets the policy direction for future development within the city.</p> <p>The framework recognises the strategic opportunities in the Yatala/Staplyton enterprise area to accommodate major manufacturing and processing operations and the need to protect the area from encroachment by incompatible land uses.</p> <p>Furthermore, it identifies the need to continue reserving future industry areas to allow for the structured expansion of industry uses as demand and infrastructure is delivered.</p> <p>The intent of the Future Industry Precinct in the current 2003 planning scheme is to develop the land for industry purposes as an extension of the development in the General Impact Business and Industry, and Low Impact Business and Industry Precincts.</p> <p>The primary purpose of this precinct is to ensure future industrial development is staged and designed to provide appropriate infrastructure which meet's Council's desired standard of service for industrial uses.</p> <p>The new City Plan provides further guidance as to the types of industries that are appropriate in the Future industry precincts, taking into consideration the proximity of residential uses and existing high impact and extractive industry areas.</p> <p>The Industry zones are arranged consistent with the intent in the Strategic framework to adequately separate uses that could potentially conflict with the health and amenity of existing or planned sensitive uses (e.g. medium impact or high impact industry uses). Accordingly, industry areas adjacent to residential areas are generally included in the Low impact industry zone.</p> <p>Land adjacent to Stanmore Road is included in the Low impact industry zone.</p> <p>Land included in the Medium impact industry zone is more than 450m from land included in a residential zone.</p> <p>Land included in the High Impact industry zone is located approximately 1km from land included in residential zoning west of Stanmore Road.</p> <p>The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.27.2	CP0012; CP0017; CP0044; CP0045; CP0046; CP0096; CP0134; CP0136; CP0340; CP0350; CP0361; CP0441; CP0442; CP0472; CP0538; CP0540; CP1058; CP1066; CP1108; CP1127; CP1176; CP1270; CP1370; CP1578; CP1585; CP1891; CP0146; CP0147	Yatala industrial area	Concerned with the 24 hour / 7 days a week operation of industrial uses in the Yatala area due to potential noise impacts on sensitive/residential uses.	No	The City Plan has been amended to protect the amenity of sensitive land uses (such as residential uses) by controlling and reducing the operating hours to prevent loss of amenity and impacts on health and safety. These amendments can be found in the Industrial design code.	Yes	No	No
1.27.3	CP0012; CP0017; CP0044; CP0045; CP0046; CP0096; CP0134; CP0136; CP0361; CP0538; CP0540; CP1058; CP1066; CP1127; CP1176; CP1270; CP1578; CP1585; CP1891; CP0146; CP0147; CP0180; CP1460; CP1461	Yatala industrial area	Requests a limit of the number of industrial uses with chimneys in the future industrial areas of Yatala because they: (a) are unsightly and have visual impacts; (b) create smoke trails; and (c) will contribute to the denigration of air quality. <i>Note: this is a summary of all community concerns raised in regards to chimneys in Yatala.</i>	No	The City Plan includes assessment criteria in the Industrial design code to limit the height of chimneys to the apex or the parapet of the building where located in the Yatala and Luscombe industrial zones west of the M1. This outcome sought by the code is consistent with the local community's concerns about chimneys and reasonable expectations for amenity and management of visual impacts of industry in these areas.	No	No	No
1.27.4	CP0134	Yatala industrial area	Concerned with the industrial development of Darlington Park.	No	The sites comprising the Darlington Park Industrial Estate were approved under the current 2003 planning scheme. As this is a lawful approval, the City Plan cannot further regulate these approvals.	No	No	No
1.27.5	CP0147	Yatala industrial area	Concerned with Rivermount College's proximity to industry. Especially in the event of an industrial incident, there would be limited access for emergency services.	No	Rivermount College is located more than 1km from land included in the Low impact industry zone and 1.5km from land included in the Medium impact industry zone. In the event of an emergency, there are a number of different vehicle access options via Stanmore Road and the local road network that can avoid different industry areas.	No	No	No
1.27.6	CP0180	Yatala industrial area	Concerned with the Biomass plant due to health, environmental and amenity impacts.	Yes	The Biomass plant was approved by the Planning and Environment Court. The City Plan does not affect continuing lawful uses or rights to carry out development in accordance with existing approvals.	No	No	No
1.27.7	CP0180; CP0316; CP0354	Yatala industrial area	Concerned with the Special industry land use in the Yatala area due to impacts on health, the environment and residential amenity.	Yes	The <i>Queensland Planning Provisions</i> (QPP) defines Special industry which includes industry activities with the 'potential for extreme impacts on sensitive uses' and 'requiring significant separation from non-industrial uses'. Local governments are not permitted to identify prohibited development, unless prescribed by the State Government in a State Planning Instrument. Special industry is not a prescribed land use in this regard. It is an intentional policy decision within the City Plan to not include a Special Industry zone. A Special industry land use will trigger Impact assessment assessed against the Strategic framework. Part 3, Strategic framework includes specific provisions to identify Special industry uses are required to be appropriately located and be able to mitigate their impacts. Section 3.8.6.1(7) in the Strategic framework, identifies Special industry land uses only occur in high impact industry areas where they can achieve minimum separation to existing or planned sensitive uses and where they will not cause conflict, risk, danger or amenity impacts above accepted standards.	No	No	No
1.27.8	CP0220	Yatala industrial area	Requests Yatala become a busy, vibrant light industrial hub with high value, sought after lifestyle residences as opposed to being the 'dirty' end of town.	No	Refer to response 1.27.1	No	No	No
1.27.9	CP0350	Yatala industrial area	Requests the removal of the Special industry land use.	Yes	Refer to response 1.27.7	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.27.10	CP0392; CP0393; CP0394	Yatala industrial area	Objects to Yatala having high density chemical emitting businesses.	No	Refer to response 1.27.7	No	No	No
1.27.11	CP0395	Yatala industrial area	Concerned industrial activity near Rivermount College will pose a risk in the event of an industrial fire, explosion or emissions.	No	Refer to response 1.27.5	No	No	No
1.27.12	CP0610	Yatala industrial area	Concerned the buffer zone of 1.5km to the Phoenix Biomass Plant is not adequate.	No	The Biomass plant was approved by the Planning and Environment Court. The City Plan does not affect continuing lawful uses or rights to carry out development in accordance with existing approvals.	No	No	No
1.27.13	CP0610	Yatala industrial area	Concerned there has been inadequate research into the effects of biomass plants.	No	Refer to response 1.27.6	No	No	No
1.27.14	CP1072	Yatala industrial area	Objects to any part of Lot 3 on SP254376 and surrounding sites being included in any 'Future' Precinct.	No	This lot is currently included in the Future Industry Precinct of the Yatala Enterprise Local Area Plan (LAP) in the current 2003 planning scheme. Council's policy position is to maintain the industrial planning intent for the site. As such, the best fit translation from the LAP is the Low impact industry zone (Future low impact industry precinct).	No	No	No
1.27.15	CP0441	Yatala industrial area	Requests the buffer distances for medium and low impact industry zones in Yatala be increased.	No	Separation distances between industrial zoned land and land zoned for sensitive uses are being reviewed to inform a future amendment to the City Plan in an Emission and hazardous activities and planning investigation. The purpose of this investigation is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.	No	No	Yes
1.27.16	CP0442	Yatala industrial area	Requests buffer distances for medium and low impact industry zones be extended in Yatala to be more appropriate.	No	Separation distances between industrial zoned land and land zoned for sensitive uses are being reviewed to inform a future amendment to the City Plan in an Emission and hazardous activities and planning investigation. The purpose of this investigation is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.	No	No	Yes
1.27.17	CP1058	Yatala industrial area	Requests buffer distances for Medium and Low Impact Industry zones in Yatala are extended due to topography and adjacent residential areas.	Yes	The Yatala industrial area has extended buffer distances in comparison to the rest of the City for high impact industry uses. Notwithstanding, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation. The purpose of the localised planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses. This study will include (but not be limited to) a review of industry definition thresholds for different industry uses to consider the appropriateness of these uses at different scales/intensities. In addition, the study will review the appropriate level of assessment for the different industry zones. Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time. In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for	No	No	Yes

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					sensitive land uses. Of note, the new City Plan does not affect existing lawful use rights or development rights established by previous development approvals.			
1.27.18	CP0147	Yatala industrial area	Requests an explanation as to why area west of M1 at Yatala and Ormeau will allow chimneys, despite previous assurances made by Council and State government officials.	No	Local governments are not permitted to identify prohibited development, unless prescribed by the State Government in a state planning instrument. Chimney stacks may be required for some particular industry uses in order to ensure air emissions achieve required dispersion in the atmosphere to meet air quality standards. The City Plan includes assessment criteria in the Industrial design code to limit the height of chimneys to the apex or the parapet of the building where located in the Yatala and Luscombe industrial zones west of the M1. The planned building height (roof apex) in the Low impact, Medium impact and High Impact Industry zone is 15 metres. This outcome sought by the code is consistent with the local community's concerns about chimneys and reasonable expectations for amenity and management of visual impacts of industry in these areas.	No	No	No
1.27.19	CP0220	Yatala industrial area	Requests medium, high impact and special industry uses are located in less intrusive areas within Yatala, such as 'the dump' area on the other side of the highway.	Yes	Under the Gold Coast Planning Scheme 2003, the Yatala industrial areas are included in the General impact business and industry, Low impact business and industry, and Future industry precincts of the Yatala Enterprise Area Local Area Plan. The City Plan has included the Yatala Enterprise area into the 'best fit' industry zones. The proposed industry zones in the Yatala industrial areas in the City Plan are a 'best fit' translation of the Gold Coast Planning Scheme 2003. The Industry zones are arranged consistent with the intent in the Strategic framework in the City Plan to adequately separate uses that could potentially conflict with the health and amenity of existing or planned sensitive uses (e.g. medium impact or high impact industry uses). An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses. This planning study will include (but not limited to) a review of industry definition thresholds to consider the appropriateness of the various industry uses at different scales/intensities alongside varied levels of assessment in the respective industrial zones.	No	No	Yes
1.27.20	CP0283	Yatala industrial area	Concerned with Alberton having future industrial development.	No	The land included in the Future medium impact industry precinct of the Medium impact industry zone in Alberton (i.e. north of Staplyton Jacobs Well Road) is consistent with land currently included in the Future industry precinct in the Yatala Enterprise Area Local Area Plan (LAP) in the Gold Coast Planning Scheme 2003. The City Plan is a 'best fit' translation of the LAP of the Gold Coast Planning Scheme 2003 in relation to 'Future industry' land in Alberton. Future industry precincts identify and protect land for future industry to meet the City's future demands as infrastructure is provided in these areas. Future industry precincts protect the use of the land from uses that could otherwise compromise the intended longer term use of the lands for industry.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
1.27.21	CP0395	Yatala industrial area	Requests the stringent and thorough regulation and management of industrial activity in the Yatala area.	No	<p>The City Plan includes appropriate provisions for the regulation and management of industrial development in industrial zones including in the zone codes, industrial design code and overlay codes. These codes apply to development in the relevant zones across the City including the Yatala area.</p> <p>The Industry zones in Yatala are primarily arranged consistent with the intent in the Strategic framework in the City Plan to adequately separate uses that could potentially conflict with the health and amenity of existing or planned sensitive uses (e.g. medium impact or high impact industry uses). In this regard, industry areas adjacent to residential areas are generally included in the Low impact industry zone.</p>	No	No	No
1.27.22	CP0441; CP0442	Yatala industrial area	Concerned with the visual impact of chimneys. Regulating the height of chimneys is not a useful response. Requests not allowing industries with chimneys in the area west of the M1, only east of M1.	No	Refer to response 1.27.1	No	No	No

Part 2: Centres and economy

Section 2.1: Centres – Area specific

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.1.1	CP0039	Centres – Area specific	Requests the neighbourhood centre plan extends into Miami and Burleigh.	No	There is existing neighbourhood centre and centre zoned land throughout the areas of Miami and Burleigh.	No	No	No
2.1.2	CP0048	Centres – Area specific	Requests 4 Lakeview Drive and 122 Nerang Broadbeach Road, Nerang (Lots 3-4 SP180847, 2 SP107404) be designated a specialist centre in the Strategic framework, removed from the Limited development (constrained land) zone and the Medium density residential zone and included within the Innovation Zone – GCIITC Precinct. Request a building height ranging from 15m to 90m and a residential density of RD6.	No	<p>Council is unable to introduce new centre zoned land, as the State Government has advised that the introduction of new centres may result in the City Plan being considered 'significantly different' which would require the City Plan to be renotified for equity and transparency purposes.</p> <p>The zoning of the land will be further considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.</p> <p>A change to increase building height and density is not recommended at this time as it would be a significant change and is not warranted without a change to zoning.</p>	No	No	Yes
2.1.3	CP0066	Centres – Area specific	Supports the vision for smaller nodal centres throughout the Gold Coast and would like to see vision expanded with emphasis on developing neighbourhood centres all along the coastal strip e.g. Mermaid Beach (Tambourine Ave area), Nobby's beach, North Palm Beach (around 19th Ave). Each of these neighbourhood centres should be allowed a small supermarket.	No	The City Plan provides opportunities for small supermarkets in the neighbourhood centre zone and centre zone areas identified in the submission.	No	No	No
2.1.4	CP0367	Centres – Area specific	Objects to Coomera Village Commercial Precinct being included in the Neighbourhood centre zone, Open space zone and Medium density residential zone. The Coomera Village Commercial Precinct should be in the Centre zone.	No	<p>The centre serves a local catchment of approximately 1,927 people and 2,416 workers based on 2011 ABS Census data. This scale of catchment is consistent with a neighbourhood centre.</p> <p>The local catchment is constrained due to access which is provided from Exit 54 and Exit 57. Existing and planned higher order centres, namely the Coomera principal centre and Oxenford district centre are located in proximity to each of these respective Exits.</p> <p>The intended catchment for district centres is 20,000 to 40,000 people which is inconsistent with the catchment relevant to this centre.</p> <p>The current Coomera village commercial precinct is consistent with the role and function of a neighbourhood centre. The Neighbourhood centre zone provides an appropriate designation and response to local community needs.</p>	No	No	No
2.1.5	CP0399	Centres – Area specific	Requests a Yatala Town Centre development to offer the area some soul and strong community identity.	No	The City Plan provides opportunity for new neighbourhood centres in industrial areas provided these function as small scale service centres to the surrounding industrial area (supermarkets are not envisaged).	No	No	No
2.1.6	CP0467	Centres – Area specific	Requests Parts 3.4.2.1(13) and 6.2.4.2(4)(b) be amended to remove the retail floor space cap from the Helensvale Major Centre. The proposed retail floor space cap effectively limits additional retail services in higher order centres in the northern Gold Coast growth corridor, which will be progressively worse served as the development of the Coomera Principal Centre remains constrained by infrastructure capacity and financing issues for the foreseeable future.	No	<p>The timing for this threshold removal needs to consider the potential impact on the Coomera Principal Centre. This centre is currently being artificially constrained by the infrastructure issues surrounding the upgrade of Exit 54.</p> <p>Removal of the threshold prior to this issue being overcome is likely to further constrain the development of the Coomera Town Centre based on redistribution of demand. As such, the removal of this threshold should be reconsidered once the upgrade of Exit 54 is complete.</p>	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.1.7	CP0879	Centres – Area specific	Requests amending section 3.4.2.1(6) of the Strategic framework to include statements from the Broadbeach LAP referring to Pacific Fair Shopping Centre as: <ul style="list-style-type: none"> A 'dominant and successful retail shopping centre development'. 'offers a range of unique retail and service facilities that cater for a citywide catchment'. 'has a major tourism function'. providing for the 'continued expansion of the retail, entertainment and service functions at Pacific Fair'. 	No	The current provisions of the City Plan enable this to occur. Specific statements are not considered necessary as the strategic intent for this centre already encapsulates these types of issues.	No	No	No
2.1.8	CP0879	Centres – Area specific	Requests amending section 3.4.4 of the Strategic framework to make reference to Pacific Fair.	No	Whilst Pacific Fair is not specifically mentioned in s3.4.4.1 (15), it does not preclude the opportunity for Pacific Fair to “transition into more traditional downtown urban centre formats”.	No	No	No
2.1.9	CP0945; CP1449	Centres – Area specific	Concerned Biggera Waters has been identified as the only centre to be a threat to the viability of Southport. Other Principal centres are considered more of a threat.	No	Potential threat and impact to current planning provisions (i.e. floor space threshold) for the Biggera Waters centre require detailed assessment. This is recommended to take place as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes
2.1.10	CP0945; CP1449	Centres – Area specific	Concerned Harbour Town Shopping Centre future flood modelling mapping will create significant issues for any future development opportunities. They present an insurance risk. Requests these specific concerns form part of the broader flood mapping review.	No	Council has resolved to update flood maps as part of a future amendment. This map will reflect the levels of land as it has been constructed.	No	No	Yes
2.1.11	CP0945; CP1449	Centres – Area specific	Objects to the use of floor space caps on centres. The imposition of floor spaces caps across the centres hierarchy have been applied on an inconsistent basis. Further, the floor space cap on Biggera Waters is considered to undermine the Strategic framework.	No	<p>A review of retail/office floor space thresholds has been carried out and recommends the removal of retail floor space caps at Oxenford, Upper Coomera and office floor space cap at Varsity Station Village. The City Plan will be amended to remove retail/office space caps for these centres.</p> <p>No change is recommended to retail floor space caps for Helensvale and Biggera Waters Major centres.</p> <p>A specific assessment of the Biggera Waters (Harbour Town) centre is required, including requested amendments for surrounding land, prior to removing the retail floor space cap for the centre. This review is recommended to take place as part of a future amendment to the City Plan.</p> <p>Timing of an amendment to remove the retail floor space cap from the Helensvale major centre is recommended to be delayed pending resolution of infrastructure issues (exit 54) to avoid potential impact on the planned centres network and hierarchy, specifically the impact on the Coomera Principal Regional Activity Centre which is currently artificially impacted by the issues related to Exit 54.</p> <p>As retail floor space caps are recommended to remain for Helensvale and Biggera Waters centres, the City Plan will be amended to include a note that the relevancy of retail floor space area limits will be monitored.</p>	No	No	Yes
2.1.12	CP0945; CP1449	Centres – Area specific	Requests Harbour Town Shopping Centre has an increase in building height from 39m to 54m in line with other Major Centres.	No	Under the 2003 Planning Scheme, Harbour Town Shopping Centre had a building height of 2 storeys. The City Plan increased the height limit to 39m and a residential density designation of RD8 which is considered a sufficient increase in order to encourage increased future development.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.1.13	CP0945	Centres – Area specific	<p>Supports the City Plan 2015 designation of the Harbour Town Shopping Centre site as a 'Major' centre on the basis that:</p> <ul style="list-style-type: none"> the Strategic framework is amended to provide further clarity to the undefined term 'retail gross floor area'. the Strategic framework is amended to allow the site to expand to 2031 in accordance with Harbour Town Gold Coast Future Retail Floor space Assessment document. reference to Southport is removed from Section 3.4.2.1, Specific Outcome 13 of the Strategic framework. reference to 50,000sqm of retail gross floor area is removed from the Centre Zone Code. 'Shops', where the GFA does not exceed 6,000sqm remain Code assessable in Major Centres. 	No	<p>A specific assessment of the Biggera Waters centre is required to determine where requested amendments are appropriate, including any amendment of designation, zone and floor space thresholds. This is recommended to take place as part of a future strategic planning study, following completion of the Employment Lands Planning Study.</p> <p>The City Plan will be amended to clarify what land uses count towards the retail floor space threshold.</p> <p>Showroom and Hardware and trade supply uses are consistent with that envisaged for the role and function supported by major centres given the high order role of the designation and the size of the catchment supported. The introduction of this land use will not affect the role and function of the centre to a level which may impact the Southport CBD.</p> <p>The City Plan will be amended to clarify that Showroom and Hardware and trade supplies uses will not count towards retail floor space thresholds.</p> <p>The Biggera Waters 50,000sqm retail floor space threshold is applied in the Centre zone code to provide ease of compliance with the code. This negates the need for economic assessment until the threshold is exceeded. After subtracting Hardware and trade supply retail, there remains approximately 7,800sqm of retail floor space before the threshold is met.</p> <p>The absence of the retail floor space threshold in the Strategic framework is intentional and ensures that assessment for increased GFA assesses the impact on the centres network (specifically Southport), through a code assessment.</p> <p>Following review of related submissions, the City Plan will be amended to support an increase in code assessable Shop use from 6,000sq.m to 7,000sq.m for designated Major Centres.</p>	Yes	No	Yes
2.1.14	CP0945; CP1449	Centres – Area specific	<p>Supports the Harbour Town Shopping Centre site designation as a 'major' centre on the basis:</p> <ul style="list-style-type: none"> the Strategic framework is amended to provide further clarity to the undefined term 'retail gross floor area'. the Strategic framework is amended to allow the site to expand to 2031 in accordance with Harbour Town Gold Coast Future Retail Floor Space Assessment document. reference to Southport is removed from Section 3.4.2.1, Specific Outcome 13 of the Strategic framework. reference to 50,000m² of retail gross floor area is removed from the Centre zone code. 'Shops', where the GFA does not exceed 6,000m² remain code assessable in major centres. 	No	Refer to response 2.1.13	No	No	Yes
2.1.15	CP1153	Centres – Area specific	<p>Requests part of Lot 4 on CP894827 (Gold Coast Turf Club) fronting Upton Street be rezoned from Sports and Recreation zone to Mixed use zone - Fringe business precinct as the land is surplus to the Turf Club's future operational needs, it does not serve any significant buffering or ecological function for the future operations of the Turf Club, it is capable of maintaining stormwater function at the site, the land is generally level and flood free, it is located within the Bundall fringe business area which would make it consistent with the planning framework and it is also adjacent to existing business areas on Upton Street, Bundall and Ashmore Roads. The land also has appropriate frontage and depth to accommodate this form of development with demand within the city for more of this product and the provision of more bulky retail is consistent with current successful retail models.</p>	No	<p>The City Plan will be amended to include part of Lot 4 on CP894827 (Gold Coast Turf Club) fronting Upton Street, as identified in submission CP1153, in the Mixed use zone (Fringe business precinct).</p>	No	Yes	No

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2.1.16	CP1156	Centres – Area specific	Concerned Burleigh Waters Stocklands Shopping Centre area zoning does not adequately accommodate the natural expansion of the centre.	No	A review of the centre designation for the (Stocklands) Burleigh West centre will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes
2.1.17	CP1156	Centres – Area specific	Concerned the identification of the Burleigh Waters Stocklands Centre as a District centre (Strategic framework map 5) belies the true catchment of the centre.	No	Refer to response 2.1.16	No	No	Yes
2.1.18	CP1156	Centres – Area specific	Requests 177 Reedy Creek Road, Burleigh Waters (Lot 5 SP180120) (the 'bulky goods' site) be included in the Centre Zone as part of the Burleigh 'district centre', to allow for the proper evolution of the centre to service its catchment population. The inclusion of the 'bulky goods' site in the Centre Zone would restore the site to its original planned purposes and zoning, at the time of the centre's development.	No	Refer to response 2.1.16	No	No	Yes
2.1.19	CP1156	Centres – Area specific	Requests a provision is written into the City Plan that future centre expansion development be preceded by a master-planning exercise for the expansion and revitalisation of the Stockland Burleigh Heads site as a district centre and community focal point. This master-plan could involve a Preliminary Approval component and be developer driven.	No	Refer to response 2.1.16	No	No	Yes
2.1.20	CP1167	Centres – Area specific	Supports the Major Centre designation over Harbour Town Shopping Centre subject to the following requests: (a) The strategic framework is amended to: <ul style="list-style-type: none"> Provide clarity to the undefined term 'retail gross floor area'; Allow the centre to expand in accordance with the Harbour Town Gold Coast Future Retail Floor space Assessment dated Jul 2013; Remove reference to Southport in Section 3.4.2.1(13) - specific wording recommended in submission. (b) Remove reference to 50,000m ² of retail gross floor area from the Centre Zone Code. (c) Shop where the GFA does not exceed 6000m ² remain Code Assessable in Major Centre. (d) Maintain a Centre Zone designation over the centre. (e) The building height on L714 on SP122990 be increased from 39m to 54m on the Building Height Overlay Map 7. (f) Table 9.4.11-5 of the Transport Code is amended to correctly refer to Bigger Waters as a Major Centre. Requests specific concerns expressed about the impacts of revisions to the Flood Mapping based on new flood modelling on Harbour Town be considered as part of review for Amendment 1.	No	Refer to response 2.1.10 and Refer to response 2.1.13	No	No	Yes
2.1.21	CP1170	Centres – Area specific	Objects to Robina being downgraded to a 'Principal Centre' on the basis of: <ul style="list-style-type: none"> Inconsistency with Centres Hierarchy – should be equivalent status of Southport and above Coomera and Broadbeach, to ensure consistency with the South East Queensland Regional Plan 2009-2013 Inconsistency with State Legislation – does not reflect State Interest. Failure to recognise Gold Coast's multi-nodal linear urban form. Adverse functional impact on the centre, reducing business and investor confidence. Loss of opportunity to further contribute to regional employment. 	No	The strategic intent outlined for principal centres in the City Plan supports an enhanced role and function including a greater scale and mix of uses in comparison to the past key regional centres. The role and function of Robina as a principal centre has not changed given the enhanced planning provisions provided under the City Plan compared to planning provisions contained in the 2003 Planning Scheme. The provisions of the City Plan do not diminish either the past or the future opportunities that pertain to the Robina centre. Robina is subject to the Local Government (<i>Robina Central Planning Agreement</i>) Act 1992); therefore is not regulated through the City Plan. To recognise the significant regional role and function of Robina (and other principal centres) in the City Plan and Robina's current designation of Principal Regional Activity Centre in the South East Queensland Regional Plan 2009-2031, the designation for all principal centres will be changed to <i>Principal Regional Activity Centre</i> .	No	No	No

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2.1.22	CP1206	Centres – Area specific	Requests 270 Lahrs Road, 7 Eggersdorf Road and 29 Eggersdorf Road, Ormeau are included in the Centre zone. Concerned the extent of land included in the Ormeau District Centre Zone is far too limited given the proposed heavy rail station. In the event that some land in the area needs to be retained in the Innovation zone it is requests that this occurs at 270 Lahr's Road. Requests subject sites be given a 33m building height designation (as previously designated in earlier City Plan 2015 Drafts. Note: the submission only specifically mentions 270 Lahr's Road and 29 Eggersdorf Road however all maps indicating changes in the submission include 7 Eggersdorf Road also.	No	<p>The existing zoned land area comprising the Ormeau district centre comprises 8.2ha. This land area is sufficient to support district scaled centre uses and activities based on land area review of existing district centres throughout the city.</p> <p>The allocations of other adjacent lands for mixed use and innovation uses are complimentary to the zoned centre area.</p> <p>Any rezoning of this adjacent land would require evidence of need or a consolidated approach to centres planning. Monitoring of these conditions is supported.</p> <p>A change to building height to 33m is not recommended without a change to the zoning.</p>	No	No	No
2.1.23	CP1209	Centres – Area specific	<p>Changes to Zone Code/Strategic framework:</p> <p>Delete Section 6.2.4.2, Overall Outcome 3(i) from the Centre Zone Code. In the event that this retail gross floor area cap is not removed, then:</p> <p>(a) this reference should be amended to refer to shop gross floor area, given that retail gross floor area is not a defined term; and</p> <p>(b) Section 3.4.2.1, Specific Outcome 13 of the Strategic framework should be amended to read:</p> <p>“...Retail gross floor area, exclusive of showroom and hardware and trade supplies, can expand but there is a need to demonstrate that the viability and orderly development of existing and nearby mixed use centres, including Coomera and Helensvale, are maintained”.</p>	No	<p>The retail floor space threshold for the designated Helensvale major centre is considered relevant and required to avoid potential negative impacts on the Coomera Principal Regional Activity Centre prior to delivery of Exit 54. Council will reconsider removal of retail GFA threshold for Helensvale once the upgrade of Exit 54 is complete.</p> <p>The City Plan will be amended to clarify what land uses count towards the retail floor space threshold.</p> <p>Showroom and Hardware and trade supply uses are consistent with that envisaged for the role and function supported by major centres given the high order role of the designation and the size of the catchment supported. The introduction of this land use will not affect the role and function of the centre to a level which may impact the future Coomera Principal Regional Activity Centre.</p> <p>The City Plan will be amended to clarify that Showroom and Hardware and trade supplies uses will not count towards retail floor space thresholds.</p>	Yes	No	Yes
2.1.24	CP1209	Centres – Area specific	<p>Concerned the surrounding industrial land and low density residential outcomes that exists in proximity to the Harbour Town Major Centre act as a significant constraint to achieving the intended strategic outcomes for this Major Centre during the life of this planning scheme.</p> <p>Recommend:</p> <p>Recommends a series of changes to the Draft Plan to address the above concern. Justification for the proposed changes and mapping illustrating the changes below included in submission.</p> <p>Changes to Zonings:</p> <ul style="list-style-type: none"> Remove part of Lot 1 on SP235798, Lot 512 on SP190851 and part of Lot 509 on SP190851 from the Mixed Use Zone – Fringe Business Precinct and include it in the Centre Zone. Remove the western portion of Lot 1 on SP235798 from the Low Impact Industry Zone and include it within the Medium Density Residential Zone. Remove all industrial land located to the north of Brisbane Road between Pine Ridge Road and Ereton Drive from the Medium Impact Industry Zone and include it in a Low Impact Industry Zone. Remove part of Lot 1 on SP235798, Lot 512 on SP190851 and part of Lot 509 on SP190851 from the Mixed Use Zone – Fringe Business Precinct and include it in the Centre Zone. Remove the western portion of Lot 1 on SP235798 from the Low Impact Industry Zone and include it in the Medium Density Residential Zone. 	No	<p>A specific assessment of the Biggera Waters centre is required to determine where requested Centre zone amendments are appropriate. This is recommended to take place as part of a future strategic planning study, following completion of the Employment Lands Planning Study.</p> <p>Consideration of changes to exclude land from industry zones is deferred until after completion of the Employment Lands Planning Study and the Emissions and Hazardous Activities Planning Investigation.</p> <p>Note that as part of a related submission review, land in the Arundel/Biggera Waters industry area currently included in the Industry 1 (High Impact) Domain of the Gold Coast Planning Scheme 2003 will be amended to be included in the Medium Impact Industry Zone.</p>	No	No	Yes
2.1.25	CP1230	Centres – Area specific	Requests amendments to support the evolution of The Spit district centre.	Yes	A review of the redesignation of the Spit district centre to a specialist centre to acknowledge the tourist and entertainment role and function of the broad precinct will be included in a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes

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2.1.26	CP1230	Centres – Area specific	Requests the revision to Strategic framework section 3.4.2.1 to introduce a specific narrative about the intended role and function of The Spit district centre.	No	Refer to response 2.1.25	No	No	Yes
2.1.27	CP1287	Centres – Area specific	Concerned the loss of Neighbourhood centre zoned land in the Coomera Village area (e.g. Hickey Street) which is to be included in Medium residential zone, will impact on the function, growth and viability of the Coomera Village Centre.	No	<p>The mapping of Local Centres as 'blue dots' in the Coomera Local Area Plan (LAP) was always intended to identify an indicative location for centres.</p> <p>The City Plan has rationalised the location of the Coomera LAP Local Centres (blue dots) through the Neighbourhood centre zone.</p> <p>The centre serves a local catchment of approximately 1,927 people and 2,416 workers based on 2011 ABS Census data. This scale of catchment is consistent with a neighbourhood centre.</p> <p>The extent of land in the Neighbourhood centre zone for the Coomera village commercial precinct provides an appropriate area of land to provide for local community needs.</p>	No	No	No
2.1.28	CP1301	Centres – Area specific	Requests The Pines Shopping Centre at 13 Guineas Creek Road, Elanora is designated as a major centre in the Strategic framework.	No	<p>Whilst it is acknowledged that the centre services a higher order retail role and function, it does not fulfil the broader role and function requirements of a major centre i.e. scale and diversity of employment opportunities.</p> <p>However, this should be monitored over time as the potential for heavy or light rail at this centre may significantly impact on role and function opportunity.</p>	No	No	No
2.1.29	CP1325	Centres – Area specific	Supports the City Plan 2015 diverse range of code assessable uses within the Centre zone that incorporate a range of retail, commercial, recreation, medical and community uses as it relates to the Ashmore City Shopping Centre at 209 Currumburra Road, Ashmore (Lot 193 on CP860763).	No	Support has been noted.	No	No	No
2.1.30	CP1325	Centres – Area specific	Supports the City Plan 2015 not prescribing the maximum commercial floor area in the Centre zone as it relates to the Ashmore City Shopping Centre at 209 Currumburra Road, Ashmore (Lot 193 CP860763).	No	Support has been noted.	No	No	No
2.1.31	CP1325	Centres – Area specific	Supports the increased code assessable building height of 30m for the Ashmore City Shopping Centre at 209 Currumburra Road Ashmore (Lot 193 on CP860763).	No	Support has been noted.	No	No	No
2.1.32	CP1335	Centres – Area specific	Objects to the downzoning of 27 Dixon Drive, Pimpama from the Local Centre Precinct of the Coomera Local Area Plan within the 2003 Planning Scheme to the Medium density residential zone within the City Plan 2015.	No	<p>The mapping of Local Centres as 'blue dots' in the Coomera Local Area Plan (LAP) was always intended to identify an indicative location for centres.</p> <p>The City Plan has rationalised the location of the Coomera LAP Local Centres (blue dots) through the Neighbourhood centre zone.</p> <p>The Local Centre Precinct related to the property at 27 Dixon Drive is specifically related to the intent for a 'Yawalpah Centre' as defined in the Coomera Local Area Plan (LAP). The intent for this centre is well defined in the Coomera LAP which summarises this intent as 'Approximately 1.5 hectares will be required to facilitate the establishment of 3,000m² of retail and commercial floor space.'</p> <p>The Pimpama Junction shopping centre has been approved and developed on the basis of the Coomera LAP intent for the Yawalpah Centre. The scale of this centre exceeds that outlined in the Coomera LAP however has been supported through an approved impact assessable development application.</p> <p>Applying a Neighbourhood centre zone to the property at 27 Dixon Drive risks supporting centre development that would exceed the retail and centre needs of the local community and potentially impact the surrounding centres network.</p> <p>It is noted that provision is made in the Medium density residential zone code for new neighbourhood centres to be supported on the basis of demonstrated economic need. This would require an impact assessable development application which is consistent with the assessment criteria for a Shopping Centre Development use as defined in the Coomera LAP.</p>	No	No	No

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2.1.33	CP1335	Centres – Area specific	Requests the front (northern) portion of 27 Dixon Drive, Pimpama be placed within the Neighbourhood centre zone and the rear (southern) portion be placed within the Medium density residential zone.	No	Refer to response 2.1.32	No	No	No
2.1.34	CP1335	Centres – Area specific	Supports the removal of the 'uncadastral based blue dot', as shown in the 2003 Planning Scheme, for the local centre at Pimpama.	No	Support noted.	No	No	No
2.1.35	CP1451	Centres – Area specific	Requests clarification that the Upper Coomera District Centre floor space cap of 25,000m ² pursuant to the Centres zone only relates to retail floor space and does not include other commercial (non-retail) floor space. It is considered that existing and approved development within the District Centre remains below the 25,000m ² GFA retail limit.	No	The City Plan will be amended to remove the retail floor space cap for the Upper Coomera district centre to allow for the centre to respond to demand and support community need and benefits. Despite removal of the retail floor space threshold, growth of the centre will be limited to serving a district centre function.	Yes	No	No
2.1.36	CP1516	Centres – Area specific	Concerned the City Plan lacks the appropriate planning controls to allow Nerang to evolve into a modern connected mixed use centre and fulfil its role as a 'Major centre'.	No	A review of the Nerang Centre considering a consolidated approach to future growth / redevelopment within the centre and any necessary changes required to the Strategic framework will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes
2.1.37	CP1516	Centres – Area specific	Requests the City Plan include specific provisions aimed at encouraging appropriate development in the Nerang centre in the form of appropriate densities and height allowances.	No	Refer to response 2.1.36	No	No	Yes
2.1.38	CP1516	Centres – Area specific	Requests the Nerang Centre facilitate a higher density of population.	No	Refer to response 2.1.36	No	No	Yes
2.1.39	CP1516	Centres – Area specific	Objects to the removal of Nerang Local Area Plan. Nerang needs a pointed planning responses to 're-integrate' the centre and allow its uniqueness to be celebrated as a gateway to hinterland and focus on Nerang River.	No	Refer to response 2.1.36	No	No	Yes
2.1.40	CP1516	Centres – Area specific	Requests a Nerang economic study be undertaken to identify the scale and composition of the mixed use centre, including minimum residential yield required to achieve a vibrant town centre.	No	Refer to response 2.1.36	No	No	Yes
2.1.41	CP1796; CP2121	Centres – Area specific	Requests the Pacific Pines Shopping Centre Neighbourhood centre zone impact assessment gross floor area (GFA) threshold for Shop be increased to 4000m ² .	No	Consistent with the Neighbourhood Centre zone, shop uses are code assessable up to 1,500m ² to ensure that the scale of individual centres is limited to the specific needs of the local neighbourhood. On the basis of its surrounding commercial and community uses, the centre designation of the Pacific Pines Shopping Centre will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes
2.1.42	CP1798; CP2606; CP2123	Centres – Area specific	Requests the Benowa Gardens Shopping Centre Neighbourhood centre be permitted to accommodate Food and drink outlet (including a drive through) as code assessment.	No	Refer to response 2.1.43	No	No	Yes
2.1.43	CP1798; CP2606; CP2123	Centres – Area specific	Requests the Benowa Gardens Shopping Centre Neighbourhood centre zone impact assessment GFA threshold for Shop be increased to 4000m ² .	No	Consistent with the Neighbourhood Centre zone, shop uses are code assessable up to 1,500m ² to ensure that the scale of individual centres is limited to the specific needs of the local neighbourhood. On the basis of its surrounding commercial and community uses, the centre designation of the Benowa Gardens Shopping Centre will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes

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2.1.44	CP1822	Centres – Area specific	Requests Surfers Paradise Specialist Centre include encouragement / incentives for permanent accommodation.	No	The Surfers Paradise Specialist Centre is provided the greatest residential density in the City Plan. The strategic framework 3.4.3.1(3) makes specific reference to 'an increasing permanent residential population and improved amenity'.	No	No	No
2.1.45	CP1822	Centres – Area specific	Requests the Bundall Specialist Centre strongly encourages significant residential development by increasing densities and extended active hours to support the Cultural Precinct.	No	The City Plan identifies the Bundall and Gold Coast Cultural Precinct as an area for cultural, civic and office activities. The precinct allows for residential accommodation and includes an area that allows up to 769 bedrooms per hectare (RD8). Changes to increase density around the Bundall specialist centre would be a significant change and requires a holistic review, including assessment of infrastructure capacity.	No	No	No
2.1.46	CP1825; CP2637	Centres – Area specific	Concerned Coomera Village Commercial precinct has been downgraded from a Local Centre status to a Neighbourhood centre designation and height reduced from 3 to 2 storeys.	No	The mapping of Local Centres as 'blue dots' in the Coomera Local Area Plan (LAP) was always intended to identify an indicative location for centres. The City Plan has rationalised the location of the Coomera LAP Local Centres (blue dots) through the Neighbourhood centre zone. The centre serves a local catchment of approximately 1,927 people and 2,416 workers based on 2011 ABS Census data. This scale of catchment is consistent with a neighbourhood centre. The local catchment is constrained due to access which is provided from Exit 54 and Exit 57. Existing and planned higher order centres, namely the Coomera principal centre and Oxenford district centre are located in proximity to each of these respective Exits. The intended catchment for district centres is 20,000 to 40,000 people which is inconsistent with the catchment relevant to this centre. The current Coomera village commercial precinct is consistent with the role and function of a neighbourhood centre. The extent of land included in the Neighbourhood centre zone for the area provides an appropriate response to local community needs. The Strategic framework provides a clear intent for building height in neighbourhood centres to complement the function and desired future appearance of its surrounding neighbourhood.	No	No	No
2.1.47	CP1848	Centres – Area specific	Concerned the long term viability of 1 Mudgeeraba Road, Worongary (Lot 340 SP214549 and Lot 341 SP244897) will be restricted by the gross floor area limit of 1,500m ² for shops within the Neighbourhood centre zone.	No	Consistent with the Neighbourhood centre zone, shop uses are code assessable up to 1,500m ² to ensure that the scale of individual centres is limited to the specific needs of the local neighbourhood. On the basis of its surrounding commercial and community uses, the centre designation for the Worongary Shopping Centre Neighbourhood centre zone will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes
2.1.48	CP1848	Centres – Area specific	Requests 1 Mudgeeraba Road, Worongary (Lot 340 SP214549 and Lot 341 SP244897) be recognised within the hierarchy of centres and rezoned from Neighbourhood centre to Centre zone prior to the finalisation of the City Plan 2015 to acknowledge the extent to which this established centre services a wide catchment of people.	No	Refer to response 2.1.47	No	No	Yes
2.1.49	CP1890	Centres – Area specific	Concerned the Carrara Centre does not appear to have been progressed at all.	No	It is unclear what 'Carrara Centre' the submission refers to. Note that the City Plan sets out the City's intention for the future development of the Gold Coast over the next 20 years. With this in mind, it is not the role of the City Plan to reflect development approvals (e.g. Cypress Central, Carrara) that have not commenced. The City Plan does not take away development rights established by a development approval.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.1.50	CP1890	Centres – Area specific	Requests Burleigh Heads and West Burleigh centres be separated to make sure their differentiation is nurtured.	No	<p>Amendment supported consistent with the point of submission.</p> <p>Strategic framework section 3.4.2.1 to be amended as follows:</p> <p>West Burleigh District Centre supports development that will increase the range and number of jobs and services. Development includes residential development above ground-level commercial premises.</p> <p>Burleigh Heads District Centre supports an increase in the range and number of jobs and services. Development includes residential development above ground-level commercial premises.</p> <p>Development in the village centre enhances the human scale and beach village character of Burleigh Heads and reinforces its traditional main street layout and laneway/arcade connections, vibrant and eclectic mix of uses and buildings up to 20 metres (4 storeys) height. Views to the foreshore area and headland are also maintained.</p> <p>The village centre has a vibrant day and night time economy and temporary road and laneway closures support markets and festivals. Uses that activate its traditional main street and key laneway/ arcades are encouraged.</p> <p>A character study of the James Street area of Burleigh Heads is currently being undertaken with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of a future amendment.</p>	Yes	No	No
2.1.51	CP1890	Centres – Area specific	Requests the Surfers Paradise Specialist Centre include more provisions to encourage permanent residential uses.	No	The Surfers Paradise Specialist Centre is provided the greatest residential density in the City Plan. The strategic framework 3.4.3.1(3) makes specific reference to 'an increasing permanent residential population and improved amenity'.	No	No	No
2.1.52	CP2052	Centres – Area specific	Concerned there are too many supermarkets in Ormeau which 'causes losses in sales wages etc.'	No	The District Centre at Ormeau has been designated on the basis of existing and forecast need. This has taken into consideration existing competing centres including the Peachey Rd Centre.	No	No	No
2.1.53	CP2053	Centres – Area specific	Concerned building a Coles will adversely affect IGA Ormeau.	No	Refer to response 2.1.52	No	No	No
2.1.54	CP2101	Centres – Area specific	Concerned regarding loss of jobs, in relation to the Peachey Road centre.	No	Refer to response 2.1.52	No	No	No
2.1.55	CP2102	Centres – Area specific	Concerned how the proposals of the Peachey Road centre may impact on the local IGA, with staff who rely on weekly pay.	No	Refer to response 2.1.52	No	No	No
2.1.56	CP2122	Centres – Area specific	Concerned Ashmore City Shopping Centre is designated as district centre, and challenges the centres hierarchy, due to the gross floor area restrictions which would restrict the ability to include a discount department store and second full line supermarket. The site requires a greater maximum shop size (increased to 10,000m ²).	No	<p>The City Plan will be amended to increase the code assessable Shop GFA threshold within district centres from 4,000m² to 4,500m². This amendment will support the opportunity for modern supermarket formats.</p> <p>Discount department stores are a 'considered use' within district centres, however subject to demonstration of need.</p> <p>Upon further review of the strategic framework policy setting for the two district centres in Ashmore, the City Plan will be amended to provide strategic direction supporting consolidated redevelopment and centre expansion that delivers an enhanced scale and mix of centre activities on site (including employment); improves internal pedestrian connections; and better integrates the growing mix of centre uses.</p>	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.1.57	CP2146	Centres – Area specific	Requests the City Plan 2015 to identify the following radii for future development: <ul style="list-style-type: none"> Southport CBD - 3km, 5km and 10km areas with relevant development time horizons. Robina, Broadbeach, Coomera, Coolangatta, Principal and Major Centres (3km). Specialist centres like Surfers Paradise (2km). District centres and light rail stations (1km). 	No	It is acknowledged that redevelopment opportunities within and surrounding those centres noted are supported. However the radii indicated in the submission are too simplified and do not take into consideration relevant local constraints and conditions. Following completion of Employment Lands Planning Study, future strategic planning studies will continue to further define the location and scope of opportunity for redevelopment within and surrounding these centres.	No	No	Yes
2.1.58	CP2260	Centres – Area specific	Concerned Coolangatta Centre zone is poorly planned with regard to height, density and scale. Requests Coolangatta Centre zoning is carefully managed with respect to these elements (Zone map 39).	No	The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria. The Strategic framework section 3.4.4 does not specify a maximum increase to building heights for major centres e.g. Coolangatta. There are waste water treatment infrastructure capacity issues that require further investigation prior to considering any increase to density in the Coolangatta area.	No	No	No
2.1.59	CP2260	Centres – Area specific	Requests the Tree Tops Centre zone height and scale is carefully managed (Zone map 32).	No	The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria. The Strategic framework is also quite clear in stating that increased building heights between 25-50% in excess of those allowed by the Building height overlay map for those areas, will not be approved in most instances. A range of building heights are envisaged across the city through the Building heights overlay map, including areas currently referred to as unlimited building heights in key areas, such as within the light rail urban renewal corridor. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: 'Building height is subject to design criteria and site context'.	No	No	No
2.1.60	CP2637	Centres – Area specific	There is a recognition of the need to address growth in some centres however this needs to be expanded to include more centres – particularly larger established centres such as Bundall, Ashmore and Benowa.	No	The network of higher order centres including the existing centres have been designated on the basis of need. Future monitoring of community needs will ensure that capacity is provided in (and surrounding) centres by way of appropriate designation and land allocation to support ongoing growth.	No	No	No
2.1.61	CP2715	Centres – Area specific	Requests the City Plan 2015 be amended to ensure that Biggera Waters (Harbourtown) continues to perform its function as a direct factory outlet.	No	Refer to response 2.1.13	No	No	No
2.1.62	CP0724; CP0862	Centres – Area specific	Request changes to the Emerging community zoning of the Pimpama district centre to include part of the land in the Centre zone, part in the Mixed use zone, and part in Mixed use zone (Fringe business precinct) and consequential changes to Conceptual Land Use Map 7 – Pimpama. Refer map provided in submission.	No	Following review of the submission, the following changes to the City Plan will be made: <ul style="list-style-type: none"> (a) Rezone Emerging community zone land to part Centre zone, part Mixed use zone and part Mixed use zone (Fringe business precinct) consistent with equivalent designations shown on the publicly notified version of City Plan Conceptual Land Use Map 7 – Pimpama. (b) Amend Building height overlay and Residential density overlay maps to align with publicly notified version of City Plan Conceptual Land Use Map 7 – Pimpama. (c) Amend Strategic framework section 3.4.2.1(20) to replace '...New commercial development is connected and integrated with the existing Pimpama village centre to function as a single centre'. <p><i>With '...New development forms an integrated 'main street' based centre with a mix of uses which are easily accessible by all forms of transport. The orientation of buildings and access routes create new physical connections to</i></p>	Yes	Yes	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p><i>the proposed train station and existing Pimpama village, ensuring that the centre is perceived and functions as a single centre.'</i></p> <p>(d) In the Centre zone code, include a new land use overall outcome specific to the development of the Pimpama district centre to carry forward land use and catchment outcomes for Pimpama from the strategic framework section 3.4.2.1(20).</p> <p>(e) In the Centre zone code, include new overall outcomes specific to Pimpama to ensure appropriate design solutions are met through a code assessment</p> <p>(f) In the Centre zone code, include new overall outcomes specific to Pimpama to ensure the following high priority design outcomes are met.</p> <p>Expansion of Mixed use zone (Fringe business precinct) in the location provided in the submission is not justified. The uses supported by a Mixed use zone (Fringe business precinct), such as showroom and hardware and trade supplies are typically of a low intensity. If located as proposed by the submission, central to the future train station and at the junction with the existing Pimpama Village, these uses will not align with the existing intent for urban design integration with the existing Pimpama village and transit orientated development principles.</p> <p>The recommended overall outcomes in the Centre zone are required to ensure delivery of current policy of the Strategic framework and Conceptual Land Use Map 7 for new code assessable centre development.</p>			
2.1.63	CP0724; CP0862	Centres – Area specific	Change the Strategic framework description of the Pimpama district centre to more accurately reflect the population to be served by this centre and the facilities required to service that population.	No	<p>Upon review of the economic analysis provided in the submission, the proposed population capacity of 35,000 people is considered reasonable for that catchment that will be served.</p> <p>The City Plan Strategic framework section 3.4.2.1(20) will be amended to account for the increased population capacity of the catchment.</p>	Yes	No	No
2.1.64	CP0724; CP0862	Centres – Area specific	<p>Change the Strategic framework description of the Pimpama District Centre from:</p> <p><i>"The retail function of the centre is defined by up to two supermarkets. As the catchment matures, the centre has potential to support a small discount department store."</i></p> <p>To</p> <p><i>"The retail function of the centre is defined by up to two supermarkets. As the catchment matures, the centre has potential to support a small and a discount department store."</i></p>	No	<p>The Strategic framework for the Pimpama district centre has been written with regards to the viability and efficiency of the broader centres network and hierarchy.</p> <p>A discount department store (exceeding 4,500sqm GFA) will be impact assessment in a district centre, including Pimpama.</p> <p>As is consistent with Strategic framework outcome 3.4.2.1(15)(g) for district centres, discount department stores are an included service in some district centres where there is an economic need.</p>	No	No	No
2.1.65	CP0819	Centres – Area specific	Concern Varsity Station Village's designation of district centre and office space cap of 50,000m ² is 'unsuitable' for this location. If established it will have an undermining impact on other centres in the locality, including Robina. Recommend the 50,000m ² office floor space and district centre designation be removed.	No	<p>The office floor space threshold is not supported given the significant public investment in the precinct (i.e. the Varsity Station Village rail station) and the potential negative impact the threshold could have on investment attraction.</p> <p>Additionally the 50,000sq.m office floor space threshold is likely to have little relevance over the life of the City Plan.</p> <p>The office space cap is also contrary to the district centre designation for Varsity Station Village.</p> <p>In response to the submission, the final City Plan will exclude office floor space threshold from Varsity Station Village in both the Centre zone.</p>	Yes	No	No
2.1.66	CP1822	Centres – area specific	<p>Concerned with the general outcomes for strategic framework section 3.4.2. More specific tailoring of solutions to different precincts and locations would encourage development in these areas. Specifically:</p> <p>Nerang – short/medium term planning incentives required to encourage outcomes</p> <p>Ashmore/Bundall/Benowa – centres for these areas requires consideration in the next Amendment</p>	No	<p>The Strategic framework takes a necessarily high level approach to provisions, although Section 3.4.2 does give some general provisions for specific mixed use centres; these are based on current and desired future functions.</p> <p>The Strategic framework element for mixed use centres will be reviewed in a future strategic planning study, following completion of the Employment Lands Planning Study.</p>	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.1.67	CP1822	Centres – area specific	Concerned with the general outcomes for strategic framework section 3.4.2, specifically Burleigh district centres – suggest Burleigh Heads and West Burleigh be separated, given divergent needs and uses.	No	<p>Strategic framework section 3.4.2.1 to be amended as follows:</p> <p>West Burleigh District Centre supports development that will increase the range and number of jobs and services. Development includes residential development above ground-level commercial premises.</p> <p>Burleigh Heads District Centre supports an increase in the range and number of jobs and services. Development includes residential development above ground-level commercial premises.</p> <p>Development in the village centre enhances the human scale and beach village character of Burleigh Heads and reinforces its traditional main street layout and laneway/arcade connections, vibrant and eclectic mix of uses and buildings up to 20 metres (4 storeys) height. Views to the foreshore area and headland are also maintained.</p> <p>The village centre has a vibrant day and night time economy and temporary road and laneway closures support markets and festivals. Uses that activate its traditional main street and key laneway/ arcades are encouraged.</p> <p>A character study is currently being undertaken with the intent of identifying the character elements that make up the village, and investigating options for protecting and enhancing that character through the City Plan as part of a future amendment.</p>	Yes	No	Yes

Section 2.2: Centres – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.2.1	CP0058	Centres – General	Requests more shopping centres.	No	The designated network of centres has been planned based on community and commercial needs. The City Plan provides the opportunity for new centres to be developed throughout community areas on the basis of future needs.	No	No	No
2.2.2	CP0066	Centres – General	Requests Council proactively seek district/neighbourhood centres near the light rail to include more government services e.g. small post offices, libraries, police offices, driver's license offices, government services etc.	No	Retail and commercial development is supported along the light rail corridor by way of planning scheme provisions. Opportunities for services could be enabled at appropriate locations.	No	No	No
2.2.3	CP0099	Centres – General	Supports the strategic intent of City Plan to promote Neighbourhood centres as a means of developing a sustainable city with less car dependence.	No	Support has been noted.	No	No	No
2.2.4	CP0278	Centres – General	Concerned section 3.4.2.1 of the Strategic framework is not accurate as it cannot be said that Southport "services the whole city". For retail the only real city wide centres are Robina and Broadbeach, and for civic and community facilities it would have to be Bundall. In fact, it could be said that Robina's reach is far greater than that of Southport.	No	The Strategic framework provides the 'future' development intent for the planning scheme area. Whilst Southport may not be undertaking all of the roles currently identified in the Strategic framework (e.g. highest concentration of retail activities), the Strategic framework provides a clear strategic intent for this to happen over the next 20 years. This strategic intent has been supported by investment catalyst projects (i.e. declaration of PDA, light rail, Gold Coast Health and Knowledge Precinct, significant private investment) that it will undertake this role in the future and that it is well located for this role. Robina and Broadbeach will continue to serve significant regional role and functions.	No	No	No
2.2.5	CP0332	Centres – General	Supports the focus on the redevelopment of centres to protect the hinterland ranges and foothills, as development in hinterland introduces, weeds, feral animals and poor land practices.	No	Support has been noted.	No	No	No
2.2.6	CP0819	Centres – General	Concern the Centre zone code contains a prescriptive control for building height. Recommend replacing this with a performance based test.	No	The assessment of increases to building height against the Strategic framework is an intentional policy position. The merit-based building height provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria. The Strategic framework is also quite clear in stating that increased building heights between 25-50% in excess of those allowed by the Building height overlay map for those areas, will not be approved in most instances. In the Centre zone, the 50% maximum increase to building heights only applies to district centres. A range of building heights are envisaged across the city through the Building heights overlay map. In key areas, such as within the light rail urban renewal corridor, a building height category is provided without a specified height in metres or storeys (i.e. 'Building height is subject to design criteria and site context').	No	No	No
2.2.7	CP0819	Centres – General	Concerned that the Centre Zone has generally been aligned with centres of a 'District' status or higher, and that the Neighbourhood Centre Zone has been generally applied to centres which are not listed on the Strategic Plan maps, but this is not always the case. For example Varsity Lakes is in the Centre Zone, but is not listed as a District Centre. There should be a consistent alignment between the strategic intent mapping and the Centre Zones to avoid future confusion.	No	On review, all Centre Zones are identified on the Strategic framework map 5. It is noted that the Varsity Central is identified on the Strategic framework map 5 as a specialist centre consistent with s3.4.3 of City Plan.	No	No	No
2.2.8	CP0823	Centres – General	Supports the concept of a hierarchy of centres to reduce traffic movement and congestion.	No	Support has been noted.	No	No	No

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2.2.9	CP0879	Centres – General	Requests amending section 3.4.2.1(3)&(4) of the Strategic framework to highlight the dominant role that these centres will play in the future.	No	The City Plan Strategic framework section 3.4.2.1(3) will be amended as follows: 'They provide a practical distribution of higher order centre facilities throughout the city and support regional activities and services as well as some city-wide services as required'. This statement recognises the importance of these centres supporting regional activities and services. It is implied that a principal centre will service both residents and tourists alike due to the Gold Coasts noted reputation as a tourist city.	Yes	No	No
2.2.10	CP0879	Centres – General	Requests references in 3.4.2.1(9) of the Strategic framework to Major Centres including '(g) regional shopping and retail facilities potentially accommodating a department store..' should be modified to more closely reflect the current provisions corresponding to the comparable sub-regional centres.	No	A major centre accommodates regional retailing and business. A department store is considered appropriate for this type of centre. Major centres support a mix of employment activities and while they do not have the same scale of uses as expected in the central business district or principal centres, they need to provide appropriate goods and services for the surrounding catchment. Note that as part of a separate submission response, for designated major centres the City Plan will be amended to support an increase in code assessable Shop GFA threshold from 6,000sq.m to 7,000sq.m.	No	No	No
2.2.11	CP0879	Centres – General	Requests amending section 6.2.4.2(2)(a) of the Centre Zone Code to align descriptions of 'trade areas' with 'catchment areas' found in the corresponding sections of the Strategic framework.	No	The City Plan will be amended to change reference to 'trade area' in section 6.2.4.2(2)(a) with 'catchment' to provide consistency in terminology.	Yes	No	No
2.2.12	CP0879	Centres – General	Supports the City Plan 2015 in the following ways: <ul style="list-style-type: none"> • designation of Broadbeach as a Principal Centre and having a population catchment of over 150,000 people. • Removal of the Broadbeach LAP with its restrictions on plot ratio, site cover and building setbacks. • Retention of Code assessable status for future shopping centre development in Principal Centres. 	No	Support noted.	No	No	No
2.2.13	CP0945	Centres – General	Objects to the use of floor caps on centres. The imposition of floor space caps for centres is an out dated planning tool in the Australian environment. Planning caps do not assess the potential market need and opportunity for centres in light of the rapidly evolving changing retail market.	No	Following a review of retail/office floor space thresholds, the City Plan will be amended to remove retail floor space caps at Oxenford, Upper Coomera and office floor space cap at Varsity Station Village. No change is recommended to retail floor space caps for Helensvale and Biggera Waters Major centres. A specific assessment of the Biggera Waters (Harbour Town) centre is required, including requested amendments for surrounding land, prior to removing the retail floor space cap for the centre. This review is recommended to take place as part of a future amendment to the City Plan. Timing of an amendment to remove the retail floor space cap from the Helensvale major centre is recommended to be delayed pending resolution of infrastructure issues (exit 54) to avoid potential impact on the planned centres network and hierarchy, specifically the impact on the Coomera Principal Regional Activity Centre which is currently artificially impacted by the issues related to Exit 54.	Yes	No	Yes
2.2.14	CP1126	Centres – General	Concerned the introduction of additional centres will result in more vacant commercial space, and does not acknowledge how business now operates on the internet.	No	The planned centres network in the City Plan has included consideration and assessment of community and commercial needs.	No	No	No
2.2.15	CP1156	Centres – General	Requests the Burleigh Stockland Centre be designated a Major centre.'	No	A review of the centre designation for the (Stocklands) Burleigh West centre will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes

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2.2.16	CP1287	Centres – General	Requests revision of Table 5.5.5 Neighbourhood centre zone: Business activities <ul style="list-style-type: none"> Delete 'the following uses, if establishing in an existing non-residential premises and; involving no building work (other than internal fitout); or involving only minor building work'. Revise item d) to read as 'Office if not real estate agency and if GFA does not exceed 500m²'. Delete Health care services n.e.i from code assessment and include as self assessment. 	No	<p>Appropriate assessment levels are reflected in the City Plan for Business activities in the Neighbourhood centre zone.</p> <p>A code assessment is necessary for new buildings in the Neighbourhood centre zone to enable Council assessment to ensure desired built form planning outcomes are achieved.</p> <p>Appropriate assessment levels are reflected in the City Plan for business activities in the Neighbourhood centre zone.</p> <p>A code assessable development application is necessary for new buildings in the Neighbourhood centre zone to enable Council assessment to ensure desired built form planning and amenity outcomes are achieved.</p> <p>After a building is established in the Neighbourhood centre zone, the tables of assessment enables material change of use for core neighbourhood centre land uses within existing buildings as self assessment, allowing flexibility of land uses to respond to market demand.</p> <p>Those assessment levels indicated in Table 5.5.5 support a scale and mix of centre uses and activities consistent with the defined role and function for the Neighbourhood centre zone code. Any uses in excess of code assessable limits will be impact assessable so as to ensure there is no level of unsuitable impact to the broader centres network and hierarchy.</p>	No	No	No
2.2.17	CP1287	Centres – General	Requests revision to Table 5.5.5 Neighbourhood centre zone: Community activities <ul style="list-style-type: none"> Delete 'if establishing in an existing non-residential premises and; involving no building work (other than internal fitout); or involving only minor building work'. Delete Community use from code assessment.	No	Refer to response 2.2.16	No	No	No
2.2.18	CP1287	Centres – General	Requests revision to Table 5.5.5 Neighbourhood centre zone: Industrial activities <ul style="list-style-type: none"> Delete "if establishing in an existing non-residential premises and; involving no building work (other than internal fitout); or involving only minor building work". Insert "if GFA does not exceed 300m ² ".	No	Refer to response 2.2.16	No	No	No
2.2.19	CP1287	Centres – General	Requests revision to Table 5.5.5 Neighbourhood centre zone: Residential activities <ul style="list-style-type: none"> Delete Dual occupancy from Impact assessment and include as code assessment. Delete Dwelling house from impact assessment and include as self assessment. 	No	<p>The purpose of the Neighbourhood centre zone is to provide for a small mix of land uses to service residential neighbourhoods. It includes small scale convenience shopping, professional offices, community services and other uses that directly support the immediate community. Residential development in the form of multiple dwellings is envisaged where integrated with business activities.</p> <p>The establishment of stand-alone Dual occupancy and Dwelling houses can fragment a commercial centre and/or create conflicts between residential and commercial uses.</p> <p>Impact assessment for Dual occupancy and Dwelling houses in the Neighbourhood centre zone is a transfer of policy from the 2003 Gold Coast Planning Scheme Local business domain.</p>	No	No	No
2.2.20	CP1304	Centres – General	Requests a zone change from Major tourism wildlife park precinct to Neighbourhood centre zone at 568 and 570 Gold Coast Highway, Tugun.	No	The submission has not demonstrated a need for a new neighbourhood centre at this location.	No	No	No
2.2.21	CP1325	Centres – General	Concerned the maximum shop size of 4000m ² for district centres is too small. Requests review of the maximum shop size provisions for a district centre to allow major supermarket tenants of up to 5500m ² and a Discount department store of up to 6500m ² within the Ashmore City district centre.	No	<p>The Code assessable Shop use GFA threshold within District Centres will be increased from 4,000m² to 4,500m². This amendment will support the opportunity for modern supermarket formats.</p> <p>Discount Department Stores are a 'considered use' within District Centres, however subject to demonstration of need.</p>	Yes	No	No
2.2.22	CP1325	Centres – General	Supports the City Plan 2015 broad design scope opportunities associated with the minimal use of prescriptive design codes as it relates to Ashmore City Shopping Centre at 209 Currumburra Road, Ashmore.	No	Support is noted.	No	No	No

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2.2.23	CP1465	Centres – General	Objects to the categorising of shopping centres in the draft 2015 city plan. There should be more than three categories (regional, district and neighbourhood) to allow for the diversity of neighbourhood communities surrounding the shops. Southport Park/Ridgeway neighbourhood is a much loved stable suburb with very low residential turn-over and probably there are many like this on the Gold Coast surrounding this type of shopping centre. We would ask that you consider the unique residential experiences when determining the future of shopping centres and make more categories to govern their future size and impact on neighbourhoods.	No	The City Plan has a Neighbourhood centre zone as well as Centre zone. Within the Centre zone the hierarchy is defined as District, Major, Principal, and Central Business District, as well as designation for Specialist centres. The zone codes for these centres are also supported by a Strategic framework that addresses each zone code and designation as well as outlines strategic intent for many individual centres within the Centre zone. The hierarchy represented by the Neighbourhood centre zone and Centre zone has been assessed and is considered to provide appropriate planning designation and capacity to support the various role and function requirements of centres throughout the Gold Coast.	No	No	No
2.2.24	CP1577	Centres – General	Supports mixed use and specialist centres of Southport, Surfers Paradise, Broadbeach and surrounding suburbs settlement patterns being reformed.	No	Support is noted.	No	No	No
2.2.25	CP1796; CP1798; CP2606; CP1287; CP2121; CP2123	Centres – General	Requests the correction of Neighbourhood centre zone building height contradictions. The zone code provides acceptable solution for 11.5m (3 storeys). The table of assessment triggers impact assessment where building height is in excess of 14m (2 storeys).	No	The City Plan Neighbourhood Zone Code will be amended to correctly align with the Table of Assessment to read '14m (2 storeys)' within the acceptable solutions of the zone code.	Yes	No	No
2.2.26	CP1822	Centres – General	Concerned with the Centre code. The code is non-descript and leaves more questions to be asked than answered. It tends to describe the intent of the larger centres but not those at a district level and in particular those with a high level of amenity and character. Concerned regarding lack of criteria for assessment.	No	The Centre zone code is designed intentionally to provide a flexibility of design outcomes within the confines of stated outcomes. The Centre zone code must be read together with other relevant codes e.g. Commercial design code. The City Plan will be amended to include self assessable outcomes to ensure minor building work and change of use (where not involving building work) does not comprise the outcomes of the zone.	Yes	No	Yes
2.2.27	CP1822	Centres – General	Requests clarification regarding the Neighbourhood centre zone 2m front setback. Is it measured from external dining areas or the actual building face.	No	The definition of setback within the City Plan is as follows: 'For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.'	No	No	No
2.2.28	CP1822	Centres – General	Requests consideration for nominated centres, not adjoining proposed high frequency public transport routes, to be potentially zoned Neighbourhood Centres with respect to density and uses.	No	Centre designations have been made with consideration of a number of relevant issues in addition to public transport access (i.e. community needs). Appropriate provision is made for new neighbourhood centres to be created where 'need' can be demonstrated.	No	No	No
2.2.29	CP1822	Centres – General	Requests the City Plan provide encouragement and incentives to allow the evolution of other neighbourhoods into Centres. This would allow neighbourhood centres to evolve naturally through desire and market forces.	No	Appropriate provision is made for new neighbourhood centres to be created where 'need' can be demonstrated. Planning provisions within residential zones and the Strategic framework (Element – Neighbourhood centres) support the evolution of neighbourhood centres.	No	No	No
2.2.30	CP1825	Centres – General	Concerned with the ability of the City Plan to accommodate population growth in and around centres. Residential density needs to be incentivised in all centre types both through car parking relaxations, height relaxations and density increases. Three storeys for Neighbourhood centres.	No	The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria. The City Plan limits the assessment process to code assessment for development of increased densities in centre zones, medium and high density residential zones. Reduced parking rates are provided for development in the Centre zone and High density residential zone where in close proximity to light rail stations (Transport code - Transport hub map). In the Neighbourhood centre zone, there is opportunity for three storey development through impact assessment. These centres are often located adjacent to low density residential areas where greater assessment is necessary for impacts of increased building height.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					Opportunities for the City Plan to accommodate additional population growth will be considered as part of both the Urban Footprint Review project and the Housing Needs Planning Investigation, following the release of the draft <i>South East Queensland Regional Plan 2015 – 2041</i> expected in mid 2015.			
2.2.31	CP1890	Centres – General	Concerned the Centre zone impact assessment thresholds for Shop (4,000sqm and 6,000sqm) are not reflective of current requirements for major tenants. A supermarket is often greater than 4,000sqm and a discount department store is usually greater than 6,000sqm.	No	The City Plan will be amended as follows: <ul style="list-style-type: none"> Shop as a code assessable use within district centre increased from 4,000 m² to 4,500m². Shop as a code assessable use within major centres increased from 6,000 m² to 7,000m². Amendments made to support the opportunity for modern retail store formats. 	Yes	No	No
2.2.32	CP1890	Centres – General	Requests centres of equal standing have their varying characteristics and characters (e.g. District Centres) encouraged and enforced by the City Plan. Desired outcomes should be tailored to suit individual centres.	No	The Strategic framework outcomes of the City Plan will be continually reviewed through the life of the City Plan. Currently, character studies are being undertaken for both Burleigh Heads and Tugun district centres that may result in refined specific outcomes in the Strategic framework.	No	No	Yes
2.2.33	CP2260	Centres – General	Concerned the Centre zone code applies to many centres, differing in character. The application of one code has the potential to destroy the character of smaller scale urban centres.	No	Refer to response 2.2.32	No	No	Yes
2.2.34	CP2260	Centres – General	Concerned the Centre zone code has no assessment criteria.	No	Refer to response 2.2.26	No	No	No
2.2.35	CP2260	Centres – General	Requests encouragement of greater high quality community infrastructure in coastal principle and specialist centres.	No	The strategic framework appropriately directs the highest investment of community infrastructure in the CBD, Principal centres and Specialist centres on the coastal strip (e.g. Surfers Paradise, Gold Coast Cultural Precinct).	No	No	No
2.2.36	CP2260	Centres – General	Requests Oxenford area Centre zoning and increased density is only supported with improved transport and infrastructure in the area (Zone map 18).	No	It is accepted that the Oxenford district centre has already responded to surrounding catchment needs principally around the notion of private vehicle access. Increased density in mixed use centres, including Oxenford, will further assist future opportunities for improvements to public transport. Higher intensity housing in the Oxenford district centre will also enhance opportunities for a greater mix of uses in the centre to establish.	No	No	No
2.2.37	CP2260	Centres – General	Generally supports Centre Zoning in areas however, must be carefully managed with respect to height and scale to maintain character.	No	Refer to response 2.2.32	No	No	Yes
2.2.38	CP2260	Centres – General	Requests the Centre zone encourages a variety of lot sizes.	No	A variety of lot sizes is supported by the City Plan, with a minimum of 1000m ² . It is noted that any lot size less than this would be considered as Impact Assessable in accordance with any master planning framework or plan.	No	No	No
2.2.39	CP2260	Centres – General	Requests the encouragement of redefining shopping centres in brownfield, inner city sites to facilitate more traditional urban settings. Requests centres not adjoining proposed high frequency public transport be zoned Neighbourhood centre.	No	The Strategic framework policy setting for centres, including brownfield inner city sites, provides the opportunity for traditional urban settings. Centre designations have been made with consideration of a number of relevant issues in addition to public transport access (i.e. community needs).	No	No	No
2.2.40	CP2260	Centres – General	Requests the Neighbourhood centre zone encourages a variety of small lot sizes with a maximum gross floor area of 750m ² .	No	Refer to response 2.2.38	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.2.41	CP2345	Centres – General	Concerned the eastern side of Gold Coast Highway, Palm Beach medium density designation fails to recognise that these areas have historically formed part of the highway-based centre. This is evident when reviewing existing land uses in the area.	No	The 2003 Gold Coast Planning Scheme includes subject area on the eastern side of Gold Coast Highway in the Palm Beach Local Area Plan, Precinct 4 – Jefferson Lane. This precinct provides intent for commercial uses restricted in scale that are not directly associated with the shopping area west of the highway. A review of the broader Palm Beach district centre area will be conducted as part of a future strategic planning study, following completion of the Employment Lands Planning Study.	No	No	Yes
2.2.42	CP2345	Centres – General	Requests change to the Building height overlay map to allocate 39m building height for 1059-1063 Gold Coast Highway and 6-6A Palm Beach Ave, Palm Beach.	No	The City Plan provides building heights of 29m (7 storeys) for the subject properties. This height matches the policy setting of the 2003 Gold Coast Planning Scheme that specifies 2-7 storeys. A future coastal building height study will further consider building heights for Palm Beach.	No	No	Yes
2.2.43	CP2571	Centres – General	Supports the designation of a hierarchy or network of centres which recognises the different functions they perform successfully through specialisation, including the designation of Southport as the CBD.	No	Support has been noted.	No	No	No
2.2.44	CP2571	Centres – General	Supports the flexibility 'making modern centres' provides in allowing for the emergence of health and knowledge industries/clusters at Robina/Varsity Lakes with there being great potential for another cluster to emerge around the airport at Coolangatta.	No	Support has been noted.	No	No	No
2.2.45	CP2637	Centres – General	Support the recognition of the importance of growth occurring around centres of activity and Council's endeavours to maximise growth of centres.	No	Support has been noted.	No	No	No
2.2.46	CP2637	Centres – General	Recommend residential density needs to be incentivised in all centre types both through car parking relaxations, height relaxations and residential density increases – it should not be capped by a residential density limit.	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. Height and density provisions within the centre zone vary depending on the nature of the centre. In the Centre zone, density increases are not triggered to impact assessment. In the Neighbourhood centre zone, density increases will trigger impact assessment. These centres are often located adjacent to low density residential areas where greater assessment is necessary for impacts of increased building height.	No	No	No
2.2.47	CP2715	Centres – General	Requests a new specific outcome for Neighbourhood centres be added to Part 3.4.5.1 of the City Plan to clarify neighbourhood centres are not envisaged in locations already adequately serviced by higher-order centres to support the hierarchy of Principal and Major centres.	No	The identified centres network has been defined on the basis of community needs. Neighbourhood Centres play a necessary role servicing a different level of community need to Principal Centres and Major Centres. It is noted that additional Neighbourhood Centres may be considered on the basis of need which would take into consideration the performance outcomes of planned Principal Centres and Major Centres.	No	No	No
2.2.48	CP2715	Centres – General	Recommend the draft City Plan acknowledge in Part 3.2 that Shopping Centre design must accommodate large retailers and that not all parts of the Centre can provide external activation and have pedestrian travel paths that access the Centre. Superior design is where both the needs of an enclosed mall can be integrated in part with strong external connections where appropriate.	No	The City Plan Strategic framework section 3.2.2 will be amended to recognise retail and commercial activities (including large format retail) may include combinations of internal malls and external streetfronts as appropriate responses.	Yes	No	No

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2.2.49	CP2715	Centres – General	Requests the City Plan provides stronger controls to ensure the integrity of the hierarchy of centres is protected from 'Out of Centre' development. 'Out of Centre' development should only occur where the development cannot be delivered within the designated Centre Zones.	No	<p>Appropriate provision is made for new neighbourhood centres to be created where 'need' can be demonstrated. It is noted that consideration of need would take into account the performance outcomes of planned principal and major centres.</p> <p>While provision is made for 'out of centre' development within the City Plan, these are typically 'convenience' or small in scale to respond to the local catchment needs and does not replace the need for higher order retail centres.</p> <p>The Strategic framework at Section 3.4.1 an outcome (4) states: 'The viability of the centres network is maximised by preventing out-of-centre development and avoiding incompatible uses within centres'.</p> <p>Note that specialist centres are considered centres.</p>	No	No	No
2.2.50	CP2715	Centres – General	Requests the population and employment benchmarks for Principal centres be reviewed and revised. Concern the population benchmark is far too low for Principal centres and does not send clear policy signals about the minimum market these centres serve.	No	<p>The City Plan will be amended to increase indicative catchment size of a principal centre from 150,000 to 200,000+ people.</p> <p>This amendment is made to more accurately reflect the existing and potential scale of catchments served by designated Principal Centres.</p>	Yes	No	No
2.2.51	CP2715	Centres – General	Requests the specific outcome for Neighbourhood Centres 3.4.5.1(14) of the City Plan be amended to apply to new and established neighbourhood centres to ensure development of these centres does not undermine the hierarchy of Principal and Major Centres.	No	Refer to response 2.2.49	No	No	No
2.2.52	CP2715	Centres – General	Requests the strategic hierarchical network of centres within the City Plan 2015 be retained.	No	Support has been noted.	No	No	No
2.2.53	CP2146	Centres – General	Concerned the City Plan 2015 completely lacks any real vision and ignores basic centre planning principles.	No	<p>The Strategic intent (Part 3.2) describes the planning vision for the Gold Coast over the coming decades.</p> <p>The Strategic framework sets the policy direction for the City Plan and has planning policy horizon for 2031. The strategic framework is structured around six city shaping themes which set the policy direction for growth and development in the City to 2031.</p> <p>One of the six city shaping themes, that play an important role in shaping future growth, is 'Making modern centres'. The City Plan focuses on centres to support these places to mature into more vibrant and appealing urban places. Further, urban renewal and transformation will see the city emerge into a highly connected, compact city with a focus on vibrant centres, specialist precincts and connecting high frequency public transport corridors as a model for growth.</p>	No	No	No
2.2.54	CP1890	Centres – General	Concerned the Centre zone has some discrepancies regarding required setbacks.	No	<p>The Centre zone code does not include setback provisions. However, it does include overall outcomes which provide guidance on built form outcomes such as:</p> <p><i>"built form strengthens the urban 'street edge' with active uses, attractive materials and building variations that have little or no setback to the street"</i></p>	No	No	No
2.2.55	CP0768	Centres - General	Requests the 1500m ² Gross Floor Area (GFA) limitation for a shop in the Neighbourhood centre zone be increased to 2000m ² and a shop with a GFA up to 2000m ² be included as code assessable, to respond to floor space needs of retailers.	No	<p>The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.</p> <p>The reference to the 1500m² GFA threshold for shop land uses further emphasises the intent of the zone in providing for small scale convenience shopping.</p> <p>However, any increase to the GFA of 1500m² will be assessed on its merits against the Strategic framework.</p>	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.2.56	CP0467	Centres - General	Requests Table 5.5.4 Material Change of Use - Centre zone be amended to include development for a shop located in a District Centre and the Centre zone impact assessable where less than 4,000sqm in area. This type of development has the potential to undermine the primacy of the higher order Principal and Major Centres across the City.	No	The code assessable Shop use GFA threshold for a district centre (increased to 4,500sqm) has been defined to support the intended role and function of district centres, as outlined in the Strategic framework.	No	No	No
2.2.57	CP0772	Centres - General	Requests the gross floor area limitation in the Neighbourhood centre zone be increased from 1,500m ² to 2,000m ² .	No	No change is recommended in response to the request to increase code assessable shop size to 2,000sqm in the Neighbourhood centre zone. Shop uses are code assessable up to 1,500sqm to ensure that the scale of individual centres is limited to the specific needs of the local neighbourhood. Consequently, it is appropriate for larger shops to require impact assessment and be assessed against the Strategic framework.	No	No	No

Section 2.3: Centres – Supports zoning

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.3.1	CP0773	Centres – Supports zoning	Supports the designation of Centre zone over the ALDI site in Oxenford.	No	Support noted. No action to be taken.	No	No	No
2.3.2	CP1328	Centres – Supports zoning	Supports Coomera Town Centre being identified as a principal centre within the centres hierarchy.	No	Support noted. No action to be taken.	No	No	No
2.3.3	CP1451	Centres – Supports zoning	Supports Old Coach Road and Kristins Lane, Upper Coomera (Lewani Springs Resort Land) having District Centre and Mixed use zone (Fringe Business Precinct) designations.	No	Support noted. No action to be taken.	No	No	No
2.3.4	CP1516	Centres – Supports zoning	Supports the Nerang 'Major centre' designation within the Strategic framework.	No	Support noted. No action to be taken.	No	No	No
2.3.5	CP2260	Centres – Supports zoning	Supports the James Street Centre zoning (Zone map 33).	No	Support noted. No action to be taken.	No	No	No
2.3.6	CP2260	Centres – Supports zoning	Supports the Palm Beach Centre zoning (Zone map 33).	No	Support noted. No action to be taken.	No	No	No
2.3.7	CP2695	Centres – Supports zoning	Supports nominating Coolangatta as a Major Centre to enable cross border strategic planning.	No	Support noted. No action to be taken.	No	No	No
2.3.8	CP1260	Centres – Supports zoning	Supports the Neighbourhood centre zone inclusion of Lot 812 SP154434.	No	Support noted. No action to be taken.	No	No	No
2.3.9	CP0219	Centres – Supports zoning	Supports Robina, Coomera and Broadbeach as Principal centres.	No	Support noted. No action to be taken.	No	No	No

Section 2.4: Economy

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.4.1	CP0003	Economy	Requests the diversification of the City's economy to include technology, education, health, sports and environment, rather than relying on tourism-focussed development.	No	The City Plan states that the city needs to shift the economy to sectors that focus on productive and knowledge intensive activity, connectivity and economic density. The City's Economic Development Strategy 2023 has informed this purpose and has diversification of the economy as one of its core objectives/drivers.	No	No	No
2.4.2	CP0020	Economy	Requests Council provide an eco-tourism driven land development strategy in the City Plan.	No	The City of Gold Coast through its economic development program led the collaborative development of the Gold Coast Destination Tourism Management Plan 2014-2020. A strategic priority of this plan is Nature and Culture, with a focus on eco-tourism.	No	No	No
2.4.3	CP0164	Economy	Requests efforts be made to become a silicon valley of Australia.	No	Efforts are already being made through the City Plan and the City's Economic Development Strategy to be at the forefront of innovation and technology. This focus is a strategic theme of the City's Economic Development Strategy and supported by the City Plan.	No	No	No
2.4.4	CP0164	Economy	Supports diversification of economy, eg. University hospital and Griffith Health and Medical research centres, so that we are not reliant on tourism and construction.	No	The submission supports the diversification strategy of the City's Economic Development Strategy (EDS) which is supported in the City Plan. The GCUH and GU are directly identified within the strategic themes of the EDS, specifically through the delivery of the Gold Coast Health & Knowledge Precinct.	No	No	No
2.4.5	CP0348	Economy	Requests consideration be given to encouraging business growth, other than medical, away from the coastal strip.	No	The City's Economic Development Strategy (EDS), and supported by the City Plan, is currently doing this through a focus on business growth, expansion and attraction across the city, as identified in the EDS economic opportunities map i.e. Yatala Enterprise Area industrial precinct.	No	No	No
2.4.6	CP0823	Economy	Concerned there is no reference in Parts 3.2.3 and 3.5.1 of the Economic development strategy. Requests inclusion of a sentence stating: 'that the benchmarks set out in the Economic Development Strategy and the Corporate Plan 20/20 will be monitored for success against the City Plan 2015 and the amendments to the plan will reflect increases to density pursuant to the proven success of the deliverables as outlined in these documents'.	No	While there is no specific reference to the Economic Development Strategy (EDS) 2023 under Parts 3.2.3 and 3.5.1 of the City Plan, the content, direction and economic focus has been informed and strongly supports the City's economic objectives as set out in the EDS. An amendment to Council's webpage to incorporate reference to Economic Development Strategy 2023 will be undertaken.	No	No	No
2.4.7	CP1126	Economy	Concerned an audit of residents and businesses wasn't undertaken to get a true idea of the current economic situation and understanding of how more development would affect the viability of existing businesses.	No	The Economic Branch of Gold Coast City Council does undertake an annual business survey with the purpose to monitor and understand the issues and challenges with the economy.	No	No	No
2.4.8	CP1126	Economy	Concerned local tourists have been neglected in favour of national and international tourists.	No	Local tourists have not been neglected in favour of national and international visitors. The focus for developing the local tourism industry is to convert day visitors to overnight stays with the focus to lift expenditure irrespective of place of origin. This in turn is to drive more income for local businesses with the ultimate objective of creating more local jobs for local residents.	No	No	No
2.4.9	CP1126	Economy	Concerned the City Plan does not understand the needs of the community and focuses on unfettered development to achieve prosperity. Concerned encouraging jobs in development is short sighted and a continuation of the boom and bust cycle.	No	Within the Strategic framework of the City Plan under Part 3.2.3 Globally Competitive Economy, it clearly signals the economic focus of the City Plan to aid in diversifying the city's economy and reduce the focus on a narrow set of industries. The City's Economic Development Strategy 2023 has informed this purpose and includes diversification of the economy as one of its core objectives/drivers.	No	No	No
2.4.10	CP1126	Economy	Concerned the City Plan focusses on short term development and jobs, has been written to appease the development, planning and construction industries, and will result in a bust cycle with high unemployment.	No	Part 3.2.3 of the City Plan establishes a framework to reduce the city's economic impacts from boom and bust cycles. This framework of the City Plan aligns with the City's Economic Development Strategy 2023 which has a specific aim in reducing the city's over-reliance on a few key sectors which in turn leaves it susceptible to the economic boom and bust cycles.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.4.11	CP1126	Economy	Concerned the 'exceptional economic opportunities' of the Gold Coast are not described or explained in Part 3.2.1 ("World Class City") of the City Plan.	No	The Economic Development Strategy identifies the City's economic opportunities which have filtered into the City Plan. Whilst there is no specific reference to the Economic Development Strategy (EDS) 2023 under Part 3.2.1 of the City Plan, Council's webpage will be updated to indicate the Economic Development Strategy 2023 performs this role.	Yes	No	No
2.4.12	CP1126	Economy	Requests a detailed explanation of where the Mayor's 30,000 full time jobs and a further 320, 000 residents will be employed by the implementation of the City Plan.	No	The planning assumption in the City Plan is the need to accommodate an additional 320,000 residents and generate 150,000 new jobs over the next 20 years. The City Plan is supporting this growth through the provision of the objectives and economic path as set out in the City's Economic Development Strategy. Specifically employment is to be focused across the City's Centre hierarchy with a focus on Southport as the Gold Coast's CBD.	No	No	No
2.4.13	CP1325	Economy	Supports the City Plan 2015's strong focus on economic development and creating modern centres as expressed by the Strategic framework as it relates to the Ashmore City Shopping Centre at 209 Currumburra Road, Ashmore (Lot 193 on CP860763).	No	This submission supports the City Plan's strong focus on economic development and centres strategy.	No	No	No
2.4.14	CP1416	Economy	Concerned the plan is too one sided in highlighting the positive economic benefits and downplaying the negative social and environmental impacts.	No	Part 3.1.1 Introduction - states within the introduction of the Strategic framework of the City Plan that it will help to protect and enhance the Gold Coast's outstanding lifestyle by ensuring appropriate and sustainable development occurs.	No	No	No
2.4.15	CP1822	Economy	Requests strategic framework section 3.5.4 Tourist Economy be reviewed to redirect the tourist focus to target a broad range of demographics. There is a perception the Gold Coast is a cheap destination. This is highlighted by the proliferation of discount holiday packages and budget airline offers. There is more to the Gold Coast than Surfers Paradise. Suggest utilising surf and leisure brands as marketing collateral.	No	The City of Gold Coast released the Gold Coast Destination Tourism Management Plan 2014-2020 in 2014. This plan is to guide future development and delivery of tourism on the Gold Coast to 2020. Focus on retention of the city's status as a world class tourism destination adapting to visitor market trends through a variety of offerings and experiences.	No	No	No
2.4.16	CP2260	Economy	Requests the encouragement of various forms of bio-mass and passive energy production as an opportunity to diversify the economy.	No	Within the Strategic framework of the City Plan under Part 3.2.3 Globally Competitive Economy, it clearly signals the economic focus of the City Plan is to aid in diversifying the city's economy. The Economic Development program is consistently reviewing opportunities for the expansion or development of new industry sectors in the city.	No	No	No
2.4.17	CP1580; CP1581	Economy	Supports corridor along Brisbane Road, Labrador being recognised as a location for major employment and investment.	No	Support noted.	No	No	No

Section 2.5: Requests to be included in a Centres zone

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.5.1	CP0062	Requests to be included in a Centres zone	Requests land from 144 Marine Parade, Coolangatta (Lot 1 SP235706) through to Clarke Street be included as an extension to the Centre zone, including increased building height to 54m.	No	<p>The existing Centre zoned area is considered sufficient to perform the role and function of the Coolangatta Major Centre.</p> <p>A rezoning has the potential to result in less consolidation of core centre uses and activities which may create adverse impacts.</p> <p>Further, Council is unable to introduce new centre zoned land, as the State Government has advised that the introduction of new centres may result in the City Plan being considered 'significantly different' which would require the City Plan to be renotified for equity and transparency purposes.</p> <p>A change to increase building height is not recommended at this time as it would be a significant change and is not warranted without a change to zoning.</p> <p>Note that a future coastal building height study will further consider building heights for Coolangatta.</p>	No	No	No
2.5.2	CP0126	Requests to be included in a Centres zone	Requests the Centre zone be extended to cover the properties along Marine Parade, between Clarke Street and Hill Street, Coolangatta, as these sites contain the last remaining development sites in the area and it has commercial uses on three sites.	No	<p>The existing Centre zoned area is considered sufficient to perform the role and function of the Coolangatta Major Centre.</p> <p>A rezoning has the potential to result in less consolidation of core centre uses and activities which may create adverse impacts.</p> <p>Further, Council is unable to introduce new centre zoned land, as the State Government has advised that the introduction of new centres may result in the City Plan being considered 'significantly different' which would require the City Plan to be renotified for equity and transparency purposes.</p>	No	No	No
2.5.3	CP0229	Requests to be included in a Centres zone	Requests 78 and 80 Hillview Parade, Ashmore be included in the Centre zone and increased building height to integrate with neighbouring shopping centre.	No	<p>The existing Medium density residential zone does not restrict the operation of existing lawfully established operating land uses on site.</p> <p>There is sufficient capacity within the existing Centre zone in relation to the intended role and function of the District Centre. Consequently no change to the zone is recommended.</p> <p>Further, Council is unable to introduce new centre zoned land, as the State Government has advised that the introduction of new centres may result in the City Plan being considered 'significantly different' which would require the City Plan to be renotified for equity and transparency purposes.</p> <p>A change to increase building height is not recommended at this time as it would be a significant change and is not warranted without a change to zoning.</p>	No	No	No
2.5.4	CP0770	Requests to be included in a Centres zone	Requests that 3 Robert Street, Mudgeeraba (50 SP219692) be removed from the Mixed Use Zone and included in the Neighbourhood Centre Zone.	No	<p>The current Mixed use zone does not restrict the operation of the existing land use on site.</p> <p>The existing Aldi supermarket in Robert Street, Mudgeeraba does not support the role and function of a Neighbourhood Centre on its own.</p>	No	No	No
2.5.5	CP0771	Requests to be included in a Centres zone	Requests that 2023 Gold Coast Highway, Miami (2 RP910819) be removed from the Mixed Use Zone and included in the Neighbourhood Centre Zone.	No	<p>The rezoning of Local Business Domain land along the western side of the Gold Coast Highway to Neighbourhood centre zone provides an appropriate consolidation of the existing and potential local centre land uses and activities.</p> <p>The Mixed use zone along the eastern side of the Gold Coast Highway provides an appropriate opportunity for a range of commercial uses, also allowing appropriate heights, to achieve a range of land uses that will benefit from the locational attributes including exposure along the Gold Coast Highway.</p> <p>The City Plan does not take away development rights established by a development approval.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.5.6	CP0828; CP0209	Requests to be included in a Centres zone	Requests the Coomera Village Commercial Precinct be designated as a District Centre to accurately reflect its role in the centres hierarchy and allow for future growth.	No	<p>The centre serves a local catchment of approximately 1,927 people and 2,416 workers based on 2011 ABS Census data. This scale of catchment is consistent with a neighbourhood centre.</p> <p>The local catchment is constrained due to access which is provided from Exit 54 and Exit 57. Existing and planned higher order centres, namely the Coomera principal centre and Oxenford district centre are located in proximity to each of these respective Exits.</p> <p>The intended catchment for district centres is 20,000 to 40,000 people which is inconsistent with the catchment relevant to this centre.</p> <p>The current Coomera village commercial precinct is consistent with the role and function of a neighbourhood centre. The Neighbourhood centre zone provides an appropriate designation and response to local community needs.</p>	No	No	No
2.5.7	CP0838	Requests to be included in a Centres zone	Requests 7 Eggersdorf Road, Ormeau (Lot 11 SP257391) be included in the Centre zone for consistency with surrounding land to the east along Eggersdorf Road and has a building height of 33 metres.	No	<p>The existing zoned land area comprising the Ormeau district centre comprises 8.2ha. This land area is sufficient to support district scaled centre uses and activities based on land area review of existing district centres throughout the city.</p> <p>The allocations of other adjacent lands for mixed use and innovation uses are complimentary to the zoned centre area.</p> <p>Any rezoning of this adjacent land would require evidence of need or a consolidated approach to centres planning. Monitoring of these conditions is supported.</p> <p>A change to building height to 33m is not recommended without a change to the zoning.</p>	No	No	No
2.5.8	CP0857	Requests to be included in a Centres zone	Requests Foxwell Road and Oakey Creek Road, Coomera (Lot 10 SP252485) be wholly included within the Neighbourhood Centre Zone.	No	<p>The City Plan will be amended to reduce the extent of Open space zone along the eastern boundary of Lot 10 SP252485 to align with the open space zone on the adjacent property (Lot 20 SP252485). The balance part of the site is to be Neighbourhood centre zone.</p> <p>The Open Space Zone provides a comparable intent to the Coomera Local Area Plan Rural Living/Open Space precinct.</p>	Yes	No	No
2.5.9	CP1031	Requests to be included in a Centres zone	Requests Lot 26 on SP191934 located on the corner of Reserve Road and Brygon Creek Drive, Upper Coomera is included in the Neighbourhood centre zone for the convenience and lifestyle needs of existing residents and to support future population growth in the local area.	No	The existing area of Neighbourhood centre zone on Reserve Road, Upper Coomera is considered appropriate to support the immediate neighbourhood catchment.	No	No	No
2.5.10	CP1158	Requests to be included in a Centres zone	Concerned 9 Station Road, Currumbin Waters zoning designation of Low density residential zone does not appropriately reflect the existing commercial and retail uses at the site, which comprises a standalone commercial premises and three retail uses on the site. Requests subject property be included in the Neighbourhood centre zone.	No	<p>The existing land use zone does not restrict the operation of existing lawfully established land uses on site.</p> <p>It is noted that there are existing commercial uses on site and that it is reasonable that the site retains a commercial character.</p> <p>However, the extent of commercial land uses over the site at this time is not representative of a neighbourhood centre. Should circumstances change in the future, Council may review the zone over the land.</p>	No	No	No
2.5.11	CP1230	Requests to be included in a Centres zone	Requests the revision of zone mapping to include Lot 200 SP106768, Lot 239 WD6317, Lot 503 WD6249 and Lot 286 WD6317 on Seaworld Drive, Main Beach in the Centre zone (Zone Map 23 - Southport).	No	<p>A review of Medium density and Marine Industry zoned land adjacent to the Spit district centre will be deferred to a future strategic planning study, following completion of the Employment Lands Study.</p> <p>The zones for this land should be considered together with a future review of the Spit district centre designation, to consider suitability for designation as a specialist centre that acknowledges the tourist and entertainment role and function of the broad precinct.</p>	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.5.12	CP1518	Requests to be included in a Centres zone	Requests 323, 351 and 301 Cabbage Tree Point Road, Steiglitz be rezoned from Waterfront and Marine industry to Neighbourhood centre zone to cater for the needs of the Cabbage Tree Point community to meet local convenience needs.	No	The zoning of the 323, 351 and 301 Cabbage Tree Point Road, Steiglitz land is recommended to be further considered as part of a future strategic planning study following completion of the Employment Lands Planning Study, as part of a future amendment.	No	No	Yes
2.5.13	CP1561	Requests to be included in a Centres zone	Requests 560 Olsen Avenue, Molendinar be rezoned from Low impact industry zone to Neighbourhood centre zone, with an increase in maximum GFA limit for shops to 2000m ² . The Aldi store is more aligned with a Neighbourhood centre than the Low impact industry zone, providing a small mix of land uses to service residential neighbourhoods. The current 1500m ² GFA limit for shops within the Neighbourhood centre zone conflicts with Aldi which requires a GFA slightly higher.	No	The requested change can be given effect to by the current development approval. Accordingly, it is not necessary for the City Plan to reflect this development approval. Changes to applicable City Plan mapping that would provide new development potential would have the effect of negating conditions of the development approval, which form a key component of the development of the site. Where a site is covered by an existing development approval which has commenced, lawful approvals cannot be further regulated by the City Plan. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed. The rezoning of this Low impact industry zoned land will be further considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study. No change is recommended in response to the request to increase code assessable shop size to 2,000sqm in the Neighbourhood centre zone, Shop uses are code assessable up to 1,500sqm to ensure that the scale of individual centres is limited to the specific needs of the local neighbourhood. Larger shops require assessment against the Strategic framework.	No	No	Yes
2.5.14	CP1571	Requests to be included in a Centres zone	Requests 788 Pacific Parade, Currumbin have an increased building height of 20 metres within the Neighbourhood centre zone to match precedents already established within the area and provide a built form that better reflects the function of the locality as a recognisable centre.	No	A change to increase building height to 20m along Pacific Parade for the Neighbourhood centre zone would increase height above what is envisaged for adjacent properties and is not supported. The Strategic framework provides a clear intent for building height in neighbourhood centres to complement the function and desired future appearance of its surrounding neighbourhood. Note that a future coastal building height study may further consider building heights for Currumbin.	No	No	No
2.5.15	CP1858	Requests to be included in a Centres zone	Requests 159 Reserve Road, Upper Coomera (Lot 1 SP151391) be included in the Centre zone with an increased density to RD6 and building height to 27m based on the site servicing a large and growing population catchment, will allow residential densities to integrate with business activities on the site, will make efficient use of infrastructure, will provide housing choice in the area and help meet infill residential development targets.	No	The existing area of Neighbourhood Centre Zone is considered appropriate to support the immediate neighbourhood catchment. No change to building height is recommended without a change to zone. The Strategic framework provides a clear intent for building height in neighbourhood centres to complement the function and desired future appearance of its surrounding neighbourhood.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.5.16	CP2014; CP2015; CP2016; CP2017; CP2018; CP2019; CP2020; CP2021; CP2022; CP2023; CP2024; CP2025; CP2026; CP2040; CP2043; CP2046; CP2047; CP2048; CP2051; CP2052; CP2053; CP2054; CP2055; CP2058; CP2080; CP2081; CP2084; CP2086; CP2087; CP2088; CP2089; CP2094; CP2096; CP2097; CP2098; CP2099; CP2100; CP2101; CP2102; CP2104; CP2107; CP2111; CP2112; CP2188; CP2293; CP2294; CP2296; CP2299; CP2301; CP2329; CP2331; CP2332; CP2333; CP2334; CP2448; CP2449; CP2461; CP2464; CP2467; CP2469; CP2470; CP2472; CP2474; CP2495; CP2500; CP2502; CP2509; CP2510; CP2512; CP2513; CP2519; CP2521; CP2524; CP2529; CP2530; CP2531; CP2532; CP2533; CP2536; CP2541; CP2542; CP2546; CP2552; CP2558; CP2559; CP2561; CP2563; CP2564; CP2591; CP2592; CP2593; CP2712	Requests to be included in a Centres zone	Concerned the existing scale of the Peachey Road Centre is inconsistent with the intended scale of the Neighbourhood centre zone and the outcomes of the Strategic framework. Requests lots included in the Peachey Road Centre be excluded from the Neighbourhood centre zone and Rural residential zone and included in the Centre zone to reflect current approvals.	No	<p>The scale of retail uses within the centre is acknowledged as being large within the context of a neighbourhood centre. However, this scale has been established on the basis of need. The overall role and function is consistent with a neighbourhood centre designation.</p> <p>A rezoning from Neighbourhood Centre to Centre would result in the Peachey Road centre being redesignated as a District Centre. This hierarchy of centre is not envisaged for the location in question which is within a rural residential area.</p> <p>A rezoning also risks disruption and impact of the local centres network which includes a planned District Centre along Eggersdorf Road, Ormeau which is located approximately 1km to the east. No action to be taken.</p>	No	No	No
2.5.17	CP2345	Requests to be included in a Centres zone	Requests 1059-1063 Gold Coast Highway and 6-6A Palm Beach Ave, Palm Beach is amended to maintain the centre area as prescribed in the 2003 Planning Scheme.	No	<p>The 2003 Gold Coast Planning Scheme includes the subject properties in the Palm Beach Local Area Plan, Precinct 4 – Jefferson Lane. This precinct provides intent for commercial uses restricted in scale that are not directly associated with the shopping area west of the highway.</p> <p>A review of the broader Palm Beach district centre area will be conducted as part of a future strategic planning study, following completion of the Employment Lands Planning Study.</p>	No	No	Yes
2.5.18	CP2556	Requests to be included in a Centres zone	Concerned the existing scale of the Peachey Road Centre is inconsistent with the intended scale of the Neighbourhood centre zone and the outcomes of the Strategic framework. Request lots included in the Peachey Road Centre be excluded from the Neighbourhood centre zone and Rural residential zone and included in the Centre zone to reflect current approvals.	No	Refer to response 2.5.16	No	No	Yes
2.5.19	CP2715	Requests to be included in a Centres zone	Requests Lot 6 on SP182836 and Lot 7 on SP182836 be included within the Centre Zone at Helensvale.	No	The proposed change from Mixed use zone to Centre zone will be considered as part of a future strategic planning study, following completion of the Employment Lands Planning Study. This will include further assessment of centre specific conditions relevant to floor space thresholds.	No	No	Yes
2.5.20	CP2084	Requests to be included in a Centres zone	Concerned the existing scale of the Peachey Road Centre is inconsistent with the intended scale of the Neighbourhood centre zone and the outcomes of the Strategic framework. Requests lots included in the Peachey Road Centre be excluded from the Neighbourhood centre zone and Rural residential zone and included in the Centre zone to reflect current approvals.	No	Refer to response 2.5.16	No	No	No

Section 2.6: Southport and Robina

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.6.1	CP0074	Southport and Robina	Concerned little or no research has been undertaken into producing the current recommendation of Southport as CBD. Council has spent many years working to avoid the impact of creating a single central CBD on the basis of having a lineal city not a radial city.	No	<p>The designation of CBD status for Southport is not only a reflection of the current status of the scale and mix of uses, but is a statement of Council's strategic planning intent to acknowledge a single prima status centre within the City.</p> <p>As the City grows to a population in excess of 800,000 people a single CBD becomes necessary to support community needs, commercial needs, and city status. Designation of Southport as the CBD confirms the need for a single highest order centre based on forecast growth for the city, the critical mass this will create, and the need for public investment in single significant infrastructure and service projects that are relevant citywide. Public sector support and investment in the centre includes the Gold Coast Light Rail, the Gold Coast Health and Knowledge Precinct (GCHKP), the Commonwealth Games Athletes Village, the Broadwater Parklands, and the designation of Priority Development Areas in Southport and the Parklands precinct.</p> <p>Southport provides the fundamental centre characteristics to support the establishment of a single well defined CBD within the city. These fundamentals include economic diversity, density in built form, capacity for growth, strong public support, natural amenity, proximity to strong community catchment, and other conditions.</p> <p>The creation of a single CBD that supports a broad role and function is necessary for the city to compete on a global scale and is a sign that the Gold Coast is maturing as a world-class city.</p>	No	No	No
2.6.2	CP0164; CP0207	Southport and Robina	Supports the designation of Southport as CBD to develop into a major city.	No	Support noted.	No	No	No
2.6.3	CP0200	Southport and Robina	Supports the changes to Southport.	No	Support noted.	No	No	No
2.6.4	CP0208	Southport and Robina	Statement: Southport – CBD.	No	Statement noted.	No	No	No
2.6.5	CP0219; CP0379; CP0391; CP1375; CP2146	Southport and Robina	Supports Southport as the CBD of the City.	No	Support noted.	No	No	No
2.6.6	CP0232	Southport and Robina	Supports the Southport CBD development.	No	Support noted.	No	No	No
2.6.7	CP0278	Southport and Robina	Concerned establishing Southport as the CBD will not 'protect existing business and economic areas' as identified in Strategic Intent 3.2.3, when it 'downgrades' Robina.	No	<p>The strategic intent outlined for principal centres in the City Plan supports an enhanced role and function including a greater scale and mix of uses in comparison to the past key regional centres.</p> <p>The role and function of Robina as a principal centre has not changed given the enhanced planning provisions provided in the new City Plan compared to previous planning provisions contained in the 2003 Planning Scheme.</p> <p>The provisions of the City Plan do not diminish either the past or the future opportunities that pertain to the Robina centre.</p> <p>Robina is subject to the <i>Local Government (Robina Central Planning Agreement) Act 1992</i>; and is not regulated by the new City Plan.</p> <p>However, to recognise the significant regional role and function of Robina (and other principal centres) and its current designation of Principal Regional Activity Centre in the <i>South East Queensland Regional Plan 2009-2031</i>, the principal centre designation has been changed to Principal Regional Activity Centre.</p>	Yes	Yes	No
2.6.8	CP0348	Southport and Robina	Requests consideration is given for 2 main CBD areas to aid in the relieving of traffic congestion.	No	Refer to response 2.6.1	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.6.9	CP0847	Southport and Robina	Objects to Southport being the CBD. It puts the future development of other key centres, such as Robina, at risk.	No	Refer to response 2.6.7	Yes	No	No
2.6.10	CP2146	Southport and Robina	Concerned there is a lack of vision to create a true CBD at Southport.	No	<p>The CBD at Southport is a declared Priority Development Area (PDA). The Southport PDA seeks to achieve the main purpose of the <i>Economic Development Act 2012</i> and facilitate economic development and development for community purposes.</p> <p>Section 3.1 of The Southport PDA sets the following vision for the Southport CBD:</p> <p>'Southport will be revitalised as the Gold Coast's CBD: a world-class centre for commerce, entrepreneurship, employment, tourism and diverse work and lifestyle opportunities.</p> <p>The Gold Coast CBD will:</p> <ul style="list-style-type: none"> • be the definitive centre for commerce on the Gold Coast, attracting national and international investment through a streamlined and facilitated approach to development; • engage residents and visitors through high quality urban design; • connect to local and regional centres as a multi-modal public transport hub; • celebrate Southport's unique natural setting and connection to the Broadwater by continuing to provide attractive and functional public spaces; • maximise infrastructure investment including Gold Coast Chinatown, light rail, the Aquatic Centre for the Gold Coast 2018 Commonwealth Games™ and the Southport Broadwater Parklands.' 	No	No	No
2.6.11	CP0074	Southport and Robina	Concerned giving the title of CBD to Southport should not mean Robina be given the lesser status of principal centre in the plan.	No	<p>The creation of a single CBD that supports a broad role and function is necessary for the city to compete on a global scale and is a sign that the Gold Coast is maturing as a world-class city.</p> <p>The designation of Southport as the CBD identifies the need for a single highest order centre. This is based on forecast growth for the city, the critical mass this will create, and the need for public investment in single significant infrastructure and service projects (i.e. University Hospital, light rail) that are relevant citywide.</p> <p>The Southport CBD will not replace the role or function that centres such as Robina serve in relation to the respective catchments.</p> <p>The role and function of the Robina has not changed given the enhanced planning provisions provided under the City Plan compared to previous planning provisions contained in the 2003 Planning Scheme.</p> <p>Robina's designation appropriately recognises the significant regional role and function of the centre and places no restriction over the centres capacity to expand.</p>	No	No	No
2.6.12	CP0074	Southport and Robina	Concerned the 'Principal Centre' designation of Robina is a downgrading of Robina's current status as a Key Regional Centre.	Yes	<p>The strategic intent outlined for principal centres in the City Plan supports an enhanced role and function including a greater scale and mix of uses in comparison to the past key regional centres.</p> <p>The role and function of Robina as a principal centre has not changed given the enhanced planning provisions provided under the City Plan compared to planning provisions contained in the 2003 Planning Scheme.</p> <p>The provisions of the City Plan do not diminish either the past or the future opportunities that pertain to the Robina centre.</p> <p>Robina is subject to the Local Government (<i>Robina Central Planning Agreement</i>) Act 1992; therefore is not regulated through the City Plan.</p> <p>To recognise the significant regional role and function of Robina (and other principal centres) in the City Plan and Robina's current designation of Principal Regional Activity Centre in the South East Queensland Regional Plan 2009-2031, the designation for all principal centres will be changed to <i>Principal Regional Activity Centre</i>.</p>	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.6.13	CP0074	Southport and Robina	Concerned the downgrading of Robina's status may result in a delay or loss of future investment in the Robina/Varsity Lakes area.	Yes	Refer to response 2.6.12	Yes	No	No
2.6.14	CP0278	Southport and Robina	Requests Robina be categorised the same as Southport as 3.4.2.1 (3) of the Strategic framework which identifies 'Principal centres' applies to both Robina and Southport.	Yes	The designation of CBD status for Southport is not only a reflection of the current status of the scale and mix of uses, but is a statement of Council's strategic planning intent to acknowledge a single prima status centre within the City. The creation of a single CBD that supports a broad role and function is necessary for the city to compete on a global scale and is a sign that the Gold Coast is maturing as a world-class city.	No	No	No
2.6.15	CP0278	Southport and Robina	Requests Robina to be classified the same as Southport (CBD category unnecessary) in the centres hierarchy to remove conflict between City Plan 2015 and the South East Queensland Regional Plan 2009-2031, in which both are classified as Principal Regional Activity Centres.	Yes	The perceived conflict is not considered relevant given the current status of the South East Queensland Regional Plan 2009-2031 (SEQRP). The SEQRP was prepared several years ago and does not reflect recent changes in planning decisions and outcomes, including the State government declaration of a Priority Development Area at Southport, clearly designating Southport as the city's CBD. It is noted the SEQRP is currently under review with a new plan to be completed in 2015. Once adopted, the City Plan will inform this review. The designation of CBD status for Southport is not only a reflection of the current status of the scale and mix of uses, but is a statement of Council's strategic planning intent to acknowledge a single prima status centre within the City. Significantly noting this designation and related provisions in no way restricts the intended on-going growth for Robina.	No	No	No
2.6.16	CP0467	Southport and Robina	Concerned the City Plan centres hierarchy does not recognise the significant private and public sector investment in Robina over the last 20 years. Robina has been designated as the highest order centre on the Gold Coast in planning schemes for the past 20 years.	Yes	The creation of a single CBD that supports a broad role and function is necessary for the city to compete on a global scale and is a sign that the Gold Coast is maturing as a world-class city. The Southport CBD will not replace the role or function that centres such as Robina serve in relation to their respective catchments. The role and function of the Robina has not changed given the enhanced planning provisions provided under the City Plan compared to previous planning provisions contained in the 2003 Planning Scheme. Robina's designation appropriately recognises the significant regional role and function of the centre and places no restriction over this centres capacity to expand.	No	No	No
2.6.17	CP0467	Southport and Robina	Concerned the downgrading of Robina is inconsistent with the SEQ Regional Plan that adopts both Robina and Southport as Key Regional/Metropolitan Centres. Council has provided insufficient justification for it's policy to downgrade Robina.	Yes	Refer to response 2.6.12	Yes	No	No
2.6.18	CP0467	Southport and Robina	Requests amendments to the Strategic framework 3.4.1(2), 3.4.1(5), 3.4.2.1(1)(2) and (5) and consequential amendments to reflect a centres hierarchy with Southport CBD and Robina at the same level.	Yes	Refer to response 2.6.14	No	No	No
2.6.19	CP0467	Southport and Robina	Requests Council's objective to revitalise Southport is achieved without adversely affecting the continued growth and function of Robina and the rest of the Gold Coast.	No	Refer to response 2.6.12	Yes	No	No
2.6.20	CP0467	Southport and Robina	Requests the catchment population of the Robina activity centre is intended to service is 200,000 to 250,000 people. The SGS review identified the catchment population of Robina in 2006 was 202,245. The primary trade area catchment for Robina exceeds 300,000.	No	The City Plan will be amended to reflect that Principal Regional Activity Centres such as Robina are intended to support catchments in excess of 200,000+ people and provide for employment targets of ideally over 15,000. (Note that in response to a separate submission point, the designation for all principal centres will be changed to <i>Principal Regional Activity Centre</i> .)	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.6.21	CP0467	Southport and Robina	Requests the Robina activity centre is one of two highest order centres in the City Plan centres hierarchy. Requests the Centre zone code and Special purpose zone codes are amended accordingly.	Yes	Refer to response 2.6.14	No	No	No
2.6.22	CP0467	Southport and Robina	Requests the Robina activity centre serves as the highest order centre outside of the Brisbane CBD. This is clear by the scale and diversity of the assembled land uses in the area.	Yes	Refer to response 2.6.14	No	No	No
2.6.23	CP0537	Southport and Robina	Concerned with Robina being grouped with Coomera and Broadbeach as a Principal Centre. Robina has the potential to be a Major Centre in the future that will provide strong economic growth and alleviate pressures elsewhere based on its unique characteristics.	Yes	This concern is unsubstantiated, particularly given the significant scale and mix of uses that currently exist at Broadbeach, and are intended to be established at Coomera as part of its future role in the Northern Corridor. This is not dissimilar to the current role undertaken by Robina in the Southern Corridor.	No	No	No
2.6.24	CP0847	Southport and Robina	Concerned with the downgrading of Robina's existing 'Key Regional Centre' status to a 'Principal Centre' under the City Plan 2015.	Yes	Refer to response 2.6.12	Yes	Yes	No
2.6.25	CP1102	Southport and Robina	Concerned the downgrading of Robina will result in eroded confidence of the centre's future and calls into question Council and Government's commitment to supporting and investing in the centre in the medium to long term.	Yes	Refer to response 2.6.12	No	No	No
2.6.26	CP1102	Southport and Robina	Objects to downgrading Robina from a Key Regional Centre to a Principal Centre, as the decision for this business to locate in Robina was made on that designation. Requests that Robina be returned to the highest order centre designation.	Yes	Refer to response 2.6.12	No	No	No
2.6.27	CP1170	Southport and Robina	Recommends Robina be identified as a Key Business District in the City Plan centres hierarchy rather than a Principal Centre to infer that Robina is a focus of business activity.	Yes	Refer to response 2.6.12	No	No	No
2.6.28	CP0278	Southport and Robina	Concerned the statement contained in '3.4 Making Modern Centres, 3.4.1 Strategic Outcomes' of the Strategic framework is incorrect as Government services are spread out across the city. Office based employment is also spread across the city. Gold Coast does not have a CBD because it developed in a short time frame.	No	<p>The Strategic framework identifies the 'future' development intent for the planning scheme area.</p> <p>The designation of CBD status for Southport is not only a reflection of the current status of the scale and mix of uses, but is a statement of Council's strategic planning intent to acknowledge a single prima status centre within the City.</p> <p>As the City grows to a population in excess of 800,000 people a single CBD becomes necessary to support community needs, commercial needs, and city status. Designation of Southport as the CBD confirms the need for a single highest order centre based on forecast growth for the city, the critical mass this will create, and the need for public investment in single significant infrastructure and service projects that are relevant citywide. Public sector support and investment in the centre includes the Gold Coast Light Rail, the Gold Coast Health and Knowledge Precinct (GCHKP), the Commonwealth Games Athletes Village, the Broadwater Parklands, and the designation of Priority Development Areas in Southport and the Parklands precinct.</p> <p>Southport provides the fundamental centre characteristics to support the establishment of a single well defined CBD within the city. These fundamentals include economic diversity, density in built form, capacity for growth, strong public support, natural amenity, proximity to strong community catchment, and other conditions.</p> <p>The creation of a single CBD that supports a broad role and function is necessary for the city to compete on a global scale and is a sign that the Gold Coast is maturing as a world-class city.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
2.6.29	CP1170	Southport and Robina	<p>Recommends a series of consequential amendments to acknowledge Robina as a Key Business District with a catchment population of Robina as 200,000-250,000 to accommodate between 30,000-60,000 jobs. Specific wording is recommended and relates to the following parts of the City Plan:</p> <ul style="list-style-type: none"> Section 3.4.2.1; Section 3.4.1 (2); Section 3.2.3; Strategic framework maps 2,5 and 6; Centre Zone Code Section 6.2.4.2(i) to remove reference to Southport and Section 6.2.4.2(3)(iii) to correctly identify Robina as a Key Business District. 	No	<p>The City Plan will be amended to reflect that Principal Regional Activity Centres such as Robina are intended to support catchments in excess of 200,000+ people and provide for employment targets of ideally over 15,000.</p> <p>(Note that in response to a separate submission point, the designation for all principal centres will be changed to <i>Principal Regional Activity Centre</i>.)</p>	Yes	Yes	No

Part 3: Environment and natural hazards

Section 3.1: Acid sulfate soils

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.1.1	CP0581	Acid sulfate soils	Acid Sulphate Soils overlay maps, Map 4 seems distorted. Is Saltwater creek that close to Coomera River?	No	No action to be taken. The acid sulfate soils overlay map has been created using existing property boundary mapping as created by the State Government. This is the surveyed extent of Saltwater Creek.	No	No	No
3.1.2	CP0581	Acid sulfate soils	Concerned with disturbing acid sulphate soils around Kopps Road, Michigan Drive, Entertainment Road in Oxenford. New development could potentially impact on the local areas.	No	No action to be taken. The Acid Sulfate soils (ASS) overlay map will trigger the assessment of future development against the 8.2.1: Acid sulfate soils overlay code. This code requires management of any ASS onsite in accordance with recognised standards. Where located within the Major Tourism Zone, tourist and entertainment activities must be undertaken in accordance with an approved acid sulfate soils management plan. The management plan must identify and manage acid sulfate soils to ensure the release of acid and associated metal contaminants into the environment does not occur.	No	No	No

Section 3.2: Bushfire

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.2.1	CP0019	Bushfire	Concerned the Bushfire hazard overlay code is regulating building requirements which are not permitted in the planning scheme.	Yes	Noted. Conflicts with the <i>Building Act 1975</i> have been resolved through State interest checks. SO2 has been rewritten. SO3 (SO5) is addressed under 'Water supply requirements' as per State interest requirements.	Yes	No	No
3.2.2	CP0019	Bushfire	Requests maintaining the existing bushfire consideration of 'Low' from current State Planning Policy as opposed to 'not in a Bushfire Area'.	No	No action to be taken. The Bushfire hazard overlay map has been amended to comply with the State Government's Bushfire Prone Area map. This map now has 6 classes (low, grassland, medium, high, very high and potential impact buffer). The terminology of 'low' used in the SPP 1/03 does not accurately describe all the hazard classes outside the bushfire hazard area.	No	No	No
3.2.3	CP0741	Bushfire	Requests maintaining the existing bushfire consideration of 'Low' from current State Planning Policy as opposed to 'not in a Bushfire Area'.	No	No action to be taken. The Bushfire hazard overlay map has been amended to comply with the State Government's Bushfire Prone Area map. This map now has 6 classes (low, grassland, medium, high, very high and potential impact buffer). The terminology of 'low' used in the SPP 1/03 does not accurately describe all the hazard classes outside the bushfire hazard area.	No	No	No
3.2.4	CP1162	Bushfire	Recommend maintaining existing Bushfire consideration of 'Low' from current SPP as opposed to 'not in a Bushfire Area'.	No	No action to be taken. The Bushfire hazard overlay map has been amended to comply with the State Government's Bushfire Prone Area map. This map now has 6 classes (low, grassland, medium, high, very high and potential impact buffer). The terminology of 'low' used in the SPP 1/03 does not accurately describe all the hazard classes outside the bushfire hazard area.	No	No	No
3.2.5	CP1162	Bushfire	Requests revisions be made to remove duplication of building assessment provisions in the Bushfire code SO2, SO3 and SO4.	Yes	Noted. Conflicts with the <i>Building Act 1975</i> have been resolved through State interest checks. SO2 has been rewritten. SO3 (SO5) is addressed under 'Water supply requirements' as per State interest requirements.	Yes	No	No
3.2.6	CP1385	Bushfire	Requests no development occurs in high fire risk zones at Springbrook.	No	No action to be taken. The Bushfire hazard overlay code is designed to address risks associated with development in areas of bushfire hazard.	No	No	No
3.2.7	CP1464	Bushfire	Concerned with land in the Bushfire hazard area being classified too high in the overlay, resulting in land uses having onerous provisions.	Yes	Noted. The Bushfire hazard overlay map has been amended to reflect the State Government's Bushfire Prone Area map and achieves 90% overall reliability using State guidelines for assessment. Bushfire Management Plans will identify site specific/ appropriate provisions to address the identified risk.	No	Yes	No
3.2.8	CP1910	Bushfire	The lack of separation between Medium and High Hazard areas is also a matter of concern.	Yes	Noted. The Bushfire hazard overlay map has been amended to comply with the State Government's Bushfire Prone Area map. This map now has 6 classes (low, grassland, medium, high, very high and potential impact buffer).	No	Yes	No
3.2.9	CP1910	Bushfire	Concerned the Bushfire overlay code does not address a number of aspects that have a great bearing on the impact of bushfires on development, including but not limited to landscaping and fence construction.	No	Noted. The code will be amended as follows: <ul style="list-style-type: none"> Performance and Acceptable Outcome have been drafted to address fence construction. Performance and Acceptable Outcome have been drafted to address landscaping. 	Yes	No	No
3.2.10	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 3 (AO3). Requests 'No acceptable solution' be replaced by 'Compliance with the Building Code of Australia'.	Yes	Noted. Building design and construction AO3 will be removed. This aligns with State interest requirements.	Yes	No	No
3.2.11	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 4 (AO4). These uses should be allowed when the subject of a Bushfire Management Report prepared by a qualified professional.	No	No action to be taken. The land uses listed in AO2 (previously AO4) are not desirable within bushfire hazard areas. This is consistent with the State's Draft Bushfire hazard code.	No	No	No
3.2.12	CP1910	Bushfire	Also the AND statement is a motherhood statement that is impossible to legitimately demonstrate.	No	No action to be taken. Examples of design components for essential community infrastructure could include adequate radiation zones, fire resistant materials, uninterrupted (underground) power supply etc. to enable functionality during and after a bushfire event.	No	No	No

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3.2.13	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 6 (AO6). Requests deletion. These are issues that should have been addressed prior to the zoning of the land that permits the development.	No	No action to be taken. Zoning organises and facilitates the location of preferred or acceptable land uses. Matters of environmental value constrain land and development and are addressed through relevant overlay codes.	No	No	No
3.2.14	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 8 (AO8). This section is in conflict with the maximum requirement of BAL 29, and also the <i>Sustainable Planning Act</i> and <i>Sustainable Planning Regulation</i> , in particular Section 24.	No	Noted. Change made to note in AO7 to clarify that the permitted clearing for radiation zones relates to self-assessable development and that any further clearing would require justification and approval.	Yes	No	No
3.2.15	CP1910	Bushfire	Concerned with Bushfire overlay code, Figure 8.2.3-1. The figure is too restrictive as it only relates to one geographic transect. It must be noted that it is also only an advisory diagram.	No	No action to be taken. Figure 8.2.3-1 is only referred to within the Bushfire overlay code in an editor's note. This is advisory only. This is the best available diagram for the purpose.	No	No	No
3.2.16	CP1910	Bushfire	Concerned with Bushfire overlay code, Performance outcome 10 (PO10). This section is redundant due to the requirements of Acceptable outcome 7.1 (AO7.1). It is also worth noting that the first responders, the urban fire brigades, are not permitted to take their vehicles off road. Therefore pedestrian trail systems may be appropriate.	No	No action to be taken. Generally, the use of pedestrian trails for fire management purposes is not an acceptable standard at a city wide scale. However, where appropriate the use of a pedestrian trail system could be proposed as an alternate solution provided it met the intent of the relevant Performance Outcome.	No	No	No
3.2.17	CP1910	Bushfire	Concerned with Bushfire overlay code, Performance outcome 12 (PO12). This section should apply to all areas that do not have reticulated water, not just those in a Bushfire Hazard Area.	No	No action to be taken. The Bushfire hazard overlay code provisions only apply to development within the Bushfire hazard overlay map.	No	No	No
3.2.18	CP1910	Bushfire	Concerned with Bushfire overlay code, Performance outcome 15(c) (PO15(c)). Requests deletion 'available' and insert 'required'.	No	Noted. The code will be amended as per request.	Yes	No	No
3.2.19	CP1910	Bushfire	Concerned with Bushfire overlay code, Performance outcome 3 (PO3), Editors Note. Delete '2009' from AS 3959-2009.	Yes	Noted. Reference to Building design and Construction (PO3) removed at States request.	Yes	No	No
3.2.20	CP1910	Bushfire	Concerned with Bushfire overlay code, Performance outcome 7 (PO7.1) (assumed this is a typo and submitter is referring to AO7.1). The Bushfire Code does not differentiate between Medium and High Hazard Areas. Requests this is included because it can impact on road design.	Yes	Noted. The Bushfire hazard overlay map has been amended to comply with the State Government's Bushfire Prone Area map. This map now has 6 classes (low, grassland, medium, high, very high and potential impact buffer).	No	Yes	Yes
3.2.21	CP1910	Bushfire	Additionally, the incorporation of design requirements is inappropriate as these are addressed by SC6.9 City Plan Policy - Land development guidelines.	No	No action to be taken. The land development guidelines do not address all requirements that must be considered when designing road layouts within a bushfire hazard area. PO7 addresses road construction and layout and does not exclude the construction of additional fire trails within a development. (PO9).	No	No	No
3.2.22	CP1910	Bushfire	Concerned the State and local government do not have an understanding of the hierarchy of legislation in Australia and Queensland in relation to bushfire and how the various legislation meshes together. This is important in determining the necessary components of the City Plan.	Yes	Noted. Local governments reflect the requirements as detailed in the State Planning Policy 2014 and the supporting guidance material.	Yes	No	No
3.2.23	CP1910	Bushfire	Concerned with Bushfire overlay code, Performance outcome 7.3 (PO7.3.) This is a conflict with the Figure 8.2.3-2a used to illustrate the requirements.	No	Noted. Renaming of Figures title to 'Figures 8.2.3-2a and 8.2.3-2b' to read 'Examples of acceptable and unacceptable road layout designs' in Bushfire hazard areas' to address terminology conflict.	Yes	No	No
3.2.24	CP1910	Bushfire	Concerned with note 1 in Performance outcome 1 (PO1) of the Bushfire overlay code. Requests deletion of note because potential hazard is too difficult to assess.	No	No action required. Potential bushfire hazard can be primarily identified using the Bushfire overlay map. The mapped hazard level can then be confirmed by onsite investigation using the methodology developed by the State (due for release early 2015). Tools are available to estimate approximate spotting distances and assist in determining the extent, speed and severity of a bushfire. These factors, along with the potential effects of large scale fires on local weather behaviour (such as wind speed and direction) can intensify fire behaviour in a way that is not always apparent when assessing a site in isolation.	No	No	No

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3.2.25	CP1910	Bushfire	Concerned with Self-assessable Outcome 1 (SO1) of the Bushfire overlay code. The code needs to supply the basis of assessment. This needs to be an objective assessment, not subjective, and needs to emulate the methodology of the preparation of the Bushfire mapping.	Yes	Noted. The Bushfire overlay map has been updated in accordance with the mapping methodology as set out by the State Government. Information about the methodology can be found in the States technical manual. A revised definition of Bushfire hazard area can be found in the City Plan policy - Bushfire management plans.	Yes	Yes	No
3.2.26	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 1 (AO1), Note (a). Many issues called up in a Bushfire report require design and documentation by other consultants. It is appropriate that those consultants certify this aspect.	No	Noted. The Bushfire overlay code will be amended. Note within AO1 has been changed to read 'suitably qualified persons'.	Yes	No	No
3.2.27	CP1910	Bushfire	Concerned with Self-assessable outcome 2 (SO2) of the Bushfire overlay code. It is not appropriate on existing sites, which is where self-assessable will mainly be applicable, and may result in the sterilisation of many building blocks. It is also in contravention of the <i>Building Act 1975</i> .	Yes	Noted. Conflicts with the <i>Building Act 1975</i> have been resolved through State interest checks. SO2 has been rewritten.	Yes	No	No
3.2.28	CP1910	Bushfire	Also delete the term 'asset protection zone' and replace with 'Vegetation management zone'. The term asset protection zone gives a false indication of the possible impact of the area referred to.	No	Noted. Within the Bushfire overlay code 'Asset protection zones' now referred to as 'Bushfire radiation zones'.	Yes	No	No
3.2.29	CP1910	Bushfire	Concerned with Self-assessable outcome 3 (SO3) of the Bushfire overlay code. The terminology should be 'dedicated fire fighting storage', not just 'water storage', as all sites that do not receive reticulation water will have on-site storage. Delete the reference to '2009' in AS3959-2009.	No	Noted. The Bushfire overlay code has been amended as follows; SO3 changed to SO5. Terminology has been changed from 'water storage' to 'dedicated fire-fighting water storage'. Reference to AS3959-2009 removed. The Bushfire hazard overlay code only addresses development within the Bushfire hazard overlay map in order to mitigate the effects of bushfire.	Yes	No	No
3.2.30	CP1910	Bushfire	Concerned with the Bushfire overlay code fire trail widths are not wide enough. Requests minimum width of 4m formed cores plus 1m shoulder area each side.	No	Noted. Reference to trail construction standards in SC6.3 City Plan policy Bushfire management plans has been clarified to remove any ambiguity regarding the application of the City Of Gold Coast Fire Trail Construction Guideline.	Yes	No	No
3.2.31	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 10.2 (AO10.2). This is in conflict with the Fire Trail Construction Guidelines.	No	Noted. Reference to trail construction standards in SC6.3 City Plan policy Bushfire management plans has been clarified to remove any ambiguity regarding the application of the City Of Gold Coast Fire Trail Construction Guideline.	Yes	No	No
3.2.32	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 12 (AO12). Requests addition of (c) for developments containing more than 10 lots, a community tanks is supplied for each 20 lots above 10 comprising a 22,500L concrete tank with fire brigade fittings and adjoining hardstand area. (Note - detail fittings and hardstand area requirements).	No	Noted. The Bushfire overlay code has been amended such that text now includes 'per every 20 dwellings' (AO14 (b)).	Yes	No	No
3.2.33	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 12.2 (AO12.2). Requests deletion because it is redundant, addressed in AO12.1.	No	No action to be taken. Provision to remain. AO12.1 mandates requirements for developments that have a combined GFA of less than 500m ² , whereas AO12.2 requires a proponent to propose an acceptable outcome to be created for developments of a combined GFA greater than 500m ² .	No	No	No
3.2.34	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 14.1 (AO14.1). The water supply outlet should be located a minimum of 9m from any buildings or flammable elements, including threat vegetation.	No	Noted. The Bushfire overlay code will be amended such that text now includes "...is located at least 9 m from....."	Yes	No	No
3.2.35	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 14.2 (AO14.2). Requests detailed size of space. Car space will not be adequate.	No	Noted. Reference to 'car parking area' within the Bushfire overlay code will be replaced with 'hard stand area capable of accommodating a fire fighting vehicle'.	Yes	No	No
3.2.36	CP1910	Bushfire	Concerned with Bushfire overlay code, Acceptable outcome 2 (AO2), (a) and (d). It is not appropriate on existing sites, which is where self assessable will mainly be applicable, and may result in the sterilisation of many building blocks. It is also in contravention of the <i>Building Act 1975</i> . Also delete point (d), it is readily possible to provide Vegetation management zones on slopes in excess of 18 degrees, with slopes up to 30 degrees being quite possible. The reference to crown/canopy fires is only relevant where there is no vegetation management, and is therefore not relevant in this context.	Yes	Noted. PO2 & AO2 within the Bushfire overlay code have been removed.	Yes	No	No

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3.2.37	CP2338	Bushfire	Concerned the Bushfire hazard overlay map shows many areas of dense rainforest and other fire-shadow areas that have never burnt as hazard areas. This can have potentially fatal implications to biodiversity with regard to fire 'management'.	No	No action to be taken. The Bushfire hazard overlay map has been amended to comply with the State Government's Bushfire Prone Area map. While it more accurately identifies areas of potential bushfire hazard, not all fire-shadow areas will be apparent due the limitations of regional ecosystem data and where applicable, small patch size. Some areas of recovering rainforest will also have a default hazard value for the interim. Conservation of environmental values is addressed within the code.	No	No	No
3.2.38	CP2699	Bushfire	Requests assessment of Operational Works applications within the Bushfire hazard overlay code section 8.2.3.1.	No	No action to be taken. There is no benefit from triggering assessment of the Bushfire overlay code at the OPW stage. Bushfire risk will be assessed and mitigation measures conditioned within the associated Reconfiguration of Lot and Material Change of use provisions.	No	No	No
3.2.39	CP2699	Bushfire	Requests clarification regarding the reasoning for removal of the performance outcome "Areas with no water reticulation (public water supply) from the Bushfire hazard overlay code.	No	Noted. The Bushfire overlay code will be amended such that PO14 & AO14 now address the requirement for water tanks on public land in bushfire hazard areas with no reticulated water supply.	Yes	No	No
3.2.40	CP2699	Bushfire	Recommend including a provision on fence construction types to prevent the spread of fire along fence lines due to direct flame contact or radiant heat.	No	Noted. The code will be amended as follows: Performance and Acceptable Outcome have been drafted to address fence construction. Performance and Acceptable Outcome have been drafted to address landscaping.	Yes	No	No
3.2.41	CP2699	Bushfire	Requests in the Bushfire hazard overlay code section 8.2.3.3 Self assessable outcomes SO1 to clarify what minimum qualifications and experience are needed to be classified as a 'suitably qualified and experienced bushfire management consultant'.	No	No action to be taken. Definition of suitably qualified person as found in City Plan Bushfire Management Policy is deemed to be adequate. However, a review of appropriate tertiary qualifications currently available and a time line for implementation will be investigated.	No	No	Yes
3.2.42	CP2699	Bushfire	Requests revision of 6.0 Elements of fire trail construction of the City Of Gold Coast Fire Trail Construction Guideline: <ul style="list-style-type: none">The definition of Assess protection is not the same definition as in the Bushfire hazard overlay code.	No	Noted. Conflicts with the <i>Building Act 1975</i> have been resolved through State interest checks. SO2 has been rewritten.	Yes	No	No
3.2.43	CP2699	Bushfire	Requests revision of 6.0 Elements of fire trail construction of the City Of Gold Coast Fire Trail Construction Guideline: <ul style="list-style-type: none">In Figure 1, 5A, 5B & 6A the recommended fire trail width is 'a maximum of 3m with a vegetation clearance zone of 50mm either side of the bench' this is contradictory to page 7 which states 'the fire trail must have a minimum cleared width of 6m and minimum formed width of 4m'.	No	Noted. Reference to trail construction standards in SC6.3 City Plan policy Bushfire management plans has been clarified to remove any ambiguity regarding the application of the City Of Gold Coast Fire Trail Construction Guideline.	Yes	No	No
3.2.44	CP0872	Bushfire	The Bushfire Hazard Overlay Map only shows one level of bushfire hazard.	Yes	The Bushfire hazard overlap map has been amended in accordance with State Interest requirements, Ministerial Condition 12. Council adopted the State Government's Bushfire Prone Area Map which has 90% accuracy at the local scale. This mapping identifies bushfire hazard medium, high, very high and potential impact buffer areas.	No	No	No
3.2.45	CP0872	Bushfire	Table 8.2.3.2 (Note). The planning scheme needs to clearly spell out what a 'Designated bushfire prone area' is for the purpose of the Building Code of Australia.	Yes	A note has been included within 8.2.3.2 of the Bushfire hazard overlay code clarifying the definition of 'designated bushfire prone area' or 'bushfire hazard area' as being those areas identified on the Bushfire hazard overlay map. A revised definition that identifies bushfire hazard areas and reflects the requirements of the State's Bushfire hazard overlay map is also found in the City Plan policy - Bushfire management plans - SC6.3.2.1.	No	No	No

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3.2.46	CP0872	Bushfire	Table 8.2.3-1 SO2 & 8.2.3-2 AO2. Submission recommends that a minimum distance is applied to ensure defensible space is provided between asset and bushland.	No	No change will be made to SO2. Where an applicant could not achieve a prescribed setback (i.e. due to a small lot size) a code application would be triggered. This is a significant impost to low risk development. As such, for self-assessable development types, it is deemed sufficient to utilise bushfire radiation zones in combination with construction standards detailed within the AS3959 - <i>construction of building in bushfire prone areas</i> , and provisions regarding siting, reticulated water supply and emergency services access to mitigate bushfire hazard. A risk assessment was undertaken to ensure that uses deemed to be at high risk (such as child care and community care centres) would not be assessed under the self-assessable provisions of the Bushfire hazard overlay code. These uses will require a site specific bushfire management plan where a range of mitigation measures, can be utilised to mitigation bushfire risk. A thorough review of this policy position will be undertaken and required changes made in future amendments.	No	No	Yes
3.2.47	CP0872	Bushfire	Utilising a higher construction rating under AS3959 is not an alternative solution to meeting minimum setback requirements under the SPP1/03 or the planning scheme.	Yes	AO7 has been amended to remove reference to utilising building standards as a way of minimising vegetation clearing. This aligns with State Interest requirements, Ministerial Condition 12. The Bushfire hazard overlay code and Bushfire management policy has been designed so that a consultant is required propose a range of mitigation measures, such as landscaping, lot layout, radiation zones and building standards to reduce hazard risk on site; allowing for differences between sites.	No	No	No
3.2.48	CP0872	Bushfire	Table 8.2.3-2 PO10 & SC6.3 'City Plan policy – Bushfire management plans. Submission notes contradiction in fire trail standards between Bushfire overlay code provisions and policy referenced standards.	No	Reference to trail construction standards within City plan policy – Bushfire management plans has been amended to remove ambiguity regarding the application of the <i>City Of Gold Coast Fire Trail Construction Guideline</i> . This guideline only applies to land to be dedicated to Council.	No	No	No
3.2.49	CP0872	Bushfire	Table 8.2.3-2 AO10.2. Submission considers Bushfire hazard overlay code specification of maximum gradient of 12.5% to be too restrictive and suggests replacing it with 25%.	Yes	The bushfire trail maximum gradient of 12.5% as specified within the Bushfire hazard overlay code was prescribed by the State Government. Council supports the positions as dictated by the State in order to minimise ongoing maintenance imposts such as erosion control and surface degradation.	No	No	No
3.2.50	CP0872	Bushfire	Table 8.2.3-2 AO10.3. Submission recommends inclusion of intervals for links along fire trails at approximately 200m.	No	An amendment will be made to Table 8.2.3-2 AO9.3 (previously AO10.3). A 'Note' has been added to acceptable outcome 9.3 that states: <i>Note: Where possible, these links should be at intervals of approximately 200m.</i>	Yes	No	No
3.2.51	CP0872	Bushfire	Table 8.2.3-1 SO2 (e) & 8.2.2-2 AO5 (b). Submission recommends allowing inclusion of off-site protection zones to form part of on-site protection zones.	No	No action required. It is inappropriate to incorporate adjoining features as part of a radiation protection zone. A property owner does not have control over the ongoing maintenance or use of the neighbouring properties.	No	No	No
3.2.52	CP0872	Bushfire	Table 8.2.3-1 SO2 notation. Submission concerned about that the following statement is incorrect; 'BAL is used to determine the required construction level of a building and the size of asset protection zones'.	Yes	Amendments have been made to SO2 and AO2. All references to BAL-29 have been removed to align with State Interest requirements.	No	No	No
3.2.53	CP0872	Bushfire	Table 8.2.3-1 Editor's note. Concerns that the following statement is incorrect, 'Editor's Note – Buildings in a designated Bushfire Hazard Area must meet the requirements of AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire-Prone Areas.	No	AS3959 as defined within the Building Code of Australia only applies to class 1,2 & 3 and associated class 10a buildings. The 'note' within SO1 of the Bushfire hazard overlay code does not apply to non-habitable buildings which would contradict the Building Code of Australia. The note has been amended to include a reference to the Building Code of Australia.	No	No	No
3.2.54	CP0872	Bushfire	Table 8.2.3-2 AO1 Note. Certification of Compliance should not be undertaken by consultants.	No	An amendment has been made to AO1: Note. Reference to 'consultant' has been removed and replaced with 'suitably qualified person'.	No	No	No
3.2.55	CP0872	Bushfire	Amend figure 8.2.3.1 Bushfire hazard overlay – preferred house site location in bushfire hazard areas to include house 5 and 6 as 'may be subject to fire storm'.	No	Figure 8.2.3-1 Bushfire hazard overlay, will be amended to identify that house 5 and 6 'may be subject to fire storm'.	Yes	No	No

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3.2.56	CP0872	Bushfire	Table 8.2.3-2, PO3, Editor's Note is incorrect. AS3959 – Australian Standard for the Construction of Buildings in Bushfire Prone Areas are applied only to Class 1, 2 & 3 and Class 10a buildings.	Yes	Amendments have been made to PO3. This performance outcome has been removed in its entirety in accordance with State Interest Review Ministerial Condition 12.	No	No	No
3.2.57	CP0872	Bushfire	Table 8.2.3-2, AO5. Separation equating to a BAL-29 rating may be considered insufficient from a fire suppression point of view due to a lack of defensible space.	Yes	Amendments have been made to PO5. Reference to BAL-29 rating has been removed in response to State Interest requirements, Ministerial Condition 12. Development design and lot layout is now determined utilising a site specific Bushfire management plan that identifies risk and proposes a range of mitigation strategies to reduce this risk based on site specific conditions.	No	No	No
3.2.58	CP0872	Bushfire	Table 8.2.3-2, PO7. The words 'or on bad fire weather days' should be removed.	Yes	Amendments have been made to PO7. The reference to 'or on bad fire weather days' has been removed. PO7 now reads: '(b) the evacuation of residents and emergency personnel during a bushfire event.'	No	No	No
3.2.59	CP0872	Bushfire	Table 8.2.3-2 AO7; consider including (f) Where a perimeter road is deemed not possible or impractical a fire trail separation should be incorporated if possible.	No	AO7.1 is a list of acceptable outcomes only. Where a site specific circumstance makes the desirable road design characteristics, as listed in AO7.1, impossible (i.e. slopes too steep) or impractical (bushland with hazard only 30 metres wide) a proponent can propose an alternative design solution. As such the suggested amendment will not be included.	No	No	No
3.2.60	CP0872	Bushfire	Table 8.2.3-2, AO8, remove 'must specify higher levels of building construction.....to minimise clearing of vegetation.	No	Amendments have been made to AO8. AO8 has been amended to remove '...specify higher level of building construction and or....' in accordance with State Interest requirements, Ministerial Condition 12.	No	No	No
3.2.61	CP0872	Bushfire	Table 8.2.3-2 AO9. It should not be necessary to provide a separate bushfire management plan for the open space to be dedicated to Council. The open space management plan can draw this information from the bushfire management plan.	No	Amendments to the Bushfire hazard overlay code and City Plan policy – Bushfire management plans, will be made to clarify that a separate bushfire management plan is not required for open space to be dedicated to Council. This information must be identified as a separate section that can be incorporated into the Open Space Management Plan at a later date.	Yes	No	No
3.2.62	CP0872	Bushfire	Table 8.2.3-2 AO9. A bushfire management plan should not outline burn regimes for open space areas to be dedicated to Council. To specify burn regimes requires regular review to input ecosystem changes, weather patterns of previous years, last unplanned bushfire, and knowledge of resource, Council timeframes and agendas, budgetary constraints. A management plan without this information will be very broad.	No	Amendments have been made to PO9 and AO9 and City Plan policy – bushfire management plan, clarifying what information is required when dedicating open space to Council. The asset owner of the dedicated open space requires information on the bushfire hazard level and the management that will be required to maintain these assets into the future. This is necessary to assess whether Council will accept the asset, estimate costs of future maintenance, and identify firefighting infrastructure. The plan should divide the open space into management zones such as areas to be retained as bushland for conservation, hazard mitigation, asset protection and rehabilitation and provide information for each of these management zones. Specifying fire regimes does not require detailed fire management program for the reserve; that is the asset owner's responsibility. It does however, require a consultant to identify basic information on the regional ecosystem fire management recommendations combined with the intent for each zone.	Yes	No	No
3.2.63	CP0872	Bushfire	Table 8.2.3-2, AO14.2. A distance of 6 metres should be reduced to 3 metres as many fire rural appliances have suction hoses that are only 3-4 metres length.	Yes	Amendments have been made to AO14.2 to change the maximum distance between a hardstand area and a water supply outlet from 6 metres to 3 metres in accordance with State Interest Review Ministerial Condition 12.	No	No	No
3.2.64	CP0872	Bushfire	Submission suggests changing all 'QFRS' references to 'QFES'.	Yes	The Bushfire hazard overlay code has been amended in accordance with State Interest requirements. All references to Queensland Fire & Rescue Services have been changed to Queensland Fire & Emergency Services.	No	No	No
3.2.65	CP0872	Bushfire	Submission suggests text change ('and' to 'or' in SC6.3.3.1 - Do you need one part (a)).	No	The SC6.3.3.1 - Do you need one part (a) has been amended. Suggested text change of 'and' changed to 'or' within City Plan policy – bushfire management plan.	No	No	No

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3.2.66	CP0872	Bushfire	SC6.3.3.1 Requirements of site based assessment – Part 9(a). Remove consideration of large tracts of forest (greater than approx. 500ha) up to 10kms away. The only influence these tracts would have is spot fires. These are still going to have the same characteristics as a normal ignition which is already accommodated for in the bushfire management plan.	No	The potential effects of large scale fires on local weather behaviour (such as wind speed and direction) can intensify fire behaviour in a way that is not always apparent when assessing a site in isolation. Forest tract size, connectivity, topography and vegetation type may increase the Bushfire risk to the subject site and must be considered. The nominal distance of 10km has been provided as a guide (i.e. as a note within PO1 of the Bushfire overlay code and the bushfire policy) designed to ensure the consultant considers fire behaviour at a landscape scale.	No	No	Yes
3.2.67	CP0872	Bushfire	SC6.3.3.5 Requirements of site based assessment – Part (b). This section requires irrelevant data such as convective heat and items that can't be assessed such as ember attack. Prescribes assessment methodology/tools such as the House Ignition Likelihood Index and Project Vesta which is not referenced in the overlay code. The planning scheme outlines relevant assessment methodologies to be used being the SPP1/03 and AS3959.	No	<p>Amendments have been made to SC6.3.3.1. Part (b). Convective heat and all reference to suggested assessment tools that could be used to calculate fire intensity have been removed i.e. House Ignition Likelihood Index (HILI), Building Attack Levels (BAL), and Project Vesta.</p> <p>However, when developing a bushfire management plan, an assessment of bushfire behaviour characteristics using available tools to estimate approximate spotting distances, predict ember attack and assist in determining the extent, speed and severity of a bushfire must be undertaken. These factors, along with the potential effects of large scale fires on local weather behaviour (such as wind speed and direction) can intensify fire behaviours in a way that is not always apparent when assessing a site in isolation. As such the requirement to take into account surrounding circumstances will also be retained.</p> <p>The State Planning Policy 1/03 has been retired and can no longer be used to identify relevant assessment methodologies. AS3959 can only be utilised to guide mitigation methods for Class 1, 2, 3 and 10a buildings. The Bushfire management plan must outline relevant assessment methodologies for all development types proposed within a bushfire hazard area regulated by the City Plan, in accordance with the State Planning Policy 2014 and associated natural hazard guideline.</p>	Yes	No	No
3.2.68	CP0872	Bushfire	SC6.3.3.1 Requirements of site based assessment - Part (b). What is the point of doing all these calculations on pre-development bushland areas that are going to change post development.	No	The assessment of both the pre and post constructed bushfire hazard states is to ensure that the proposed hazard reduction treatments successfully reduce the risk posed by bushfire. Of course, where vegetation is to be removed or other wholesale changes are proposed, this area of the site will not require a full hazard assessment. This has been clarified by including a wording change at the beginning of SC6.3.3.5 Requirements of site based assessment.	Yes	No	No
3.2.69	CP0872	Bushfire	SC6.3.3.1 Requirements of site based assessment – Part (d). Remove reference to AS3959-2009.	Yes	SC6.3.3.1 Requirements of site based assessment - Part (d), have been amended to remove any reference to AS3949 2009 in accordance with State Interest Review Ministerial Condition 12.	No	No	No
3.2.70	CP0872	Bushfire	SC6.3.3.1 Requirements of site based assessment – part (f). City of Gold Coast Fire Trail Construction Guideline contradicts the bushfire overlay code.	No	SC6.3.3.1 Requirements of site based assessment – part (f), construction standards have been amended to remove any ambiguity regarding the application of the City of Gold Coast Fire Trail Construction Guideline.	No	No	No
3.2.71	CP0872	Bushfire	SC6.3.3.1 Requirements of site based assessment Part (j). Bushfire management plans should not address environmental and landscape plans.	No	Bushfire mitigation strategies can significantly impact on environmental features. Bushfire hazard mitigation strategies cannot be proposed in isolation. They must consider the impact they will have on the environment to ensure they do not conflict with the requirements of the Environmental significance overlay code. As such these issues must be identified within any bushfire management plan.	No	No	No
3.2.72	CP1910	Bushfire	Concerned with point (f) in 'Requirements of site based assessment' in SC6.3.3.1 of City Plan policy - Bushfire management plans. Councils specific standards of construction do not agree with the standards in AO10.2 of the Bushfire hazard overlay code and do not comply with the acceptable Workplace Health and Safety standards for fire fighters.	No	City Plan policy – Bushfire management plans SC6.3.3.1: Item (f) will be amended to clarify that the classification of <i>Fire Trails and Specific Standards for Construction</i> refers only to fire trails within existing public open space or on land to be dedicated to the City of Gold Coast.	Yes	No	No

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3.2.73	CP1910	Bushfire	Concerned with point (g) in 'Requirements of site based assessment' in SC6.3.3.1 of City Plan policy - Bushfire management plans. These aspects are generally inspected in assessable development as part of the Council final approval. In self-assessable developments the certifier inspects them.	No	City Plan policy – bushfire management plans, Item SC6.3.3.1: (g) to be amended to clarify : 'provide the basis for certification of the development's bushfire mitigation treatments (asset protection zones, fire trails, water tanks etc) to ensure that these treatments have been constructed and are functioning in accordance with the approved bushfire management plan.	Yes	No	No
3.2.74	CP1910	Bushfire	Concerned with point (h) in 'Requirements of site based assessment' in SC6.3.3.1 of City Plan policy - Bushfire management plans. This introduces aspects of work and risk for the consultant that may not be appropriate under the initial commission, and the final treatment of dedicated areas may not be determined until during or after the approval process.	No	No action to be taken. All aspects of development applications are subject to change and amendments over the course of the project. It is reasonable to require bushfire mitigation and management strategies to be identified in the initial planning phase.	No	No	No
3.2.75	CP1910	Bushfire	Concerned with point (j) in 'Requirements of site based assessment' in SC6.3.3.1 of City Plan policy - Bushfire management plans. These issues are more appropriate to the Vegetation management report.	No	No action to be taken. Bushfire mitigation strategies can impact on significant environmental features. The mitigation strategies must consider the impact they will have on the environment to ensure they do conflict with the requirements of the Environmental significance overlay code. As such these issues must be addressed within any bushfire management plan.	No	No	No
3.2.76	CP1910	Bushfire	Concerned with section "Documentation" in SC6.3.3.1 of City Plan policy - Bushfire management plans. Requests deletion of the wording 'maps' and replace with 'plans' as this is technically correct terminology.	No	No action to be taken. All references to 'maps' in this section are in the context of a spatial/pictorial representation as required within the City Plan policy - Bushfire management plans. Changing 'maps' to 'plans' may result in confusion for users.	No	No	No
3.2.77	CP1910	Bushfire	Concerned with section "Relevant stakeholders - who should be consulted" in SC6.3.3.1 of City Plan policy - Bushfire management plans. Consultation with those noted should only occur if it is deemed necessary during the assessment period and then as a result of a Requests for Further Information.	No	No action to be taken. Consultation with relevant stakeholders (i.e. adjacent land managers) is considered to be a sound work practice when undertaking preliminary planning.	No	No	No
3.2.78	CP1910	Bushfire	Concerned with section "What level of detail is required" in SC6.3.3.1 of City Plan policy - Bushfire management plans. There should be reference to compliance with the international Fire Engineering Guidelines for the preparation of reports in relation to fire, which these reports are.	No	No action to be taken. There are a number of national and international fire guidelines that could be referenced. The State Government has been consulted regarding which are the most relevant. These have been noted where relevant. The policy is deemed sufficient in its current form to meet the State Governments planning requirements. Consideration will be given in the future regarding the investigation of suitable industry guidelines.	No	No	Yes.
3.2.79	CP1910	Bushfire	Requests amendment to SC6.3.3.1 of City Plan policy - Bushfire management plans: "Requirements of site based assessment, (d). Delete 2009. AS3959 will have a major review within the life of this policy.	No	City Plan policy – bushfire management plans, Item SC6.3.3.1: (d) reference to '2009' to be removed.	Yes	No	No
3.2.80	CP1910	Bushfire	Requests amendment to SC6.3.3.1 of City Plan policy - Bushfire management plans: "Requirements of site based assessment, (e)". Delete whole paragraph. Issue is not appropriate and has no legal basis in a Queensland Town Plan. Issue dealt with in <i>Building Act 1975</i> .	No	City Plan policy – bushfire management plans, Item SC6.3.3.1: Requirements of site based assessment, (e): Paragraph to be rewritten to clarify mandatory requirements for proposed extensions and recommendations for existing buildings.	Yes	No	No
3.2.81	CP1910	Bushfire	Requests amendment to section SC6.3.3.1 of City Plan policy - Bushfire management plans: "Who should prepare it", sentence 2. Delete 'and/or' and replace with 'accreditation and'. It is vital those preparing bushfire management reports are both qualified and experienced.	No	No action to be taken. The definition of suitably qualified person as found in City Plan Bushfire Management Policy is deemed to be adequate. Prescribing certain accreditation without industry consultation will exclude people with experience. Changes to these provisions will be investigated in the future.	No	No	Yes
3.2.82	CP1910	Bushfire	Requests deletion of point (i) in 'Requirements of site based assessment' in SC6.3.3.1 of City Plan policy - Bushfire management plans. Paragraph requires a crystal ball approach that cannot be accurately detailed. If such information is required it should be contained in the Vegetation management report.	No	City Plan policy – bushfire management plans, Item SC6.3.3.1 (i) to be amended to remove reference to climate change. References to future forest succession and ecological restoration are to be retained. These considerations are predictable changes that can be taken into account when assessing a sites bushfire hazard levels.	Yes	No	No
3.2.83	CP1910	Bushfire	Requests the 'provision of adequate water supplies' performance outcome in Table SC6.3-1 of the City Plan policy - Bushfire management plans be amended to indicate 'Y' (yes) in the 'self-assessable' column. It is essential that dedicated water supplies be provided in all new buildings where reticulated water is not provided.	No	City Plan policy – bushfire management plans, Table SC6.3-1 'provision of adequate water supplies' amended to 'required' in Self-assessable column.	Yes	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.2.84	CP2699	Bushfire	<p>Requests revised wording for City Plan Policy - Bushfire management plans:</p> <p>*SC6.3.3.1 "You will need to submit a Fire management plan if you meet (any of) the following criteria";</p> <ul style="list-style-type: none">• SC6.3.3.1 "Where a material change of use (or) reconfiguration of a lot is proposed on land located within a bushfire hazard area as identified on the bushfire overlay map";• SC6.3.3.1 "Point 'c' should be reviewed to make it easier to understand/read for the general public";• SC6.3.3.1 "The fire management plan should be targeted at both the assessment manager and the end user, that is the resident (or) operator of the business";• Appendix 1, provision of adequate water supplies should be Self assessable.	No	<p>City Plan policy – Bushfire management plans, SC63.3.1: 'Do you need one':</p> <ul style="list-style-type: none">• Amend first sentence to remove the term all 'You will need to submit a Bushfire management plan if you meet all the following criteria.'• Amend SC63.3.1 (a): replace 'and' with 'or'.• SC6.3.3.1 Point (c) - to be rewritten and clarified.• SC63.3.1 'who is the target audience': first sentence 'and' to be replaced with 'or'. <p>Appendix 1 – Table SC6.3-1 'provision of adequate water supplies' amended to 'required' in Self-assessable column.</p>	Yes	No	No

Section 3.3: Climate change and sea level rise

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.3.1	CP0516	Climate change and sea level rise	Concerned the Boykambil area near Hope Island is not zoned appropriately and fails to provide solutions to accommodate future sea level rise.	No	No action to be taken as land use planning is in compliance with the level of risk.	No	No	No
3.3.2	CP0816	Climate change and sea level rise	Concerned the City Plan has failed to fulfil its obligation of planning for inundation and sea level rise.	No	No action to be taken as the Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.3	CP0816	Climate change and sea level rise	Concerned with BCA regulations do not address the issue of global sea-level rise inundation and are only related to flood and inundation events. Concerned Council will become financially responsible for each new dwelling approved in areas subject to inundation when the City Plan is adopted.	Yes	No action to be taken. The City Plan cannot regulate building works. Nonetheless, the Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.4	CP0816	Climate change and sea level rise	Notes Council is obligated to identify subject areas and plan the response to the sea-level rise (treatment of the identified area).	No	No action to be taken as the Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.5	CP0816	Climate change and sea level rise	Requests Council withdraw the City Plan and re-submit when the inundation issues have been addressed.	No	No action to be taken as the Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.6	CP0823	Climate change and sea level rise	Concerned Part 3.8.1 has no recognition of specific adaptations to climate change in the Strategic outcomes. Requests the addition of a point stating: 'specific adaptation to climate change such as sea level rise, storm surge, and more intense rainfall events will guide future development'.	No	No action to be taken. The impact of climate change will be broader than those points regarding hydrodynamic processes and has been considered at a broad level in Section 3.8.1 (14) across all natural hazards.	No	No	No
3.3.7	CP0823	Climate change and sea level rise	Concerned the City Plan does not adequately reflect Council's responsibilities to current and future ratepayers as it ignores the increasingly serious challenges climate change will impose on our City. Requests the plan make explicit reference to potential for inundation from sea level rise, increased coastal vulnerability from storm surge and increased severity of weather events, to better guide development in terms of resilience to these hazards. Requests the immediate revision and implementation of an effective climate change strategy to replace the expired strategy, based on the most recent Intergovernmental Panel on Climate Change scientific reports and assessments.	No	No action to be taken as the current Flood overlay map considers sea level rise and includes coastal inundation. Council is continuing to investigate the issue of sea level rise and climate change and an update will be considered as part of a future amendment.	No	No	Yes
3.3.8	CP0823	Climate change and sea level rise	Concerned the Queensland government advised that assumed sea level rises of 0.8 metres were being removed from coastal hazard mapping. Requests Council exercise its own initiative to identify the future impacts of sea level rise in the City Plan 2015, utilising the most recent flood modelling available.	No	No action to be taken. The 80cm sea level rise by 2100 parametre adopted by the State in 2012 has been rescinded and local governments are directed to determine a relevant SLR parametre for their area to adopt. The current Flood overlay map considers sea level rise and includes coastal inundation. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.9	CP0823	Climate change and sea level rise	Requests Schedule 6.7(14) and the Strategic framework state the projected sea level rise of 0.80m. Climate change should be listed as a hazard for development.	No	No action to be taken. The 80cm sea level rise by 2100 parametre adopted by the State in 2012 has been rescinded and local governments are directed to determine a relevant SLR parametre for their area to adopt. The current Flood overlay map considers sea level rise and includes coastal inundation. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.10	CP0841	Climate change and sea level rise	Concerned sea level rise is barely acknowledged in the City Plan. Requests the flood overlays form the basis for further study.	No	No action to be taken. The Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.11	CP1378	Climate change and sea level rise	Concerned the City Plan does not plan appropriately for sea level rises or tidal surges.	No	No action to be taken. The Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes

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3.3.12	CP1822	Climate change and sea level rise	Requests sea level rise impacts as a consequence of climate change be specifically considered in the City Plan.	No	No action to be taken. The 80cm sea level rise by 2100 parametre adopted by the State in 2012 has been rescinded and local governments are directed to determine a relevant SLR parametre for their area to adopt. Nonetheless, the Flood overlay code already considers sea level rise Council is continuing to investigate this issue and an update will be considered as part of a future amendment.	No	No	Yes
3.3.13	CP2242	Climate change and sea level rise	Concerned the projected sea level rise figure of 0.27m by 2050 seems to only apply to the Broadwater.	No	No action to be taken. The Flood overlay code already considers sea level rise. Council is continuing to investigate this issue and an update will be considered as part of a future amendment. .	No	No	Yes
3.3.14	CP2242	Climate change and sea level rise	Concerned the relationship between coastal inundation from sea level rise/storm surge is unclear and requires explicit description.	No	No action to be taken. Council's flood maps identify the impacts of storm surge.	No	No	No
3.3.15	CP2242	Climate change and sea level rise	Concerned the term 'coastal risks' in Part 3.8.7.1 Specific Outcome (1) is imprecise and that sea level rise is not listed as a constraint in 6.2.18 - Limited development (constrained land) zone code. Requests both Parts of the City Plan make specific reference to sea level rise.	No	No action to be taken. Sea level rise is not a specific threat but contributes to existing natural hazard issues such as flood, coastal inundation and coastal erosion (the latter two are known as coastal risks). Specifically mentioning sea level rise as a constraint miss-communicates the extent to which natural hazards issues a property will be exposed to in the future.	No	No	No
3.3.16	CP2304	Climate change and sea level rise	<p>There appears to be very little recognition of the tremendous potential impact of climate change in regard to increased intensity and frequency of damaging storms, bushfire, and sea level change. There needs to be greater and more specific reference to latest scientific predictions of the impacts of sea level rise and climate change, including long term impacts.</p> <p>The precautionary principle should be applied very deliberately if Council is to effectively manage growth, protect conservation systems, and protect human life and infrastructure.</p> <p>It seems a significant failure to meet obligations not to include very specific reference to the potential implications of Climate Change.</p>	No	No action to be taken. The IPCC AR5 report and findings were released in 2014 and its findings will inform future land use investigations and amendments.	No	No	Yes

Section 3.4: Coastal erosion

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.4.1	CP0819	Coastal erosion	Recommend the Coastal erosion hazard overlay code be renamed 'Beach protection and waterway setback code' to reflect the intent and avoid confusion with the definition of coastal erosion 'at a State level.'	Yes	No action to be taken. The Coastal erosion hazard overlay Code is so named as it primarily addresses the issue of coastal erosion. It uses terminology that aligns the Code with the State Planning Policy.	No	No	No
3.4.2	CP0819	Coastal erosion	Request Coastal erosion hazard overlay maps provide setbacks to waterways. Request Council amend the mapping and include specific waterway setback to make the mapping useful. Setback distances are indicated on the equivalent mapping for the 2003 Scheme.	Yes	No action to be taken. The Coastal erosion hazard overlay map identifies those properties that are affected by coastal erosion and subject to various waterway development controls. Waterway setback distances for individual properties will be available upon request through the Town Planning Advice Centre.	No	No	No

Section 3.5: Conservation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.1	CP0020	Conservation	Concerned with the impacts of development upon wildlife, rainforests and green zones.	No	The City Plan seeks to prevent or minimise impacts from development. This is achieved through the recognition of significant environmental values and protection through zoning, levels of assessment and codes. Specific provisions are identified within the Environmental significance overlay code which seeks to protect environmental values.	No	No	No
3.5.2	CP0020	Conservation	Requests Council collaborate with State Government to encapsulate a binding, incontestable, zero impact development strategy to protect wildlife, rainforests and green zones.	No	The State Government requires State interests to be integrated into the City Plan. This has been achieved collaboratively where matters of national, state and local environmental significance have been addressed by appropriate zoning, as well as through overlay codes, such as the Environmental significance overlay code and policies such as the Environmental offsets policy. No change has been made.	No	No	No
3.5.3	CP0020	Conservation	Requests Council include measures in the City Plan to ensure responsibility and accountability to protect wildlife, rainforests and green zones.	No	Council has been required to integrate State interests into the City Plan. Specifically, matters of environmental significance which include significant wildlife, rainforests and green zones require protection through the City Plan. This is achieved through appropriate zoning, attributing suitable assessment levels and assigning applicable codes such as the Environmental significance overlay code, therefore no change has been made.	No	No	No
3.5.4	CP0020	Conservation	Requests development in national parks and green zones be tightly curtailed or off limits.	No	Protection of natural areas, including national parks, will be achieved through the City Plan's Environmental significance overlay code. This code identifies matters of state and local environmental significance through the associated overlay maps and includes provisions that provide protection to specific environmental values. Other layers of protection include suitable zoning and only allowing desirable low impact development through the City Plan's Tables of Assessment. No changes to the City Plan have been made.	No	No	No
3.5.5	CP0026	Conservation	Concerned the City Plan fails to define and address ecosystem services, such as fresh water, nutrient cycling, soil formation, climate regulation, disease prevention and pollination.	No	The City Plan does not specifically regulate ecosystem services, as there are currently no guiding principles to achieve this through local government planning instruments. However, the Strategic framework, Part 3 of the City Plan, 'Living With Nature', has the following Strategic outcome 'Land, freshwater, estuarine and marine ecological processes and biodiversity values are protected and supported through a connected green space network'. This outcome supports the protection of ecosystem services within the green space network.	No	No	No
3.5.6	CP0112	Conservation	Requests Council keep recreational areas, specifically nature and natural areas.	No	Provisions in the City Plan seek to protect these natural areas through suitable zoning, levels of assessment and applicable codes. The Environmental significance overlay code includes provisions for the protection of matters of environmental significance therefore no change has been made.	No	No	No
3.5.7	CP0116	Conservation	Concerned the Nature conservation - priority species overlay mapping is not meaningful. This layer does not reference the relevant species for a site. Requests any site constrained by this map nominate the species and additional relevant data.	No	<p>The Nature conservation – priority species overlay map was informed by up to date records of Federal and State listed threatened species, identification of essential habitat and city wide significant species surveys.</p> <p>The Queensland Planning Provisions guided the creation of overlay maps and limit the extent of detail that can be displayed. Any development triggering assessment against the Nature conservation overlay code will be required to identify specific species through flora/fauna surveys or database records. Species information can also be accessed through the City of Gold Coast Flora and Fauna Database and Wildlife Online.</p> <p><i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i></p>	No	No	No
3.5.8	CP0116	Conservation	Requests the technical reports relating to high to general value vegetation as well as determination of the CWS species lists within the amended planning scheme policy be made available for peer review.	No	City Plan Policy – Ecological Site Assessments has been amended to include the mapping methodologies for each of the Nature conservation overlay maps. This will include explanations of each category.	Yes	No	No

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3.5.9	CP0116	Conservation	Requests the technical reports relating to hinterland to coast critical corridors be advertised for peer review.	No	The technical reports relating to hinterland to coast critical corridors were endorsed by Council and are available upon request. No changes to the City Plan have been made.	No	No	No
3.5.10	CP0291	Conservation	Requests environmental assessments are undertaken during the development application process to assess a developments contribution to broader environmental issues, eg. water quality and habitat fragmentation.	No	Where the property is identified on any of the Environmental significance overlay maps the Environmental significance overlay code applies. This code typically requires an Ecological Site Assessment to be submitted demonstrating no impacts such as habitat fragmentation will occur as a result of development. No changes to the City Plan have been made.	No	No	No
3.5.11	CP0483	Conservation	Supports the protection of a network of wildlife corridors and habitat systems.	No	The protection of wildlife corridors and habitat systems is supported.	No	No	No
3.5.12	CP0581	Conservation	Concerned Paradise Country is not subject to the Nature conservation biodiversity overlay map.	No	A large portion of Paradise Country is identified as part of the critical corridor as depicted on the Nature conservation – biodiversity area overlay map. The provisions of the Nature conservation overlay code will apply. <i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps</i>	No	No	No
3.5.13	CP0614	Conservation	Requests all Nature conservation overlay maps are amended to be cadastrally based.	No	Council's online City Plan 2015 interactive mapping tool is a cadastre based system where an individual property can be investigated to determine if any Nature conservation Overlays are mapped on the property. The biodiversity overlay map will be aligned to property boundaries and all other nature conservation overlays will be mapped to their extent to accurately portray the category in question. No changes to the City Plan have been made. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps</i>	No	No	No
3.5.14	CP0668	Conservation	Requests the Nature conservation code - Section 8.2.12.1 – Application, include a statement that the code does not apply to a committed development or extensions to existing development e.g. a development approval or existing lawful uses.	No	The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a: (a) relevant and current development permit; or (b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan No changes to the City Plan have been made.	No	No	No
3.5.15	CP0715; CP0815	Conservation	Supports the Gold Coast and Hinterland Environment Council's submission on the City Plan.	No	This submission supports comments made by a third party.	No	No	No
3.5.16	CP0814	Conservation	The interactive mapping for the draft City Plan shows the land affected by a nature conservation overlay for priority species (koalas). This should be changed as it is inaccurate and appears to apply to the adjoining land at the rear (Robina Woods golf course).	Yes	The State Government has directed that Koala Rehabilitation Areas be removed from the City Plan's Nature conservation – priority species overlay map as it is no longer a matter of state environmental significance. The change to the City Plan's mapping has resulted in this area on the property being removed. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps</i>	No	Yes	No
3.5.17	CP2720	Conservation	Change the purpose of the code to: The purpose of the nature conservation overlay code is to protect the City's biodiversity values in order to maintain a diversity of species, ecosystems and ecological processes within the following biodiversity areas etc.	Yes	Amendments to the purpose of the Nature conservation overlay code have been undertaken. The suggested amendments have been broadly taken into consideration, along with other required amendments. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No
3.5.18	CP2720; CP0823	Conservation	Change the first part of clause 2(a) in the overall outcomes to "Biodiversity values are protected and enhanced to maintain a diversity of terrestrial aquatic and marine species, ecosystems and ecological processes within the following biodiversity areas etc".	Yes	Amendments to the purpose of the Nature conservation overlay code have been undertaken. The suggested amendments have been broadly taken into consideration, along with other required amendments. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No

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3.5.19	CP2720	Conservation	The definition of 'ecologically significant features' be included in the administrative definitions in Schedule 1 rather than in Policy SC6.7 Ecological site assessments.	Yes	The term 'ecologically significant feature' is no longer used and has been revised to matters of environmental significance in order to better reflect State requirements for terminology. Matters of environmental significance have been defined within the administrative definitions.	Yes	No	No
3.5.20	CP2720	Conservation	Replace PO1 with the following: 'Development in areas identified on the Nature Conservation – Vegetation Management Overlay Map or the Nature Conservation – Wetlands and Watercourse Overlay Map protects biodiversity values associated with vegetation, wetlands and watercourses. Note – an ecological site assessment prepared in accordance with SC6.7 City Plan Policy – Ecological Site Assessments is Council's preferred method for determining compliance with this performance outcome.	No	The wording of PO1 of the Nature conservation overlay code has been reviewed and amended to provide a performance based provision. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No
3.5.21	CP2720; CP0823; CP2304	Conservation	In AO1, replace 'proposed works' with 'development'.	No	The wording of AO1 of the Nature conservation overlay code has been reviewed and amended to provide a performance based provision. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No
3.5.22	CP2720; CP0823; CP2304	Conservation	In PO2, (a) include 'and characteristics' after the word 'dimensions'.	No	PO2 (a) has been amended to include the term 'characteristics' after the word 'dimensions'	Yes	No	No
3.5.23	CP2720; CP0823; CP2304	Conservation	In PO2 (b) and PO3 (a) add 'biodiversity values including by protecting' after 'protect'.	No	The wording of PO2 (a) and PO3 (b) of the Nature conservation overlay code has been amended based on requirements for terminology changes. The concerns regarding protection have been covered through the changes. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No
3.5.24	CP2720	Conservation	Add provisions to require compliance with appropriate outdoor lighting standards if not included elsewhere in the City Plan.	No	At present there are no standards for outdoor lighting with regard to fauna movement. The most appropriate standard in existence in Queensland is the 'Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices', which is currently referenced and referred to in the Environmental significance overlay code., therefore no change has been made to the City Plan.	No	No	No
3.5.25	CP0814; CP2720	Conservation	Requests the rewriting of Strategic framework 3.7.4 - Nature Conservation. Include reference to protecting World Heritage Areas and groundwater.	No	It is Council's intention to protect natural areas including the World Heritage Areas. This will be achieved through the City Plan's overlay mapping to identify matters of state and local environmental significance in the Environmental significance overlay code provisions providing protection to specific environmental values. Other layers of protection include the Strategic framework, suitable zoning and the Tables of assessment. No changes to the City Plan have been made. Groundwater matters are dealt with by the State through the <i>Water Resources Act 2000</i> (e.g. Water Licences for taking water from an aquifer). and as such no changes to the City Plan have been made.	No	No	No
3.5.26	CP0819	Conservation	Strategic framework sets out dwelling and employment targets for the City (130,000 new dwellings and 150,000 jobs over the next 20 years. Concern the development constraints of the Nature Conservation Overlay Code and Flood Overlay Code will compromise the ability to achieve dwelling and employment targets.	No	While the Strategic framework cites these dwelling and employment targets to support population growth over the next 20 years, it also states: " <i>The Gold Coast's World Heritage-listed areas and other natural landscapes, including its biodiversity values and physical features, help define our city. As our city continues to grow, we will value and protect these assets and our precious water resources</i> ". The Nature conservation overlay code seeks to protect the city's biodiversity values in balance with these targets. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No

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3.5.27	CP0819	Conservation	Concern the Nature conservation overlay code has 'the potential for it to prevent vegetation clearing in agreed development fronts, including those situated in the Coomera/Pimpama area.' Limitations on vegetation clearing in these areas has the potential to significantly undermine the City's residential dwelling, employment and population growth targets and work against the longstanding direction from the State and Council that the City's urban development fronts are encouraged for development activities.	No	It is unclear which areas of Coomera and Pimpama are being referred to by the submitter. The Nature conservation overlay code provides a balanced approach to the protection and enhancement of environmental values within the city, whilst allowing for sustainable development of areas that may contain environmental values (for example, through the provisions of environmental offsets to mitigate the loss of vegetation removed from a subject site). <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No
3.5.28	CP0819	Conservation	Request clarification on 'the basis upon which sites were selected to be included within the Conservation zone' having particular regard to private properties.	No	Properties with recognised environmental significance such as national and state parks, and local government conservation areas were selected for this zone. Private properties that have been placed in this zone include those with environmental covenants and areas with high conservation values previously identified within a Local Area Plan i.e. East Coomera Yawalpah Local Area Plan.	No	No	No
3.5.29	CP0823	Conservation	Concerned other critical biodiversity areas outside national parks are not recognised in the City Plan 2015. Requests recognition that development within conservation areas is not desirable if they are to retain their ecological integrity.	No	Biodiversity areas and matters of state and local environmental significance are identified in the City Plan's overlay mapping. Council conservation estate has also been added to the Conservation zone where possible to reflect its conservation intent. The Environmental significance overlay code provisions provide protection to specific environmental values. Other layers of protection include suitable zoning and only allowing desirable low impact development in these areas through the City Plan's Tables of assessment.	No	Yes	No
3.5.30	CP0823	Conservation	Concerned PO1 of the Nature conservation overlay code is not performance based. Requests the redraft of the provision as follows: 'development in areas identified on the Nature conservation - vegetation management overlay map or the Nature conservation - wetlands and watercourse overlay map protects biodiversity values associated with vegetation, wetlands or watercourses'.	No	The wording of PO1 of the Nature conservation overlay code has been reviewed and amended to provide a performance based provision. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No
3.5.31	CP0823; CP2304	Conservation	Concerned Table 5.5.8 of the Conservation zone exempts permanent plantations. Requests permanent plantations are assessed as code assessable.	No	Permanent plantation is defined as 'premises used for growing plants not intended to be harvested'. This use is identified as exempt development as there are no major impacts from establishing this type of use on a property in the Conservation zone providing no significant vegetation is removed or damaged. In Table 5.5.8, the provisions of an overlay code would apply if a property is covered by an overlay map such as the Environmental significance overlay maps where the level of assessment would be increased to self-assessable development. No change has been made to the City Plan.	No	No	No
3.5.32	CP0823	Conservation	Concerned the City Plan mentions Springbrook and Lamington National Parks despite the fact Council has no jurisdiction over the management of these parks. Requests clarity in the words describing the role of Council in relation to the World Heritage Area-listed National Parks.	Yes	While the ongoing management of National Parks is a State Government issue, the City Plan will be used to assess development that may impact on these significant areas. As such, it is the City's responsibility to ensure appropriate provisions are included in the City Plan. No change has been made to the City Plan.	No	No	No
3.5.33	CP0823; CP2304; CP0823	Conservation	Concerned the current planning scheme states that core habitats are intended to have the highest level of protection, and this is not carried forward into the City Plan 2015. Requests this as a change to section 2(a)(i) of the Nature conservation overlay code.	No	The Queensland Planning Provisions identify a 'hierarchy of assessment criteria' where overlays (and overlay codes) prevail in planning schemes over provisions other than the Strategic framework. Section 2(a)(i) of the Nature conservation overlay code requires Core Habitat systems be identified, protected and enhanced to maintain flora and fauna diversity within these areas. Biodiversity Areas, which include Core Habitat Systems, are identified as matters of environmental significance and require protection throughout all levels of the scheme, including the Strategic framework and the Nature conservation overlay code provisions. As such no further level of protection is required and no change has been made to the City Plan. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.34	CP0823; CP2304	Conservation	Requests Section 3.7.4.1, point 2 of the Strategic framework is amended to incorporate point 3 as these are similar.	Yes	As a result of State Government requirements, section 3.7.4.1 of the Strategic framework now incorporates amended terms. Specific outcome 3 has been amended to refer to matters of environmental significance, differentiating it from point 2.	Yes	No	No
3.5.35	CP0823; CP2304	Conservation	Requests Section 3.7.4.1, point 2 (a) of the Strategic framework is amended to state core habitats have the highest level of protection.	Yes	As a result of State Government requirements, section 3.7.4.1 of the Strategic framework now incorporates amended terms. Specific outcome 3 has been amended to refer to matters of environmental significance, differentiating it from point 2.	Yes	No	No
3.5.36	CP0823; CP2304	Conservation	Requests Section 3.7.4.1, point 4 of the Strategic framework be amended to state biodiversity values are protected through the protection of ecologically significant features. Development not impacting on ecologically significant features conserves biodiversity values, taking into account the cumulative impacts of other development (both existing and approved) on these values.'	Yes	As a result of State Government requirements section 3.7.4.1 of the Strategic framework, Specific outcome 4 has been amended to incorporate amended terms and to ensure biodiversity areas and matters of environmental significance are protected from development impacts.	Yes	No	No
3.5.37	CP0823; CP2304	Conservation	Requests to add 'and conserve biodiversity values' at the end of point 8 in section 3.7.4.1 of the Strategic framework.	No	It is intended that biodiversity areas and matters of environmental significance will be protected from rural production activities in the hinterland through a specific outcome in section 3.7.4.1 of the Strategic framework which states 'compatible rural production activities only occur on existing cleared land'. As such no change has been made to the City Plan.	No	No	No
3.5.38	CP0823; CP2304	Conservation	Requested a new point (9) is added to section 3.7.4.1 of the Strategic framework regarding the Springbrook plateau.	No	It is intended that the Springbrook plateau will be protected through the Specific outcomes of the Nature conservation element of the Strategic framework and other provisions of the City Plan. Therefore a specific outcome regarding the Springbrook plateau has not been included. No change has been made to the City Plan.	No	No	No
3.5.39	CP0823; CP2304	Conservation	Concerned that commercial groundwater extraction will impact biodiversity areas.	No	Groundwater matters are dealt with by the State through the <i>Water Resources Act 2000</i> (e.g. water licences for taking water from an aquifer) and is not regulated by local government. Accordingly a specific outcome regarding groundwater has not been included.	No	No	No
3.5.40	CP0823; CP2304	Conservation	Requests Part 3.7.1(1) includes stronger wording to include recognition of the conservation network to support and provide ecosystem services.	No	References to ecosystem services are not included as there are no guiding principles to achieve this through local government planning instruments. No changes to the City Plan have been made.	No	No	No
3.5.41	CP0823	Conservation	Requests recognition in the City Plan 2015 that additional conservation lands will be required to provide the level of ecosystem services needed for a city of 880,000 people.	No	References to ecosystem services are not included as there are no guiding principles to achieve this through local government planning instruments. No changes to the City Plan have been made.	No	No	No
3.5.42	CP0823; CP2304	Conservation	Requests the designation for vegetation in the city should follow the State Regional Ecosystem mapping terms to avoid concerns that the category names do not reflect the importance of the vegetation.	No	Regional Ecosystem mapping was used in the methodology to derive the Environmental significance – Vegetation management overlay categories. The State's Regional Ecosystem classifications could not be referred to as the City Plan's categories also include matters of local environmental significance. No changes to the City Plan have been made.	No	No	No
3.5.43	CP0823; CP2304	Conservation	General value vegetation as designated by the Nature conservation management overlay map should be listed as Endangered Regional Ecosystem i.e. Springbrook.	No	Areas in the Springbrook, Austinville and Numinbah Valley are designated as medium and general value vegetation, due to the vegetation being reasonably well represented in the State. The significance of these areas is reflected on other overlay maps such as the Nature conservation – priority species overlay map which includes threatened species. The mapping methodology for all of the Nature conservation overlay maps has been included in City Plan Policy 6.7 Ecological Site Assessments. No changes to the City Plan have been made. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No

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3.5.44	CP0823; CP2304	Conservation	Requests the ecological values of the restored Federation Walk are recognised and maintained.	No	Council estate, including Federation Walk has been added to the Conservation zone to reflect its conservation intent. This area is managed and maintained by Council's Natural Area Management Unit, which assists in the retention of values onsite.	No	Yes	No
3.5.45	CP0848	Conservation	Requests major emphasis be put on retaining or eventuating vegetated buffers contiguous with or proximate to adjacent Rural Landscape and Environmental Protection designations and to maintaining or improving nature corridors for mobility and sustenance of wildlife.	No	Development applications received for sites adjacent or adjoining Rural zone - Landscape and Environment Precinct areas will be required to consider environmental values in accordance with the Environmental significance overlay code where this has been triggered by any of the Environmental significance overlay maps. This will include consideration of fauna movement pathways necessary to sustain wildlife. and as such no changes to the City Plan have been made.	No	No	No
3.5.46	CP1063	Conservation	Requests the green space in the Oxenford Estate be preserved.	Yes	Existing park areas within Oxenford are intended to be retained. Furthermore, a critical corridor as mapped on the Environmental significance – Biodiversity areas overlay map which traverses Oxenford. The City Plan includes provisions intended to protect matters of environmental significance. and as such no change to the City Plan has been made.	No	No	No
3.5.47	CP1085	Conservation	Requests the natural beauty of the region be preserved, as people come from all over the world to see it.	No	The provisions in the City Plan seek to protect and enhance natural areas through suitable zoning and limiting development through the City Plan's Tables of assessment and applicable codes such as the Environmental significance overlay code. . No changes to the City Plan have been made.	No	No	No
3.5.48	CP1101	Conservation	Requests care is taken with the precious environment and natural landscape.	No	The provisions in the City Plan seek to protect and enhance these areas through suitable zoning and only allowing desirable low impact development in these areas through the City Plan's Tables of assessment and applicable codes such as the Environmental significance overlay code where specific environmental values are protected. No changes to the City Plan have been made.	No	No	No
3.5.49	CP1124	Conservation	Concerned Council condones environmental vandalism in the development of semi-rural residential areas, for the purpose of increasing Council income through rates. Requests Council put biodiversity and sustainable quality of life above corporate greed.	No	The provisions in the City Plan seek to protect and enhance these areas through suitable zoning including the landscape and environment precinct for Rural residential areas, and applicable codes such as the Environmental significance overlay code where specific environmental values are protected. No change has been made to the City Plan.	No	No	No
3.5.50	CP1160	Conservation	Concerned development applications for material change of use, reconfiguring a lot and operational works made under Section 3.1.6 (IPA) and Section 242 (SPA) preliminary approvals affecting a local planning instrument will be subject to Overlay requirements of the Nature conservation overlay code.	Yes	The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a: (a) relevant and current development permit; or (b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan.. No changes to the City Plan have been made.	No	No	No
3.5.51	CP1160	Conservation	Concerned that due to the Nature conservation overlay code existing material change of use development approvals which are in force at the time the City Plan commences but have not yet progressed to the compliance assessment stage where applications are made for operational works will be subject to the Overlay Code requirements.	No	The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a: (a) relevant and current development permit; or (b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan.. No changes to the City Plan have been made.	No	No	No
3.5.52	CP1160	Conservation	Concerned the following Strategic outcomes of the City Plan cannot be met due to the operation of the Nature conservation overlay code: <ul style="list-style-type: none"> Provision of housing choice and diverse lifestyle opportunities (Part 3.3.1(2) of the Strategic framework); Support for affordable housing (Part 3.3.1(4)); Urban neighbourhoods accommodate a diverse and well-connected network of urban places (Part 3.3.1(9)); and Support for the existing priority industry of construction and building (Part 3.5.1(3)). 	No	The City Plan seeks to achieve a balanced approach to the City's environmental values, development and economic growth. The Nature conservation overlay maps identify matters of environmental significance within the city to assist in the design and assessment of future development. Provisions of codes such as the Nature conservation overlay code ensure appropriate development is supported, whilst matters of environmental significance are conserved within the city. <i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.53	CP1160	Conservation	Concerned the Nature conservation overlay code and policy propose to introduce vegetation protection and offset requirements which will further delay the delivery of long-planned development through the introduction of significant additional costs.	No	The Nature conservation overlay code seeks to identify and protect matters of environmental significance and takes a balanced approach to development in the city. This assists in the design and assessment process of future development applications. Where impacts cannot be avoided, the offset policy, as guided by the State Government's <i>Environmental Offset Act 2014</i> , provides an option of last resort that facilitates development and enables the requirements in the Nature conservation overlay code to be met. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No
3.5.54	CP1160	Conservation	Concerned the Nature conservation overlay code and policy will affect the future development potential of sites through effective prohibitions on development in the Biodiversity Areas and areas of High Value Vegetation and the application of onerous requirements for the offsetting of impacts on Medium Value Vegetation and General Value Vegetation.	No	The Nature conservation overlay code seeks to identify and protect matters of environmental significance and takes a balanced approach to development in the city. This assists in the design and assessment process of future development applications. Where impacts to certain categories of vegetation cannot be avoided, the offset policy, as guided by the State Government's <i>Environmental Offset Act 2014</i> , provides an option of last resort that facilitates development and enables the requirements in the Nature conservation overlay code to be met. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No
3.5.55	CP1160	Conservation	Concerned the Nature conservation overlay code jeopardises efforts to achieve ecological sustainability which is a balance that integrates the protection of ecological processes and natural systems; and economic development; and social well being and communities.	No	The Nature conservation overlay code seeks to identify and protect matters of environmental significance and takes a balanced approach to development in the city. An example of this is the use of environmental offsets which seek to mitigate the loss of vegetation removed from a subject site. This balance is supported by the Strategic framework of the City Plan and demonstrates the principals of ecological sustainability. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No
3.5.56	CP1160	Conservation	Concerned the Nature conservation overlay code, as currently drafted, effectively seeks to operate retrospectively to undermine existing development approvals previously obtained prior the introduction of the City Plan.	No	The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a: (a) relevant and current development permit; or (b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan . No changes to the City Plan have been made.	No	No	No
3.5.57	CP1290	Conservation	Requests wording change in city plan that ecological site assessments 'must' consider the likely impacts of the proposed development design, not 'should' as currently identified.	No	Ecological site assessments, submitted as part of a development application are required to demonstrate the development design prevents or minimises potential ecological impacts. As such, no change has been made to the City Plan.	No	No	No
3.5.58	CP1290	Conservation	Requests the Nature conservation overlay code have the 'biggest buffer zone required under the code' required in all cases. 'A 100m buffer on either side of the watercourse could facilitate the change in flow rate.'	No	Watercourses have been categorised as either a minor or major watercourse, depending on their order in the catchment. The associated buffer widths are also based on this ordering, with respect to ensuring functions ranging from bank stability to ecological corridors are protected and restored. A single buffer distance would not be responsive to the natural or urban landscape in which the watercourse was located. No change has been made to the City Plan.	No	No	No

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3.5.59	CP1300	Conservation	Requests Nature conservation - vegetation management overlay and biodiversity overlay mapping and associated provisions are amended to state that vegetation mapped by these overlays if located within a Key Resource Area, where of medium or general value, can be removed; and include provisions that manage or offset impacts and maintain a corridor through Key Resource Area.	No	Some land identified in the Extractive Industry Zone and under the Extractive Resource Overlay Map also contain matters of environmental significance as identified on the Nature Conservation Overlay Maps. Provisions of the Nature conservation overlay code then apply to form part of assessment of impacts from quarry development on the environment. Reconciling the purpose and intent of the Nature conservation overlay code and the Extractive resource overlay code will be resolved in the development assessment process of future applications to determine an appropriate outcome that addresses the values attached to the land. No change has been made to the City Plan. <i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i>	No	No	No
3.5.60	CP1300	Conservation	Requests Nature conservation - wetlands and watercourses overlay code provisions be amended to acknowledge that Extractive industry cannot provide a buffer to all waterways and include provisions regarding water quality and mitigation of impacts from Extractive industry.	No	Section 3.5.5 Element – Natural Resources in the Strategic framework states: ‘ <i>In committed areas, the extraction and haulage of the resource protects environmental values on the land as far as practicable; prevents significant impacts on nearby sensitive uses, including the use of appropriate separation areas/buffering; and does not scar vegetated ridgelines and elevated land when viewed from outside the resource area</i> ’. While this provision provides the strategic intent for committed areas, any new development application will be required to address the overlay provisions. No change has been made to the City Plan.	No	No	No
3.5.61	CP1385	Conservation	Requests groundwater dependant ecosystems be included in mapping and groundwater extraction should not be allowed in mapped areas.	No	Groundwater matters are dealt with by the State through the <i>Water Resources Act 2000</i> (e.g. Water Licences for taking water from an aquifer) and are not regulated by local government, therefore, no change has been made to the City Plan.	No	No	No
3.5.62	CP1385	Conservation	Requests Strategic framework map 4 show all areas of Springbrook as Hinterland Core Habitat.	No	Strategic framework map 4 is intended to be a broad scale conceptual view of Council's green space network. The mapping generally conforms to the existing vegetated areas, with gaps in the Hinterland Core Habitat mapping corresponding to the predominantly cleared areas of Springbrook. The Environmental significance – biodiversity areas overlay map shows all of Springbrook within the Hinterland core habitat area., and as such, no change has been made to the City Plan.	No	No	No
3.5.63	CP1385	Conservation	Requests the regrowth forest of Springbrook be given the same protection as old growth forest.	No	Regrowth vegetation in Springbrook does not have the same value as old growth vegetation and as such does not attract the same levels of protection. However, the importance of these areas for threatened species protection is recognised and reflected within the Environmental significance – priority species overlay map.. These areas will be afforded protection through provisions in the City Plan including the and other mechanisms such as the Rural zone – Landscape and Environmental Precinct. No change has been made to the City Plan.	No	No	No
3.5.64	CP1385	Conservation	Requests the urban nodes in Springbrook be removed from Strategic framework map 1 as many properties have the same values as the World Heritage national park they adjoin.	Yes	The Strategic framework identifies these areas as urban nodes to reflect the South East Queensland Regional Plan Urban Footprint and current settlement patterns. These areas are recognised as Townships as they retain a low-rise village character and amenity and support low intensity urban and semi-rural environments, a limited population and a varying degree of urban services. The City Plan seeks to strengthen the township characters by respecting township boundaries and historic settlement patterns and by harmonising new buildings with the township's village character. No change has been made to the City Plan.	No	No	No
3.5.65	CP1385	Conservation	Requests the urban nodes in Springbrook be removed from Strategic framework map 2 and be replaced with Natural Landscape.	Yes	The Strategic framework identifies these areas as urban nodes to reflect the South East Queensland Regional Plan Urban Footprint and current settlement patterns. These areas are recognised as Townships as they retain a low-rise village character and amenity and support low intensity urban and semi-rural environments, a limited population and a varying degree of urban services. The City Plan seeks to strengthen the township characters by respecting township boundaries and historic settlement patterns and by harmonising new buildings with the township's village character. No change has been made to the City Plan.	No	No	No

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3.5.66	CP1385	Conservation	Concerned with the extent of remnant or extremely good rainforest regrowth classified as bushfire hazard on the Bushfire hazard overlay map 17 (OMB2-13,14,17,18). The Regional Ecosystem mapping for Springbrook is out-dated and should be reviewed to ensure valuable vegetation is not cleared unnecessarily.	Yes	<p>The vegetation mapping for the Springbrook area is up to date with respect to the 2011 Herbarium mapping and the Bushfire hazard overlay map has been updated to align with the State Government's Bushfire hazard map as required by the <i>State Planning Policy 2014</i>.</p> <p>The Vegetation Management Code's self assessable criteria specify areas which may be cleared to reduce bushfire hazard. These areas must not have an existing approved bushfire management plan and be identified within a Bushfire Hazard Area under the Bushfire hazard overlay map. If vegetation clearing does not comply with the Vegetation management code's self assessable criteria, then proposed works will be subject to assessment against the Environmental significance overlay code.</p>	No	No	No
3.5.67	CP1385	Conservation	Concerned with the terminology on the Nature conservation - vegetation management overlay map (OMN3) as it undervalues vegetation on Springbrook. Only a tiny fraction is classed as medium value. Any vegetation that contains threatened species should be classified as extremely high value.	No	<p>The Regional Ecosystem mapping was used in the methodology to derive the Nature conservation - vegetation management overlay categories. The State's Regional Ecosystem classifications could not be referred to as the City Plan's categories also include matters of local environmental significance.</p> <p>Certain areas, such as Springbrook, may be designated as medium and general value vegetation. This is because the vegetation type is reasonably well represented within Queensland. The value of these areas will also be recognized by inclusion on other Nature conservation overlay maps such as the Nature conservation - Priority species and Biodiversity areas overlay maps.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
3.5.68	CP1394	Conservation	Concerned with the loss of green areas - many hundreds of wildlife habitats destroyed and 200 people's homes.	No	The City Plan seeks to prevent or minimise impacts from development. This is achieved through the recognition of land with significant environmental values and providing protection through zoning, levels of assessment and codes. Codes such as the Environmental significance overlay code seek to protect environmental values where they have been identified on site.	No	No	No
3.5.69	CP1442	Conservation	Concerned the inter-urban break is pointless as all trees and wildlife are gone from this area due to unsustainable development.	No	<p>While there has been historic development within the inter-urban break, there is still undeveloped land providing a separation between urban areas.</p> <p>The Strategic framework maps 1 and 2 are conceptual level maps, aimed at providing an indicative overview of the urban areas of the city.</p> <p>The City Plan seeks to prevent or minimise impacts from development in the inter-urban break through the recognition of land suitable for protection and restoration as part of a Hinterland to Coast Critical Corridor. The Environmental significance overlay code seeks to protect existing environmental values and enhance areas suitable for rehabilitation within these corridors.</p>	No	No	No
3.5.70	CP1457	Conservation	Requests Table 5.10.11: Nature Conservation - biodiversity areas overlay, Table 5.10.12 Nature Conservation - priority species overlay and Table 5.10.13: Nature Conservation - vegetation management overlay be amended to make committed development exempt from assessment.	No	<p>The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a:</p> <p>(a) relevant and current development permit; or</p> <p>(b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan.</p> <p>No changes to the City Plan have been made.</p>	No	No	No
3.5.71	CP1525	Conservation	Owens a property in the Woongoolba area for growing sugarcane and for other business and does not support any change to the Our Living City overlay constraints, nor the creation of new nature conservation overlays.	Yes	The Environmental significance overlay maps and associated overlay code do not seek to restrain the current lawful use of properties or prohibit development. The intent of these overlays is to ensure site constraints are identified at the planning stage to ensure suitable development can be facilitated with respect to these constraints. While the Environmental significance overlay maps include some new overlays in comparison to the current planning scheme, these overlays reflect matters that applicants were required to address in the previous Nature Conservation or Natural Wetlands and Natural Watercourse Constraint Codes or are matters of state environmental significance that are mandated by the State Government. No change has been made to the City Plan.	No	No	No

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3.5.72	CP1534	Conservation	Requests Council strengthen provisions in the City Plan 2015 to protect and restore habitat in the major linkage category in the conservation plan.	No	The Major Linkage category has been replaced by Hinterland to Coast Critical Corridors and they are identified on the Environmental significance – biodiversity overlay map. These areas are more targeted than the previous Major Linkage category. The Environmental significance overlay code includes provisions for these areas regarding protection and restoration of habitat and is also supported by provisions within the Strategic framework. As such no change has been made to the City Plan.	No	No	No
3.5.73	CP1537	Conservation	Requests environmental corridors are maintained by conditioning of approvals.	No	Where matters of environmental significance exist as identified on the Environmental significance overlay maps, future development applications will be assessed against the Environmental significance overlay code. This code includes provisions for the maintenance of environmental corridors. As such, environmental corridors will be maintained where appropriate through the assessment of future development applications with possible inclusion in conditions of approval. No change has been made to the City Plan.	No	No	No
3.5.74	CP1540	Conservation	Concerned with 3 Soper Way, Luscombe and constructed fence lines being used as guidelines for the overlays rather than true identification of flora and fauna.	No	The overlay mapping on this property was largely informed by the 2011 Herbarium mapping and priority species habitat which includes threatened species or species of city-wide significance and has not been influenced by fence lines.	No	No	No
3.5.75	CP1540	Conservation	Concerned with 3 Soper Way, Luscombe being affected by the Nature conservation, vegetation management overlay. The overlay will prohibit domestic dogs and will require the removal of pest vegetation.	No	It is not intended to restrain the current lawful use of the property with these overlay provisions. The intention is to highlight site constraints so issues can be addressed at the development proposal and planning stage in order to protect matters of environmental significance in the city.	No	No	No
3.5.76	CP1540	Conservation	Concerned with 3 Soper Way, Luscombe is affected by the Nature conservation, priority species overlay. Compliance with the overlay will be onerous.	No	It is not the intent of the Nature conservation overlay maps to constrain any existing lawful use of the property. They are however intended to protect matters of environmental significance onsite. These provisions will only apply where the proposed works are assessable against the City Plan 2015. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
3.5.77	CP1551	Conservation	Requests the Ormeau bottle tree be protected.	No	The Federal and State Government listings of the Ormeau bottle tree as a threatened species provide a high level of protection to this species. This is further expanded through recognition as a species of city-wide significance. The associated habitat is identified on the Environmental significance – Priority species, biodiversity areas and vegetation management overlay maps which inform the Environmental significance overlay code. This code contains provisions to protect these matters of environmental significance. and as such no change has been made to the City Plan.	No	No	No
3.5.78	CP1588	Conservation	Concerned with impacts on flora and fauna.	No	The City Plan seeks to prevent or minimise impacts from development to fauna and flora. This is through the recognition of land with these significant environmental values and attributing the necessary protection through appropriate zoning and attributing suitable assessment levels in the Tables of assessment. The Environmental significance overlay code seeks to protect and enhance environmental values where they have been identified on a property.	No	No	No
3.5.79	CP1764	Conservation	Requests additional conservation areas in Ormeau Hills, including the Moreton Bay to Wongawallan Bioregional Corridor and critically endangered Ormeau Bottle Tree.	No	A significant portion of the areas in question are recognised on the Environmental significance – Biodiversity areas overlay map. These areas are also identified on the Environmental significance – Priority species and vegetation management overlay maps. These overlays inform the Environmental significance overlay code which contain provisions to protect these matters of environmental significance. and as such no change has been made to the City Plan.	No	No	No
3.5.80	CP1785	Conservation	Requests the Nature conservation overlay code (table in 8.2.12.1) include an explanation of the categories used for the Nature conservation – Vegetation management overlay map.	No	City Plan Policy – Ecological Site Assessments has been amended to include the mapping methodologies for each of the Nature conservation overlay maps including the Vegetation management overlay. The policy will also include explanations of each category. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	Yes	No	No

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3.5.81	CP1822	Conservation	Supports the preservation of natural landscape and waterway corridors. There is potential to link land and water based trails and include public art and architectural programs.	No	The preservation of the natural landscape and waterway corridors, are supported.	No	No	No
3.5.82	CP1822	Conservation	Supports the Rural residential zone's preservation of the landscape and natural ridgelines of the hinterland.	No	This submission supports the preservation of the landscape and natural ridgelines of the hinterland.	No	No	No
3.5.83	CP1822	Conservation	Concerned with natural and movement corridors effect on dividing urban settlements.	No	The Strategic framework maps are conceptual level maps, aimed at providing an indicative overview of the city. When individual development applications are submitted, connectivity within and between urban areas is assessed on a case by case basis. Surrounding development, environmental values and strategic intent of the area will influence the final form and function of the corridors.	No	No	No
3.5.84	CP1822	Conservation	Requests a clear position on how emerging areas such as Coomera, will interact with nature. Otherwise, these areas may turn their back to nature, or be isolated by nature, instead of being defined by existing natural elements - such as the Coomera River.	No	Emerging areas are discussed in 3.3.4 Element – New Communities in the Strategic framework where it states in (7) <i>the layout and design of new communities: respond to opportunities and constraints both on site and from the surrounding locality, including ecological and hydrological functions and corridors, topography, scenic amenity and landscape features, natural hazards and other factors.</i> As such no change has been made to the City Plan.	No	No	No
3.5.85	CP1823	Conservation	Concerned with the extent of Nature conservation overlay constraints on greenfield land e.g. Coomera.	No	The approach, as guided by the State Government, was to identify site constraints and in the case of significant vegetation, overlays have been included to allow the applicant to plan for this constraint. Where impacts to certain categories of vegetation cannot be avoided, the City Plan Policy – Environmental Offsets, as guided by the State's <i>Environmental Offsets Act 2014</i> , provides an option of last resort that facilitates suitable development and enables the requirements in the Environmental significance overlay code to be met. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
3.5.86	CP1837	Conservation	Requests Council urgently adopts a current position on the nature conservation policy, given that many of the resolutions that have been used as the policy direction for the City Plan.	No	The Strategic framework sets the policy direction for the City Plan and this intent is carried through to the codes and policies such as the Environmental significance overlay code and the City Plan Policy - Ecological Site Assessments. The nature conservation policy direction within the City Plan has been developed in consultation with the current Council and seeks to ensure a balanced approach to nature conservation and development in the city. No change has been made to the City Plan.	No	No	No
3.5.87	CP1841	Conservation	Requests Council urgently reviews the architecture of the City Plan, in particular the four Nature conservation overlay maps, with precedence over zones. The overlay maps have the potential to compromise the vision of the City Plan for economic investment and job creation.	Yes	The City Plan was guided by the State Planning Policy's 'hierarchy of assessment' where overlay maps take precedence over zones. Furthermore, the City Plan provides a balanced approach to the protection and enhancement of environmental values within the city, whilst allowing for the sustainable development of areas that may contain environmental values. No change has been made to the City Plan.	No	No	No
3.5.88	CP1861	Conservation	Requests if the Nature conservation overlay constraint mapping cannot be removed from land zoned for development then an exemption to the Code requirements (and subsequently the triggered offset policy) should be included for land zoned for development. Alternatively if a clear exemption is not provided a separate set of Performance Outcomes and Acceptable Solutions should be included in the Nature conservation overlay code when development is occurring in a zone in accordance with a zone code. The new criteria should include provisions for environmental management (e.g. Vegetation Management Plans / Fauna Spotters / Sequencing of Clearing, etc.), however should remove the existing need to focus on not damaging existing native trees and offsets on development sites.	No	The development of the City Plan was guided by the Queensland Planning Provisions' hierarchy of assessment, where overlay maps take precedence over zones. Furthermore the City Plan provides a balanced approach to the protection and enhancement of the environmental within the city, whilst allowing for sustainable development. The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a: (a) relevant and current development permit; or (b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan. No changes to the City Plan have been made.	No	No	No

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3.5.89	CP1861	Conservation	Requests the Nature conservation overlay code include the full detailed mapping methodology on how the overlay maps have been prepared, including what high level GIS data they rely upon. This methodology should be allied with a series of steps that can be undertaken to ground truth and amend the overlay maps on a given site. A free and relatively responsive mapping amendment process should be made available to land holders to seek to have mapping on their sites' rectified. The mapping amendment process must be able to occur in isolation and or in advance of a development application. The inaccurate site mapping has not been prepared by the land holders and thus it should not be at their cost to have overlay maps rectified to accurate.	No	<p>The mapping methodology for the Nature conservation overlay maps was carried out in accordance with the State Government's Methods for Mapping Ecological State Interests for Land Use Planning and Development Assessment (Version 2.1)'. The City Plan Policy – Ecological Site Assessments has been amended to include the mapping methodologies for each of the Nature conservation overlay maps. This will include explanations of each category.</p> <p>An Ecological Site Assessment can be carried out to ground truth the subject property and demonstrate whether the values as shown on the overlays are present.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	Yes	No	No
3.5.90	CP1861	Conservation	Requests the Nature conservation overlay code or broader draft City Plan include provisions which recognise the rights of 'Committed Development'. Exemptions towards Code and Policy Outcomes should be provided for Committed Developments, which by definition should include:	No	<p>The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a:</p> <p>(a) relevant and current development permit; or</p> <p>(b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan.</p> <p>No changes to the City Plan have been made.</p>	No	No	No
3.5.91	CP1861	Conservation	Requests the retrospective impact of new overlay mapping from land zoned for development be removed. The costs and implications of the Draft Nature conservation overlay code and potential offsets conflict entirely with the proposed intent of the zoning plan and land use codes. (Its recognised that some of the Council overlays reflect State Based Mapping layers, however these pre-date the zoned land in the existing scheme and should not be applied retrospectively. Similarly if State Mapping layers are to be used then legislative exemptions must also be carried forward).	Yes	<p>The development of the City Plan was guided by the Queensland Planning Provisions' hierarchy of assessment, where overlay maps take precedence over zones. Furthermore the City Plan provides a balanced approach to the protection and enhancement of the environmental within the city, whilst allowing for sustainable development.</p> <p>The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a:</p> <p>(a) relevant and current development permit; or</p> <p>(b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan.</p> <p>No changes to the City Plan have been made.</p>	No	No	No
3.5.92	CP1864	Conservation	Concerned that Part 3, page 61, (2) (b) and page 62, (3)(e) referring to the hinterland to coast critical corridors gives no indication of how wide these corridors need to be to be for conservation purposes.	No	Corridor widths have not been included in the City Plan as achievable and practical corridor widths will vary from site to site. Future development within Hinterland to Coast Critical Corridors will be assessed against the Environmental significance overlay code. It is stated within this code that recommendations identified in an ecological site assessment are the City's preferred method for determining corridor widths and the resultant corridor must provide sufficient dimensions to enable fauna movement. The code also requires the protection, rehabilitation and connection of matters of environmental significance and associated buffers and as such no change has been made to the City Plan.	No	No	No
3.5.93	CP1864	Conservation	Concerned that the urban transformation model in Part 3, page 7, Figure 1 shows many critical corridors being cut off.	No	Strategic framework Figure 1 - Urban transformation is an indicative figure only. Future development within Hinterland to Coast Critical Corridors will be assessed against the Environmental significance overlay code. This code requires aspects such as fauna movement and protection and rehabilitation of matters of environmental significance to be considered. No change has been made to the City Plan.	No	No	No

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3.5.94	CP1864	Conservation	Requests the strategic framework section 3.5.4.1(9) include 'Ecologically sustainable' before 'nature-based tourism', to align with the following section 3.5.4.1(10).	No	Section 3.5.4.1 of the Strategic framework, Specific Outcome 9 has been amended to include 'Ecologically sustainable' before 'nature-based tourism' in order to align with Specific Outcome 10.	Yes	No	No
3.5.95	CP1864	Conservation	Supports greater protection of our vegetation and wildlife, including more constraints in buffer areas to our national parks and other protected areas, including all of our water catchment area	No	The increased protection of the city's vegetation and wildlife is supported.	No	No	No
3.5.96	CP1864	Conservation	Supports the full implementation of Council's Nature Conservation Strategy 2009-2019 through the strategies, codes and other provisions in the City Plan.	No	The implementation of the Nature Conservation Strategy through provisions in the City Plan is supported.	No	No	No
3.5.97	CP1864	Conservation	Supports the Open Space Conservation Levy and the purchase of land for conservation, as well a landholders who manage their land for wildlife habitat.	No	Purchase of public open space for conservation purposes is not regulated through the City Plan.	No	No	No
3.5.98	CP1869	Conservation	Requests Gold Coast's World Heritage areas should be given the maximum protection in the City Plan and mapped accordingly.	Yes	The City Plan protects natural areas including World Heritage Areas. The City Plan's overlay mapping identifies matters of state and local environmental significance in the Environmental significance overlay code providing protection to specific environmental values. Other layers of protection include the Strategic framework, suitable zoning and the Tables of assessment. No changes to the City Plan have been made.	No	No	No
3.5.99	CP1930	Conservation	Concerned without additional conservation areas, the larger population are likely to result in reduced opportunities to experience natural ecosystems and there will be increased stress put on wildlife.	No	Provisions in the City Plan such as the Environmental significance overlay code and its associated overlay maps seek to identify and protect significant areas that contribute to the City's conservation areas. No change has been made to the City Plan.	No	No	No
3.5.100	CP2103	Conservation	Requests the protection of the natural locations for the critically endangered Ormeau Bottle Tree.	Yes	The Federal and State Government provide a high level of protection to this species in conjunction with the city-wide significance recognition. The associated habitat is identified on the Environmental significance – Priority species, biodiversity areas and vegetation overlay maps which inform the Environmental significance overlay code. This code contains provisions to protect these matters of environmental significance. No change has been made to the City Plan.	No	No	No
3.5.101	CP2242	Conservation	Requests an explanation of the categories used for the Nature conservation – vegetation management overlay map is included in the first table in 8.2.12.1.	No	City Plan Policy – Ecological Site Assessments has been amended to include the mapping methodologies for each of the Nature conservation overlay maps including the Vegetation management overlay map. The policy will also include explanations of each category. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	Yes	No	No
3.5.102	CP2242	Conservation	Concerned the categories used the Nature conservation – vegetation overlay map are confusing. It appears the background to the categories is not explained in the City Plan.	No	City Plan Policy – Ecological Site Assessments has been amended to include the mapping methodologies for each of the Nature conservation overlay maps including the Vegetation management overlay map. The policy will also include explanations of each category. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	Yes	No	No
3.5.103	CP2260	Conservation	Supports the Strategic framework maps reinforcing key natural corridors.	No	The reinforcement of the key natural corridors within the Strategic framework maps is supported.	No	No	No
3.5.104	CP2304	Conservation	Concerned PO1 of the Nature conservation overlay code is not performance based. Requests the redraft of the provision as follows: 'development in areas identified on the Nature conservation - vegetation management overlay map or the Nature conservation - wetlands and watercourse overlay map protects biodiversity values associated with vegetation, wetlands or watercourses'.	No	The wording of PO1 of the Nature conservation overlay code has been reviewed and amended to provide a performance based provision. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.105	CP2304	Conservation	Concerned there is no provision for recognition of environmental assets on large scale tourism land. Requests provisions in the Major tourism zone code that do not compromise known or possible environment values.	Yes	The Major tourism zone exemptions were conditioned by the State Government, and are a mandatory requirement for Council to include within the City Plan.	No	No	No
3.5.106	CP2304	Conservation	Concerned wildlife corridors are suffering from edge effects. Requests amendment of the Nature conservation overlay code and set wildlife corridors to a minimum of 200m.	No	Determination of corridor width will occur at the time of assessment and will depend on the matters of environmental significance to be protected. Similarly, the impact of edge effects on corridor viability will also be determined at this stage.	No	No	No
3.5.107	CP2304	Conservation	Objects to the Part 3.2.2 statement of an inter-urban break. This is a false representation because the area is developed. The inter-urban break also is inconsistent between Strategic framework maps 1 and 2. Requests the inclusion of stronger provisions to protect the inter-urban break.	Yes	While there has been historic development within the inter-urban break, there are still undeveloped areas providing a separation between urban areas. Strategic framework maps 1 and 2 are conceptual level maps, aimed at providing an indicative overview of the urban areas of the city. The City Plan seeks to prevent or minimise impacts from development in the inter-urban break through the recognition of land suitable for protection and restoration as part of a Hinterland to Coast Critical Corridor. The Environmental significance overlay code seeks to protect any existing environmental values, and enhance areas suitable for rehabilitation within these corridors. therefore no change has been made to the City Plan.	No	No	No
3.5.108	CP2304	Conservation	Requests a change to the purpose of the Nature conservation overlay code to align with Part 3.7.4.1(1) to confirm that the code will protect the City's biodiversity values, maintaining diversity of species ecosystems and ecological process.	No	As a result of amendments required to address the Ministerial Conditions, Part 3.7.4.1 (1) and the Nature conservation overlay code's purpose has been updated to reflect new terminology and State requirements. These comments have been taken into consideration whilst making these amendments.	Yes	No	No
3.5.109	CP2304	Conservation	Requests an amendment to the Conservation zone code to include other considerations regarding conservation, not just consideration of building heights.	No	The City Plan seeks to limit development in the Conservation zone through the assigned levels of assessment. The Conservation zone code also ensures minimal development within the zone. Performance outcomes state no additional lots should be created and density is limited to a dwelling house. Furthermore, matters of environmental significance are protected, restored and managed in this zone through the provisions of the Environmental significance overlay code. No change has been made to the City Plan.	No	No	No
3.5.110	CP2304	Conservation	Requests an exclusion of large scale tourism development from environmental areas.	Yes	The majority of tourism and entertainment uses within the Levels of Assessment for both Open space and Conservation zone have been identified as impact assessable. Following advice from the State Government it was determined that nature based tourism within the Open space zone should be lowered to code assessable to facilitate suitable development. However, this use has remained impact assessable within the Conservation zone in recognition of the environmental significance of these areas. Any applications for development within the Open space and Conservation zones will be subject to the provisions of the Environmental significance overlay code. No change has been made to the City Plan.	No	No	No
3.5.111	CP2304	Conservation	Requests changes to Nature conservation code section 2(a) and 2(a)(i) to focus on protecting values rather than features.	Yes	This provision has been amended with respect to 'ecologically significant features' now becoming 'matters of environmental significance' in line with State Government requirements.	Yes	No	No
3.5.112	CP2304	Conservation	Requests no use in the Conservation zone is exempt from assessment.	No	Exempt uses within the Conservation zone are extremely limited. The Tables of assessment assign the highest level of assessment to most uses within this area. Furthermore, if there is an exempt use in these tables and the property is identified on an Environmental significance overlay map, the assessment level will be increased to self-assessment in the tables for Levels of assessment – Overlays. No change has been made to the City Plan.	No	No	No
3.5.113	CP2304	Conservation	Requests Part 3.7.3.1 of the Strategic framework is amended to provide the level of ecosystem services needed for a city of 880,000 people. This should also be included in Part 3.7.4.	No	The Strategic framework does not include levels of ecosystem services required for projected population growth as there are no guiding principles to achieve this through local government planning instruments. No change has been made to the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.114	CP2304	Conservation	Requests that open space is required in recognition of the value and ecosystem services provided by land with conservation values.	No	The City Plan 2015 does not specifically regulate ecosystem services, as there are currently no guiding principles to achieve this through local government planning instruments. However, the Strategic framework, Part 3 of the City Plan, contains the theme 'Living With Nature', with the following Strategic outcome 'Land, freshwater, estuarine and marine ecological processes and biodiversity values are protected and supported through a connected green space network'. This outcome supports the protection of ecosystem services within the green space network. No change has been made to the City Plan.	No	No	No
3.5.115	CP2304; CP0823	Conservation	Requests Parts 3.7.2.1(1) and 3.7.4.1(1) are expanded to include the meaning of 'enhance' in relation to green space conservation areas and protected species.	No	The definition of 'enhance' in relation to green space conservation areas and protected species is intended to take the 'ordinary meaning of the term' as identified within the <i>Queensland Planning Provisions</i> and as such no change has been made to the City Plan.	No	No	No
3.5.116	CP2304	Conservation	Requests wording for buffer widths in Table 8.2.12-1 (Nature conservation overlay code) and elsewhere include the term 'at least' or 'not less than' to give latitude for Council to achieve a greater buffer.	No	Table 8.2.12-1 applies to self-assessable development and as such needs to be prescriptive. The term 'at least' is used throughout Part C - Assessable development criteria. No change has been made to the City Plan.	No	No	No
3.5.117	CP2304	Conservation	Supports the recognition of the open space, scenic and landscape values of The Spit and Wave Break Island, and the conservation zoning of the Federation Walk in Strategic framework map 2, Strategic framework map 4, Strategic infrastructure sites and corridors map 7, Runaway Bay zone map 19, and Southport zone map 23.	No	The recognition of the open space, scenic and landscape values of The Spit, Wave Break Island and Federation Walk is supported.	No	No	No
3.5.118	CP2304	Conservation	Concerned Part 3.2.1 does not mention biodiversity that exists outside Springbrook and Lamington National Parks. Requests this is expanded throughout the entire City.	No	While there is an emphasis on these World Heritage Areas, it does refer to other areas in 3.2.1: ' <i>The Gold Coast's World Heritage-listed areas and other natural landscapes, including its biodiversity values and physical features, help define our city. As our city continues to grow, we will value and protect these assets and our precious water resources</i> '.	No	No	No
3.5.119	CP2338	Conservation	Concerned Special Least Concern species have not been included in the City Plan 2015. Significant species in City Plan 2015 policy, Ecological site assessments include Endangered, Vulnerable & Near Threatened species under the <i>Nature Conservation Act</i> but do not include the category 'special least concern'. This excludes many species from being considered under the City Plan 2015. This does not appropriately integrate the 'state interest' as required under the State Planning Policy. Requests the category 'special least concern' to be included.	Yes	Special least concern species are identified as a matter of state environmental significance and as such inclusion in the City Plan is a mandatory requirement to address the state interest comments. The City Plan Policy – Ecological Site Assessment has been amended to include reference to the Special Least Concern species.	Yes	No	No
3.5.120	CP2338	Conservation	Requests Nature conservation - vegetation management overlay mapping to be blended to include Regional Ecosystem mapping and threatened species location data to give a true indication of the conservation significance of the mapped area.	Yes	Regional Ecosystem mapping was used in the methodology to derive the Nature conservation - vegetation management overlay categories. The State's Regional Ecosystem classifications could not be referred to as the City Plan's categories also include matters of local environmental significance. The Nature conservation – Priority species overlay map shows areas of significant species and informs the Nature conservation overlay code. The code includes provisions to determine, on a site by site basis, what threatened species may exist on a particular site. Species information can also be accessed through the City of Gold Coast Flora and Fauna Database and Wildlife Online. The <i>Queensland Planning Provisions</i> include requirements that Council must follow to create and format overlay maps and as such these two layers could not be merged. No change has been made to the City Plan. <i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.121	CP2338	Conservation	Concerned the Nature conservation – priority species overlay map makes a presumption that we only have one species regarded as priority, the koala. South East Queensland has one of the highest concentrations of threatened species in the world; a map with such a title should rely on actual and extrapolated database records from the Queensland Herbarium and the Queensland Museum to give a better indication of 'priority' species. Concerned with unusual gaps in hatching in key areas of vegetation.	Yes	The Nature conservation – Priority species overlay map encompasses other significant species which triggers the overlay code provisions that requires an Ecological Site Assessment including fauna and flora surveys on the subject site. The overlay map is also informed by the City's most up to date records of Federally and State listed threatened species, locally significant species surveys and identified essential habitat. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
3.5.122	CP2338	Conservation	Objects to the terminology used in the Nature conservation - vegetation management overlay map. It is presumed that the overlay map is based on State Regional Ecosystem mapping, which has three categories. The Regional Ecosystem categories should be used instead of 'General Value', 'Medium Value' and 'High Value', which downplay their importance.	No	The use of the three vegetation categories is not intended to downplay the importance of State Regional Ecosystem categories. Regional Ecosystem mapping was used in the methodology to derive the vegetation management categories in the City Plan. Furthermore, the State's Regional Ecosystem classifications could not be referred to as the City Plan's categories also include matters of local environmental significance.	No	No	No
3.5.123	CP2338	Conservation	Requests demonstration of the steps taken to protect the natural environment including our beaches, waterways, surf breaks, and environmental reserves whilst ensuring there is accessible quality open space for all.	No	The City Plan seeks to protect or minimise impacts to these natural assets from development. This is through the recognition of land with significant environmental values and attributing the necessary protection through appropriate zoning and suitable assessment levels as prescribed in the Tables of assessment. Codes such as the Environmental significance overlay code and associated overlays seek to protect environmental values where they have been identified on site. The City Plan also seeks accessibility to reserves and other open space areas through the development assessment process where such access will not impact on matters of environmental significance. No change has been made to the City Plan.	No	No	No
3.5.124	CP2385; CP2667	Conservation	Requests the number of nature/environmental constraints be reduced as they are in conflict with the purpose of the Emerging community zone.	No	The application of the Environmental significance overlay maps in areas zoned as Emerging community is not in conflict with the purpose of this zone. The purpose of a zone code is to be read in conjunction with the overall outcomes in Section 5.3.3 of the City Plan. The Emerging community zone code clearly identifies that new communities involve a staged transition of vacant urban land to new communities to ensure matters of environmental significance and landscape character is protected. Application of the Environment significance overlay maps recognises the significant environmental values that are present and need to be addressed on a case by case basis. No change has been made to the City Plan.	No	No	No
3.5.125	CP2389	Conservation	Requests wildlife corridors need to be established by an independent ecologist and clearly shown on mapping. Fragmented pockets of habitat are not a wildlife corridor.	No	Each of the critical corridors was developed by independent ecologists engaged by Council and are clearly identified on the Environmental significance – biodiversity areas overlay map. These corridors are regionally significant and were mapped at a property scale based on a minimum width requirement. The technical reports that informed the hinterland to coast critical corridor reports were endorsed by Council and are available upon request. No change has been made to the City Plan.	No	No	No
3.5.126	CP2570	Conservation	Concerned 36, 48 and 52 Rosemount Drive, Willow Vale have not had their 2003 scheme Conservation Strategy Map 20 designation of 'major areas of existing bushland committed to development' reflected in City Plan 2015.	No	The City Plan has not retained the major areas of existing bushland committed to development category. The City Plan will not impact on existing development approvals, provided new development is undertaken in accordance with a: (a) relevant and current development permit; or (b) Section 242 Preliminary Approval under the <i>Sustainable Planning Act 2009</i> that is in effect before commencement of the new City Plan. No changes to the City Plan have been made.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.5.127	CP2623	Conservation	Concerned the city will lose unique areas, waterways, bushland and biodiversity.	No	The City Plan seeks to prevent or minimise impacts and loss of unique areas, waterways, bushland and biodiversity. This is through the recognition of land with significant environmental values and attributing the necessary protection through appropriate zoning and prescribing suitable assessment levels in the Tables of assessment. Codes such as the Environmental significance overlay code seek to protect environmental values where they have been identified on site.	No	No	No
3.5.128	CP2715	Conservation	Requests the Nature conservation overlay code be amended to make development exempt from the local government offset requirements of the overlay code where carried out in accordance with a development or preliminary approval in force at the time the City Plan 2015 commences.	No	<p>Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals issued under section 242 of the <i>Sustainable Planning Act 2009</i>.</p> <p>The City Plan Policy – Environmental Offsets and Nature conservation overlay code have been amended to reflect the exemptions for committed development granted prior to release of the City Plan. .</p> <p><i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i></p>	Yes	No	No
3.5.129	CP0823; CP2304	Conservation	Objects to Conceptual land use map 4 mapping showing significant possible urban development south of the Helensvale Town Centre bordering Coombabah Creek. Any development that would undermine the ecological importance of Coombabah Creek is not supported. Requests areas bordering Coombabah Creek do not include urban development without a buffer of at least 100m.	No	<p>The conceptual land use map is indicative and provides a guide to the potential development intent; however, development outcomes will be subject to a detailed site based investigation by the applicant.</p> <p>Further, the development intent for this conceptual land use map is subject to the application of the Strategic framework and any applicable state-wide, overlay or development codes contained within the City Plan 2015.</p> <p>Of note, this site is affected by the Environmental significance – wetlands and waterways overlay map. The Environmental significance overlay code requires a 100m buffer from the outer landward boundary of a wetland / waterway.</p>	No	No	No

Section 3.6: Environment and natural hazards – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.6.1	CP0819	Environment and natural hazards – General	Concern the purpose of the Sensitive use separation overlay code and mapped areas is not understood as 'the mapped areas in the central and southern parts of the City are located in either the Low impact industry zone or the Medium impact industry zone in which sensitive land uses are generally not possible to establish.'	No	The purpose of the Sensitive Use Separation Overlay Code is to manage development that may have an adverse impact on the current or future viability of community infrastructure and high impact industry zoned areas. While sensitive land uses do not generally establish in industrial zones, such uses may be proposed (e.g. Health care services is a contemplated use in the Low Density Residential Zone). Where they are proposed, the overlay code ensures that they are designed to mitigate the amenity impacts of existing and potential industrial development. <i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i>	No	No	No
3.6.2	CP0819	Environment and natural hazards – General	Request the Ridges and significant hills protection overlay code allow for site coverage of 50% to achieve the desired stepped building format.	No	The purpose of the Ridges and significant hills protection overlay code is to regulate development to ensure the protection, maintenance and enhancement of the natural and scenic values of identified ridges and significant hills within the city. The code states the site cover should not exceed 40% (or that identified in the relevant zone, whichever is lesser) so as to reduce dominance of buildings and structures, protect scenic and amenity values and maintain existing vegetation cover. A maximum site cover of 40% is supported as it ensures the development is surrounded by adequate landscaping to maintain the character of the precinct. As such no change has been made to site coverage in the Ridges and significant hills protection overlay code.	No	No	No
3.6.3	CP0823	Environment and natural hazards – General	Concerned the Merrimac floodplain does not have the opportunity to become an original ecosystem. Requests the biodiversity of the floodplain is increased with the establishment of a rehabilitated area which demonstrates the original ecosystem of the floodplain.	No	This area is recognised through zoning as constrained land within an urbanised area (Limited Development Zone). Rehabilitation within the Merrimac floodplain will be addressed through provisions of the Environmental significances part of each individual development assessment based on the environmental values on site.. No change has been made to the City Plan.	No	No	No
3.6.4	CP0823	Environment and natural hazards – General	Concerned there are only a few substantial remnants left in the city. The one in the Bonogin Valley area does not appear to be connected to an ecological corridor. Concerned there is not an adequate planning strategy to protect substantial remnants. Requests a clearly defined strategy is provided to protect substantial remnants.	No	The Reedy Creek Substantial Remnant (Bonogin Valley area) directly adjoins the core habitat area and the Burleigh to Springbrook Critical Corridor. The Environmental significance overlay code includes specific provisions to protect and rehabilitate matters of environmental significance within all biodiversity areas, including substantial remnants. and as such no change has been made to the City Plan.	No	No	No
3.6.5	CP0823	Environment and natural hazards – General	Concerned there is contradiction in 3.7.1(6) 'coastal areas are protected for their ecological, economic and recreational values'; these values have inherent conflicts. Requests the ecological values are recognised as irreplaceable and are afforded primacy of consideration.	No	Coastal areas within the city are valued for a variety of reasons including environmental, economic and recreational values. The Living With Nature section of the Strategic framework seeks to achieve a balanced approach to all of these values and therefore no change has been made to the City Plan.	No	No	No
3.6.6	CP0823	Environment and natural hazards – General	Concerned there is no mention of environmental flow requirements. Requests specific mention is made of maintaining environmental flows for ecosystem viability.	No	While the City Plan does not make specific reference to environmental flows, this is broadly addressed under Section 3.7 Living with nature. Strategic outcome 3.7.1 (7) states 'Water quality and quantity in drainage catchments maintains the operation and health of ecosystems, provides flood mitigation and meets requirements for water-based primary and secondary leisure activities.' No change has been made to the City Plan.	No	No	No
3.6.7	CP0823	Environment and natural hazards – General	Concerned wildlife corridors are suffering from edge effects. Requests amending the City Plan 2015, possibly through Parts 3.7.1(2) and (5), 3.7.4 (3e) and sets wildlife corridors to a minimum of 200m.	No	There is not a one size fits all approach to corridor widths for wildlife. Determination of corridor width will occur at the time of assessment and will depend on the matters of environmental significance to be protected. Similarly the impact of edge effects on corridor viability will also be determined at this stage and as such no change has been made to the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.6.8	CP0823	Environment and natural hazards – General	Concerned with community and environmental impacts from development as outlined in and around the floodplains and the low lying areas of the Gold Coast. Requests the City Plan 2015 reflects the latest information on sea level rise, storm surge, and more intense rainfall events and this information will guide future development.	No	The Strategic framework acknowledges risks from natural hazards will become more prevalent in Section 3.2.2 of the City Plan. The Flood Overlay Code already considers sea level rise and an update to consider the latest information will be deferred to a future amendment. No change has been made to the City Plan.	No	No	Yes
3.6.9	CP0823	Environment and natural hazards – General	Concerned with loss of native species on development sites. The needs of local fauna require some sensitive offset. Requests Schedule 6.10.12.2 note at the bottom of Part 3 (Species selection and location) should be prioritised to become dot point 1 and amended to read: 'Preference is given to local native species in all new planting and is stipulated for dunal areas, coastal estuaries and watercourses, open space areas, open space links, open space corridors, hilltops and ridgelines'.	No	A note in the City Plan is considered to be part of the City Plan. However, Schedule 6.10.12.2 Part 3 has been amended to provide clarity and the note at the end Part 3 has been deleted.	Yes	No	No
3.6.10	CP0823;	Environment and natural hazards – General	Requests studies be undertaken, documented and used as a historical tool to benchmark a limit to sustainable development for the Gold Coast considering flooding, sea level rise, landslide and other constraints.	No	All natural hazards that are covered by State Planning Policy 2014 have background studies which have been used to inform the overlay codes and maps contained within the City Plan. Therefore no change has been made to the City Plan.	No	No	No
3.6.11	CP0823	Environment and natural hazards – General	Supports specific outcomes 3.3.7.1 (2) and (4). Requests an amendment to ensure aggregation of bushland remnants and corridors is encouraged.	No	Specific Outcomes 2 and 4 identify the need for properties in the rural residential areas to protect and enhance bushland and wildlife corridors and maintain the city's green frame, particularly on the hinterland ranges and foothills. As such, scope for aggregation of bushland remnants and corridors has been provided and no change has been made to the City Plan.	No	No	No
3.6.12	CP1318	Environment and natural hazards – General	Concerned smaller lot sizes will impact on ecological values.	No	The use of small lot size is intended for more urbanised areas. The Reconfiguring a Lot Code includes a provision to minimise adverse impacts to the environment. Furthermore, the Environmental significance overlay maps identify matters of environmental significance which are protected and enhanced through the provisions of the Environmental significance overlay code.	No	No	No
3.6.13	CP1442	Environment and natural hazards – General	Concerned the City Plan will destroy more of the environment for the sake of so-called growth.	No	The City Plan aims to strike a balance between population growth and environmental protection. The majority of new dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities where supplies of undeveloped land in the urban area still exist. The City Plan seeks to prevent or minimise impacts from development through the recognition of land with significant environmental values. Appropriate 'low-risk' land uses and levels of assessment have then been applied to these areas.	No	No	No
3.6.14	CP1869	Environment and natural hazards – General	Requests new vegetation categories as follows : <ul style="list-style-type: none"> High Value (currently Regional Ecosystems listed as Least Concern); Very High Value (currently Regional ecosystems listed as Of Concern); and Extremely High Value (currently Regional ecosystems listed as Endangered and where threatened species are known to or are likely to occur whether or not remnant vegetation). 	No	The State's Regional Ecosystem mapping was used in the methodology to derive the vegetation categories. Regional Ecosystem categories alone could not be used as matters of local environmental significance have also been included. While significant areas of vegetation may be designated general or medium value (due to it being reasonably well represented at a state wide level) this does not reduce the importance of the provisions in the overlay code requiring protection and rehabilitation of these areas. Furthermore, these areas may also be identified on the Environmental significance – biodiversity areas and priority species overlay maps which have specific provisions under the Environmental significance overlay code. No change has been made to the City Plan. No change has been made to the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.6.15	CP2497	Environment and natural hazards – General	Concern regarding the schemes lack of commitment towards sustainable development. Requests clarification on how sustainable development will be achieved and if code compliance will be the expected mechanism.	No	The Strategic framework of the City Plan seeks to ensure sustainable development outcomes are achieved within the city. This is through the recognition of land with significant environmental values and attributing necessary protection through appropriate zoning and suitable assessment levels. Appropriate land uses have been listed as code assessable. These uses are still subject to a rigorous assessment against relevant codes. Codes such as the Environmental significance overlay code seek to protect environmental values where they have been identified on site by preventing or minimising impacts from development. The code provisions promote sustainable development outcomes in line with the Strategic framework. Therefore no change has been made to the City Plan.	No	No	No
3.6.16	CP1917	Environment and natural hazards – General	Concerned the City Plan policy - Ecological Site Assessments does not accurately reflect the SPP as the category 'Special least Concerned' species (which include platypus) is not included in the City Plan significant species list.	Yes	The City Plan Policy – Ecological Site Assessments has been amended to include reference to special least concern animals under the <i>Nature Conservation Wildlife (Regulation) 2006</i> .	Yes	No	No

Section 3.7: Flood

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.7.1	CP0004	Flood	Concerned with planned densities in flood prone areas.	No	No action to be taken as flood affected land has a range of planned residential densities and no specific example is provided to support this point. Nonetheless, flood maps identify land potentially inundated by a 1 in 100 year flood event. Development in accordance with the Flood overlay code aims to ensure sufficient mitigation is implemented to manage the risk of flood to people and property.	No	No	No
3.7.2	CP0581	Flood	Concerned with flooding in the Oxenford area along Saltwater Creek during heavy rainfall.	No	No action to be taken as development that is assessed in accordance with the Flood overlay code aims to ensure development complies with the identified level of risk. The areas referred to in the submission are identified in the Flood overlay map and will trigger assessment against the Flood overlay code.	No	No	No
3.7.3	CP0729	Flood	Requests the Flood overlay - Map 5 be amended to ensure the full extent of the approved earthworks is acknowledged as not being subject to flooding on Lot 1 on SP150729 and Lot 32 on SP156726 on Oakey Creek Road, Coomera.	No	This issue is deferred for future action. We note that Council has resolved to update flood maps as part of a future amendment. This map will reflect the levels of land as it has been constructed.	No	No	Yes
3.7.4	CP0819	Flood	Concern the Flood overlay code 'does not take into consideration the mitigation benefits associated with Hinze Dam Stage 3.'	No	No action to be taken as Council has resolved that flood planning levels will be determine having regard to Hinze Dam Stage 2.	No	No	Yes
3.7.5	CP0819	Flood	Concern the Flood overlay code refers to the term 'natural hazard management area' which is undefined in draft City Plan.	Yes	No action to be taken. The wording referred to in this point relates to the "Purpose" of the Flood overlay code. This wording is taken from the Queensland Planning Provisions and was adopted further to the Minister of Planning's conditions.	No	No	No
3.7.6	CP0819	Flood	Concern the Flood overlay code 'Table 8.2.7-1 & 2 applicable to self-assessable development, does not carry over wording from the 2003 Scheme which provides an exemption from the need to achieve flood storage balance for Class 1 and Class 10 buildings (houses and garages). This will mean that every new house and garage constructed in a flood-prone area will need to achieve a flood storage balance within the particular site.'	No	No action to be taken. The previous wording from the 2003 Planning Scheme carried no such exemption for Class 1 and Class 10 buildings.	No	No	No
3.7.7	CP0819	Flood	Concern the Strategic framework continues to press for flood free access to be provided to development sites when this is not possible and that other appropriate means exist to ensure the safety of occupants.	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment. Council will also review aspects of the subsequent flood policy at this time.	No	No	Yes
3.7.8	CP0819P90	Flood	Request Flood overlay code 'unambiguously state that flood free access, whilst preferred, is not mandatory and that a 'refuge in place' strategy is also acceptable subject to an appropriate risk assessment being undertaken.'	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment. Council will also review aspects of the subsequent flood policy at this time.	No	No	Yes
3.7.9	CP0819	Flood	Request the Flood overlay maps 'be amended to ensure that it is reflective of approved developments which have occurred since the mapping was originally undertaken, and are known to have been filled to a Q100 level.'	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment. Council will also review aspects of the subsequent flood policy at this time.	No	No	Yes
3.7.10	CP0823	Flood	Requests clarification is required to put the note in AO8 of the Flood overlay code into plain English.	No	No action to be taken. The note in AO8 notes that Impact Assessments need to include an investigation to determine the future impacts of climate change. These investigations then can subsequently support the model parameters and boundary conditions used in determining the flood impacts of developments in flood affected areas.	No	no	No
3.7.11	CP0823	Flood	Requests the Flood overlay code is updated and presents the very latest calculations of sea level rise, storm surge and extreme weather events relating to climate change.	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment.	No	No	Yes
3.7.12	CP1162	Flood	Requests revisions be made to remove duplication of building assessment provisions in the Flood code SO6.	No	No action to be taken. This issue duplicates issues raised by Minister for Planning's conditions. Consequently duplications with building assessment provisions have been removed from the Flood overlay code.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.7.13	CP1216	Flood	Concerned Boykambil Esplanade, Hope Island precinct is affected by flooding access problems from previous approved developments, is under further threat from climate change inundation and has no constraints as a flood mitigation area. In March 2014 Council planned for the private sector to redevelop it to inundation-free status, however when plan was released to the public, this decision was recounted. Requests the opportunity to plan for retention or enhancement of endangered public waterfront facilities and the possibility of introducing a unique and highly desirable boardwalk café strip with water ferry and main road access is plainly evident. Requests an integrated transport policy should include the wharf/ferry terminal facility options. Twenty-five years ago, Dolphin Research Group identified this as a 'Hope Island Gateway' development precinct which has the opportunity to enhance public foreshore access and to become the Iconic façade of Hope Island.	No	The relevant flood provisions were applied at the time of lodgement, based on flood information available at that time. The City Plan Flood overlay code's purpose is to regulate development occurring in flood affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding. The overlay will ensure flooding in the Boykambil area is adequately addressed and local amenity is appropriately improved by any future development proposals.	No	No	No
3.7.14	CP1216	Flood	Concerned king tides inundate the Crescent Ave and Burt Hood St, Hope Island with depth up to around 200mm and have road access problems exacerbated by Council approved development (Hope Island Canal). Burt Hood St appears to have been built to a slightly lower height, increasing intensity of events. Concerned failing to plan until regular inundations occur exposes the Council to liability.	No	The relevant flood provisions were applied at the time of lodgement, based on flood information available at that time. The City Plan Flood overlay code's purpose is to regulate development occurring in flood affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding. The overlay will ensure flooding in the Hope Island area is adequately addressed and local amenity is appropriately improved by any future development proposals.	No	No	No
3.7.15	CP1275	Flood	Requests amending the Flood overlay code to remove the mandated flood free access provisions, and instead provide an Acceptable Outcome (AO) to this effect with alternate AOs to enable compliance to be demonstrated through the inclusion of appropriate risk management.	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment. Council will also review aspects of the subsequent flood policy at this time.	No	No	Yes
3.7.16	CP1424	Flood	Concerned Flood overlay map 6 shows the Sovereign Islands to the north of Queen Anne Court and parts of Ephraim Island to be inundated. This is an error as both developments were constructed with allowance for tidal surge, sea level rise and where exposed, wave set up and wave run up. Requests the overlay map be reviewed and corrected based on updated modelling.	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment. Council will also review aspects of the subsequent flood policy at this time.	No	No	Yes
3.7.17	CP1588	Flood	Concerned with flooding within the Mudgeeraba and Worongary Creeks and impacts in infrastructure.	No	Worongary and Mudgeeraba Creek are identified in the Flood overlay mapping in the City Plan and will be developed in accordance with the determined flood planning levels. Development will be assessed against the Flood overlay code, the purpose being to regulate development occurring in flood affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding.	No	No	No
3.7.18	CP1604	Flood	Objects to building on flood plains in the City.	No	Properties identified in the Flood overlay mapping in the City Plan will be developed in accordance with the determined flood planning levels. Development will be assessed against the Flood overlay code, the purpose being to regulate development occurring in flood affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding.	No	No	No
3.7.19	CP1890	Flood	Concerned regarding the Flood overlay code requirement for flood free access and lack of acknowledgement of refuge in place provisions as an acceptable alternative solution.	No	This issue is deferred for future action. Council has resolved to update the flood maps as part of a future amendment. Council will also review aspects of the subsequent flood policy at this time.	No	No	Yes
3.7.20	CP2242	Flood	Concerned the Flood overlay map indicates that flood assessment is not required for the immediate coastal strip and that the Coastal erosion hazard overlay map does not indicate flood hazard assessment (from sea level rise) is required.	No	No action to be taken. The City Plan flood overlay map identifies land that is potentially affected by a 1 in 100 year flood event. This flood event takes into account the impacts of storm surge. To be clear the Flood overlay map identifies land that is subject to inundation from catchment and storm surge flooding. The Coastal erosion hazard overlay map addresses coastal erosion.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.7.21	CP0819	Flood	Requests the Coomera Marine Precinct be supported by the draft City Plan by documenting the longstanding hydraulic agreement which is based on a specific flood storage loss arrangement.	No	The Flood overlay map and associated code provisions in effect at the time of lodgement apply city-wide. Their purpose is to regulate development occurring in flood affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding.	No	No	No
3.7.22	CP0945	Flood	Concerned the future flood modelling mapping of Harbour Town Shopping Centre site will create significant issues for any future development opportunities and present an insurance risk.	No	The flood mapping and associated Flood overlay code appropriately assess areas of land with flooding or inundation potential, so that the adverse impacts of flooding can be avoided or lessened. City Plan Flood mapping is to be reviewed as part of a future amendment.	No	No	Yes

Section 3.8: Koalas

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.8.1	CP0823	Koalas	Concerned with koala conservation. Requests more stringent planning requirements to protect Koalas	Yes	Gold Coast has included the provision of State level koala mapping in the Environmental significance – priority species overlay map, as well as the identification and protection of vegetation within mapped Biodiversity Areas, therefore no change has been made to the City Plan.	No	No	No
3.8.2	CP0873	Koalas	Concerned the City Plan does not do enough to manage and conserve the Gold Coast Koala population and their essential habitat areas and corridors.	Yes	The koala has been identified as a Matter of State Environmental Significance by the State Government. Through this designation, the City of Gold Coast has been restricted by the State in how to address the protection of this species through the City Plan, as local governments cannot have local values that are similar to State values. Gold Coast has included the provision of State level koala mapping in the Environmental significance – priority species overlay map, as well as the identification and protection of vegetation within mapped Biodiversity Areas, therefore no change has been made to the City Plan.	No	No	No
3.8.3	CP1160	Koalas	Requests adding a definition for committed development in Schedule 1.2 of the City Plan 2015 consistent with in the SEQ Koala Conservation SPRP, where 'committed development' is any development carried out in accordance with a development approval (i.e. Section 242 preliminary approval or a development permit) that is in force at the time the City Plan commences.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals. A definition for committed development has been added to the administrative definitions of the City Plan.	Yes	No	No
3.8.4	CP1160	Koalas	Requests the table of assessment be amended to make committed development be exempt in the biodiversity areas overlay, priority species overlay and vegetation management overlay.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals. These exemptions will be dealt with through amendments to the City Plan Policy – Environmental Offsets and Environmental significance overlay code, as well as an administrative definition. As such, no change to the Tables of Assessment has been made.	No	No	No
3.8.5	CP1160	Koalas	Requests amendment to Schedule 6.8.2, the Application of the Environmental Offset Policy, to acknowledge that committed development is exempt from the application of the City Plan policy.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals issued under section 242 of the <i>Sustainable Planning Act 2009</i> . The City Plan Policy – Environmental Offsets and Environmental significance overlay code have been amended to reflect the exemptions for committed development granted prior to release of the City Plan.	Yes	No	No
3.8.6	CP1290	Koalas	Requests no relocation of Koalas as a solution in ecological areas.	Yes	There is no translocation program for koalas identified in the City Plan. As such, no changes have been made to the City Plan.	No	No	No
3.8.7	CP0262	Koalas	Requests the protection of nature and koalas. This is not being done with the shopping centre at Coomera.	Yes	The koala has been identified as a matter of state environmental significance by the State Government. Through this designation, the City of Gold Coast has been limited by the State in how to address the protection of this species through the City Plan, as local governments cannot have matters of environmental significance that overlap with State values. Council has included the provision of State level koala mapping in the Environmental significance – priority species overlay map, as well as the identification and protection of vegetation within mapped Biodiversity Areas.,	No	No	No

Section 3.9: Landscape and environment precinct – Rural residential zone – Unsupportive

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.9.1	CP0252	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 10 Knoll Court, Gaven (Lot 37 on RP168824) being included in the Rural residential zone – Rural residential landscape and environment precinct based on the increase to the minimum lot size, reduced site cover, limited on site natural / ecological features.	No	10 Knoll Court, Gaven (Lot 37 RP168824) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor mapped on the Environmental significance – biodiversity areas overlay map . The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of these values the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay and as such no change has been made to the City Plan.	No	No	No
3.9.2	CP0511	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 18 Connemara Road, Gaven being included in the Rural residential and landscape precinct of the Rural Residential zone as this property is no more environmentally or ecologically significant than others in our street or surrounding area.	No	18 Connemara Road, Gaven (Lot 62 RP165823) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor mapped on the Environmental significance – biodiversity areas overlay map. The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of these values that the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay and as such no change has been made to the City Plan.	No	No	No
3.9.3	CP0513	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 16 Connemara Road, Gaven being included in the Rural Residential environment and landscape precinct of the Rural residential zone as it will affect future decisions made about the property and the possible future sale of the property.	No	16 Connemara Road, Gaven (Lot 63 RP165823) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor mapped on the Environmental significance – biodiversity areas overlay map. The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of these values the property has been located within the Rural Residential zone - Landscape and Environment Precinct Overlay and as such no change has been made to the City Plan.	No	No	No
3.9.4	CP0514	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 24 Connemara being included in the Rural residential precinct of the Rural residential zone as the flora and fauna on the property is no different to any other in the area and would provide no different environmental value than those who own properties across the road, which will not be affected by the potential rezoning.	No	24 Connemara Road, Gaven (Lot 59 RP165823) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor mapped on the Environmental significance – biodiversity areas overlay map. The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of these values the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay and as such no change has been made to the City Plan.	No	No	No
3.9.5	CP0680	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 20 Connemara Road, Gaven (Lot 61 RP165823) being rezoned to Rural residential landscape & environment precinct.	No	20 Connemara Road, Gaven (Lot 61 RP165823) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor mapped on the Environmental significance – biodiversity areas overlay map. The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of these values the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay and as such no change has been made to the City Plan.	No	No	No
3.9.6	CP0819	Landscape and environment precinct - Rural residential zone - Unsupportive	Concern the Rural residential landscape and environment precinct is a significant change, compared to the 2003 Scheme. Request clarification as to what survey data was relied upon to form the basis of the Rural residential landscape and environment precinct mapping.	No	The Rural Residential Zone - Landscape and Environment Precinct was informed by the following: <ul style="list-style-type: none"> Local Area Plan - Environmental precincts from the Our Living City Planning Scheme 2003; and Substantial remnants and critical corridors as mapped on the Environmental significance – biodiversity areas overlay map. Development in this zone will require the protection of matters of environmental significance identified within the Environmental significance overlay maps .	No	No	No

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3.9.7	CP0988	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 22 Connemara Road, Gaven being included in the Rural landscape and environment protection precinct.	No	22 Connemara Road, Gaven (Lot 60165823) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor mapped on the Environmental significance – biodiversity areas overlay map. The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of this value the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay and as such no change has been made to the City Plan.	No	No	No
3.9.8	CP2366	Landscape and environment precinct - Rural residential zone - Unsupportive	Requests the Rural residential and landscape environment protection precinct be removed from the Rural residential zone and City Plan.	No	The Landscape and Environment Precinct was implemented to recognise the environmental and amenity values within the Rural Residential Zone. The precinct will aid in providing a balance between environmental protection and rural residential land uses. Properties identified as either, or both, of the following criteria are included within the precinct: <ul style="list-style-type: none">Local Area Plan - Environmental precincts from the Our Living City Planning Scheme 2003; andSubstantial remnants and critical corridors as mapped on the Environmental significance – biodiversity areas overlay map. No changes to the Rural Zone - Landscape and Environment Precinct have been made.	No	No	No
3.9.9	CP0616	Landscape and environment precinct - Rural residential zone - Unsupportive	Concerned with the new Rural landscape and environment precinct and its impact on property value.	No	4 Creek Place, Gaven (Lot 11 SP131451) This property is identified as part of a critical corridor on the Environmental significance – biodiversity areas overlay map. It is because of this value the property has been located within the Rural Residential Zone - Landscape and Environment Precinct.	No	No	No
3.9.10	CP1459	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 26 Connemara Road, Gaven being zoned as Rural Residential (Landscape and Environment Precinct) because there is no environmental value on the site and surrounding zoning.	No	26 Connemara Road, Gaven (Lot 58 RP165823) The Rural Residential Zone - Landscape and Environment Precinct has been applied to this property as it is within a critical corridor as shown on the Environmental significance – biodiversity areas overlay map. The precinct reflects the intent for the protection and enhancement of the mapped critical corridor. It is because of this value the property has been located within the Rural Residential Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.9.11	CP2312	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 12 Knoll Court, Gaven being made a green zone and related overlays.	No	Zoning for 12 Knoll Court, Gaven has been considered and has not been revised. In the current 2003 planning scheme the site is included in the Park Living Domain. The City Plan policy position is to provide a semi-rural residential planning intent for this site but with recognition of ecologically significant features through the application of the Landscape and environment precinct. As such, the best fit translation from the Park Living Domain is the Rural residential landscape and environment precinct. This land is identified as affected by several constraints. Accordingly, the relevant overlays apply to this site. The zoning and overlays maintain existing amenity and community expectations for outcomes in this area.	No	No	No
3.9.12	CP1474	Landscape and environment precinct - Rural residential zone - Unsupportive	Objects to 6 Creek Place, Pacific Pines being zoned Rural residential landscape and environment precinct because it will impact on the future development potential of the property.	No	The Rural residential zone - Landscape and environment precinct has been applied to this property as it is identified within a critical corridor on the Environmental significance – biodiversity area overlay map. A review of the precinct mapping will be undertaken as part of a future amendment to the City Plan. .	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.9.13	CP2039	Landscape and environment precinct - Rural residential zone - Unsupportive	Requests properties located on Bignells Road be zoned Rural residential as these properties can achieve a minimum 4000m ² lot subdivision and agricultural land uses are not considered viable.	No	<p>The properties located on Bignells Road have generally been identified within the Rural Residential Zone with a Rural Residential Landscape and Environment Precinct.</p> <p>The precinct has been applied to these properties because they are identified as being within the Hinterland Core Habitat Area.</p> <p>Council has resolved to undertake a review of precinct mapping as part of a future amendment to the City Plan.</p>	No	No	Yes
3.9.14	CP0819	Landscape and environment precinct - Rural residential zone - Unsupportive	Concern the Rural residential landscape and environment precinct 'doubles the allowable minimum lot size from 8,000m ² to 16,000m ² and significantly reduces the ability for landowners to clear vegetation and develop houses on such sites.'	No	<p>The minimum lot size for the Rural residential landscape and environment precinct has been considered and has not been revised.</p> <p>The 16 000m² minimum is consistent with the precinct's intent to maintain and protect matters of environmental significance, landscape values and scenic amenity.</p>	No	No	No

Section 3.10: Landscape and environment precinct – Rural zone – Supports

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.10.1	CP0332	Landscape and environment precinct - Rural zone - Supports	Requests the Paradise Valley subdivision remain in the Rural landscape and environment precinct.	No	1062 Austinville Road, Austinville (Lot 1 RP102359) The inclusion of the Paradise Valley subdivision in the Rural Landscape and Environment Precinct is supported and as such no change to the City Plan has been made.	No	No	No
3.10.2	CP0332	Landscape and environment precinct - Rural zone - Supports	Supports Austinville being included in the Landscape and environment precinct.	No	1062 Austinville Road, Austinville (Lot 1 RP102359) The inclusion of Austinville in the Rural Landscape and Environment Precinct is supported and as such no change to the City Plan has been made.	No	No	No
3.10.3	CP1874	Landscape and environment precinct - Rural zone - Supports	Supports the introduction of the Rural landscape and environment precinct.	No	Willow Vale The introduction of the Rural Landscape and Environment Precinct is supported and as such no change to the City Plan has been made.	No	No	No
3.10.4	CP2165; CP2577	Landscape and environment precinct - Rural zone - Supports	Supports the Rural landscape and environment precinct applied in Willow Vale and requests it remain in the area.	No	Willow Vale The inclusion of Willow Vale in the Rural Landscape and Environment Precinct is supported and as such no change to the City Plan has been made.	No	No	No
3.10.5	CP2400	Landscape and environment precinct - Rural zone - Supports	Supports the Rural landscape and environment precinct in rural areas and applied to lands with environmental and/or landscape values. Requests no change to this designation to accommodate developers.	No	22 Shane Road, Willow Vale (Lot37 SP134722) The introduction of the Rural Landscape and Environment Precinct in rural areas is supported and as such no change to the City Plan has been made.	No	No	No
3.10.6	CP0332	Landscape and environment precinct – Rural zone - Supports	Supports the Paradise Valley subdivision being located in the Rural zone, (Rural landscape and environment precinct).	No	Support noted.	No	No	No
3.10.7	CP1470	Landscape and environment precinct – Rural zone - supports	Supports Rosemount Drive, Willow Vale being zoned Rural, landscape and environment precinct.	No	160 Rosemount Road, Willow Vale (Lot 22 RP170765) The use of the Rural Zone - Landscape and Environment Precinct is supported. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.10.8	CP1503; CP1507	Landscape and environment precinct – Rural zone - supports	Supports areas with environment and landscape value having the Rural landscape and environment precinct designation.	No	The application of the Rural Landscape and Environment Precinct is supported.	No	No	No
3.10.9	CP1504; CP1604	Landscape and environment precinct – Rural zone - supports	Supports the inclusion of the Rural landscape and environment precinct within the City Plan.	No	The application of the Rural Landscape and Environment Precinct is supported.	No	No	No

Section 3.11: Landscape and environment precinct – Rural zone – Unsupportive

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.11.1	CP0141	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with The Plateau being zoned Rural landscape and environment precinct.	No	The zoning of the extractive industry and indicative buffer is representative of State Planning Policy mapping (i.e. Key Resource Area and Key Resource Area Separation Area). The Rural Zone - Landscape and Environment Precinct has been applied to freehold rural properties around this area to maintain the required separation area and ensure the environmental values on these properties are preserved. The precinct has been refined following a review of amenity and environmental criteria, and some minor changes have occurred in the area.	No	Yes	No
3.11.2	CP0353	Landscape and environment precinct - Rural zone - Unsupportive	Requests Rifle Range Road, Pimpama (Lot 1 SP210742) zoning of Rural landscape and environment precinct be reviewed due to its proximity to the M1 and surrounding development.	No	Rifle Range Road, Pimpama (Lot 1 SP210742) Despite the property being located in close proximity to the M1, it is close to the northern boundary of Heritage Park bushland Reserve and contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map . It is also within the Environmental significance – priority species overlay map. This property is located in an area of high to very high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.3	CP0398	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with 98 Burrows Road, Alberton (Lot 1 RP891540) being included in the Rural Landscape and environment precinct. Requests it remain Rural residential for potential subdivision purposes.	No	98 Burrows Road, Alberton (Lot 1 RP891540) The Rural Zone - Landscape and Environment Precinct located near the southern boundary is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.4	CP0400	Landscape and environment precinct - Rural zone - Unsupportive	Requests 58 Ageston Road, Alberton (Lot 7 on RP101721) be removed from the Rural landscape and environment precinct and remain in the Rural zone. This site has no good quality agricultural land values or any elements that would deem it necessary to be changed to Rural landscape and environment precinct.	No	58 Ageston Road, Alberton (Lot 7 RP101721) The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.5	CP0401	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 52 Ageston Rd, Alberton (Lot 8 RP101721) being included in the Rural landscape and environment precinct.	No	52 Ageston Road, Alberton (Lot 8 RP101721) The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlays maps and as such has been removed.	No	Yes	No
3.11.6	CP0420	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the inclusion of 286 Quinns Hill Road West, Staplyton in the Rural landscape and environment precinct, as it will prevent farming and there are no koalas in the area.	No	286 Quinns Hill Road West, Staplyton The property contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is also identified within the Environmental significance – priority species overlay map. . It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	Yes	No
3.11.7	CP0470	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 460 Gold Coast Springbrook Rd, Mudgeeraba (Lot 20 WD5587) being included in the Rural landscape and environment precinct.	No	460 Gold Coast Springbrook Road, Mudgeeraba (Lot 20 WD5587) The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No

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3.11.8	CP0482	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with 439 Staplyton Jacobs Well Rd, Alberton (Lot 12 RP96073) being included in the Rural landscape and environment precinct.	Yes	439 Staplyton Jacobs Well Rd, Alberton (Lot 12 RP96073) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is identified within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.9	CP0501	Landscape and environment precinct - Rural zone - Unsupportive	Concerned the Rural landscape and environment precinct is over areas that are currently blueberry fields or are grazing land.	No	466 Austinville Road, Austinville (Lot 1 RP179322) The Rural Zone - Landscape and Environment Precinct located in six small areas in the eastern part of the property are not supported by any of Council's Environmental significance overlay maps and as such have been removed.	No	Yes	No
3.11.10	CP0797	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural landscape and environmental precinct is removed from 374 Pimpama Jacobs Well Road, Pimpama.	No	374 Pimpama Jacobs Well Road, Pimpama (Lot 9 RP144589) The Rural Zone - Landscape and Environment Precinct located near the southern and western boundaries of this property are not supported by any of Environmental significance overlay maps and as such have been removed.	No	Yes	No
3.11.11	CP1064	Landscape and environment precinct - Rural zone - Unsupportive	Requests 1749 Staplyton Jacobs Well Road, Jacobs Well be removed from the Rural landscape and environment precinct as the property has been cleared of all vegetation.	Yes	1749 Staplyton Jacobs Well Road, Jacobs Well (Lot 93 RP79881) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. A large portion of the area is also within the Environmental significance – priority species overlay map . It is because of these values the property has been located within the Rural Residential Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.11.12	CP1065	Landscape and environment precinct - Rural zone - Unsupportive	Requests 16 Bernborough Place, Mudgeeraba be excluded from the Rural landscape and environment precinct as there is no natural vegetation on the property, apart from those on the creek, the property is used as a plantation.	No	16 Bernborough Place, Mudgeeraba (Lot 1 RP192919) The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps.. From aerial photography, there appears to be no significant vegetation on this property other than trees and shrubs associated with the nursery use and as such the Rural Zone - Landscape and Environment Precinct has been removed from this property.	No	Yes	No
3.11.13	CP1122	Landscape and environment precinct - Rural zone - Unsupportive	Requests 50 Johns Road, Mudgeeraba be excluded from the proposed Rural zone and Rural landscape and environment precinct, due to its use as a tree farm.	Yes	50 Johns Road, Mudgeeraba (Lot 4 RP205611) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. There are also two areas of the site identified on the Environmental significance – priority species overlay map.. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.11.14	CP1190	Landscape and environment precinct - Rural zone - Unsupportive	Concerned Creek Street and Pacific Highway, Pimpama (2-4 SP102630) inclusion in the Rural Landscape and Environment Precinct does not reflect the existing condition/features of the site and restricts the expansion or amendments to the rural pursuits on the site. Requests inclusion of the sites in the Rural zone.	Yes	Creek Street and Pacific Highway Pimpama (Lot 2 and 4 SP102630) The property contains regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is because of these values that some of the property has been located within the Rural Zone - Landscape and Environment Precinct. and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights and rural and agricultural pursuits can occur outside the precinct.	No	No	No
3.11.15	CP1324	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 46 Marlowe Road, Alberton (Lot 18 on RP210400) being included in the Rural landscape and environment precinct.	Yes	46 Marlowe Road, Alberton (Lot 18 RP210400) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.16	CP1331	Landscape and environment precinct - Rural zone - Unsupportive	Requests the zoning as Rural landscape and environment precinct for 191 Rotary Park Road, Alberton be removed and restricted to the area identified as koala bushland habitat on the Nature conservation overlay maps.	Yes	191 Rotary Park Road, Alberton (Lot 2 RP217955) The property is located in the Rural Zone - Landscape and Environment Precinct. It contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.11.17	CP1332	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural landscape and environment precinct for 38 Johnston Road, Staplyton be removed.	Yes	38 Johnstone Road, Staplyton (Lot 14 RP6845) The property is located in the Rural Zone - Landscape and Environment Precinct and contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No

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3.11.18	CP1333	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural landscape and environment precinct for 61 Ageston Road, Alberton be removed.	Yes	61 Ageston Road, Alberton (Lot 1 RP96073) The property is located in the Rural Zone - Landscape and Environment Precinct and contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains a smaller parcel of general value vegetation as shown on the Environmental significance – vegetation management overlay map and is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.19	CP1334	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural landscape and environment precinct for 3 Marshall Road, Alberton be removed.	Yes	3 Marshall Road, Alberton (Lot 1 RP 217955) The property is located in the Rural Zone - Landscape and Environment Precinct and contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium value vegetation as shown on the Environmental significance – vegetation management overlay map, and is also within the Environmental significance – priority species overlay map. While the vegetation in the western area is disturbed with sheds and storage areas, this vegetation has been identified by the Qld Herbarium. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.11.20	CP1339	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the City Plan 2015 and the proposed Rural landscape and environment precinct) as it will property at 51 Marlowe Road, Alberton.	Yes	51 Marlowe Road, Alberton (Lot 3 RP141535) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium value vegetation as shown on the Environmental significance – vegetation management overlay map, and is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.21	CP1356	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with the Rural landscape and environment precinct.	No	1115 Pimpama Jacobs Well Road, Jacobs Well The Rural Zone - Landscape and Environment Precinct on the western boundary of this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.22	CP1374	Landscape and environment precinct - Rural zone - Unsupportive	Concerned the Rural landscape and environment precinct will simply serve to constrain potential future development in the area.	Yes	39 Marlowe Road, Alberton (Lot 1 RP141535) The property is located in the Rural Zone - Landscape and Environment Precinct and contains regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium value vegetation as shown on the Environmental significance – vegetation management overlay map, and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights and development may be achieved within the precinct (e.g. second dwelling <80m ² is self-assessable).	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.11.23	CP1383	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with the change to zoning to include 65 Rosemount Drive, Willow Vale in the Rural landscape and environment precinct.	No	65 Rosemount Drive, Willow Vale (Lot 13 RP163477) The property contains general value vegetation which is significant and intact as shown on the Environmental significance –vegetation management overlay map. The property is also located in an area of high to very high Scenic Amenity Rating, based upon its high Scenic Preference Rating and moderately high to very high Visual Exposure Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.24	CP1383	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with the difference between the zoning of 65 Rosemount Drive, Willow Vale and the neighbouring property at 67 Rosemount Drive, Willow Vale. The latter is in the Rural zone and not the Rural landscape and environment precinct.	No	65 Rosemount Drive, Willow Vale (Lot 13 RP163477) The neighbouring property (67 Rosemount Drive, Willow Vale) is largely devoid of any Rural Zone – Landscape and Environment Precinct values with the exception of a small area near the common boundary. This small area contains significant vegetation as mapped on the Environmental significance – vegetation management overlay map and is identified on the Environmental significance – priority species overlay map. The property has also been identified as containing a significant scenic amenity rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.25	CP1400	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the proposed Rural Landscape and Environment Precinct for 53 Ageston Road, Alberton as the land does not possess the qualities the precinct identifies with.	Yes	53 Ageston Rd, Alberton (Lot 2 RP96073) The property is located in the Rural - Landscape and Environment Precinct. It contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected in the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Priority Species Overlay Map – Koala Habitat/Significant Species Area. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct Overlay. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.26	CP1425	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the inclusion of 59 Marlowe Road, Alberton in the Rural landscape and environment precinct.	Yes	59 Marlowe Road, Alberton (Lot 4 RP141535) The property contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains general value vegetation as shown on Environmental significance – vegetation management overlay map and is identified within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.27	CP1439	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Wharf Road, Pimpama (Lot 3 RP882498) being included in an Environment precinct as it will hinder the existing cattle farm operations and future development.	No	58 Wharf Road, Pimpama (Lot 3 RP882498) The property contains a significant and intact area of medium value vegetation as shown on the Environmental significance – vegetation management overlay map. It is because of this value the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No

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3.11.28	CP1463	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 18 Ageston Road, Alberton being zoned as Rural (landscape and environment precinct) because the land does not have qualifying elements for the precinct.	No	18 Ageston Road, Alberton (Lot 13 RP101721) The property contains significant and intact general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. It is because of these values the property was located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and the majority of the precinct has been removed from the property.	No	Yes	No
3.11.29	CP1463	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural (landscape and environment precinct) zone be removed and replaced with the Rural zone.	No	18 Ageston Road, Alberton (Lot 13 RP101721) The property contains significant and intact general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. It is because of these values the property was located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and the majority of the precinct has been removed from the property. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.30	CP1524	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the inclusion of part of 53 Rocky Point Road, Steiglitz within the Rural landscape and environment precinct designation. Request removal of this precinct from the property.	No	53 Rocky Point Road, Steiglitz (Lot 2 WD3762) This property is within the Rural Zone and has been identified as agriculture land. The Rural Zone - Landscape and Environment Precinct on the southern boundary of this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.31	CP1525	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the introduction of the Rural landscape and environment precinct in the Woongoolba area.	No	Staplyton Jacobs Well Road, Woongoolba (Lot 3 RP899864) This property is within the Rural Zone and is identified as agriculture land. It does not contain any Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.11.32	CP1528	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 9 Shaws Pocket Road North, Luscombe having the environmental precinct designation over it.	No	9 Shaws Pocket Road North, Luscombe (Lot 1 RP15902) The property contains a large area of general value vegetation with several smaller areas of high and medium value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. The majority of the property is also located in an area of moderate Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	Yes	No
3.11.33	CP1538	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with 197 Shaws Pocket Road, Luscombe being zoned as Rural landscape and environmental precinct.	No	197 Shaws Pocket Road North, Luscombe (Lot 1 RP15899) The property contains a large significant and intact area of general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. The property is also located in an area of moderate, moderately high and high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	No	No

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3.11.34	CP1539	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the Rural landscape and environment boundaries on 3 Soper Way, Luscombe.	No	3 Soper Way, Luscombe (Lot 3 SP162191) The property contains a small area of high value vegetation and a larger area of general value vegetation as shown on the Environmental significance – vegetation management overlay map. This vegetation is considered significant and intact. The property is also within the Environmental significance – priority species overlay map and is located in an area of moderate, moderately high and high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	No	No
3.11.35	CP1539	Landscape and environment precinct - Rural zone - Unsupportive	Requests Council defines the implications of the Rural landscape environment precinct.	No	3 Soper Way, Luscombe (Lot 3 SP162191) The aim of the Rural Zone - Landscape and Environment Precinct is to protect matters of environmental significance, landscape and scenic amenity. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights. The precinct allows certain development, however, any development proposal will need to meet the provisions of the scheme as outlined in the Strategic framework, Tables of Assessment, and relevant codes.	No	No	No
3.11.36	CP1544; CP1545; CP1546	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 369 Upper Ormeau Road, Kingsholme being included in the Landscape and environment precinct (Rural zone).	Yes	369 Upper Ormeau Road, Kingsholme (Lot 3, SP147079) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium and general value vegetation as shown on Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. The property is also located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made along the property boundary.	No	No	No
3.11.37	CP1551	Landscape and environment precinct - Rural zone - Unsupportive	Requests Rural and Rural landscape and environment precinct definitions be more clearly defined and unambiguous in relation to conservation.	No	121 Peachey Road, Ormeau (Lot 531 P231133) The Rural Zone purpose is clearly articulated in the Rural Zone Code as is the Rural Landscape and Environment Precinct. The Rural Zone Code states: The purpose of the Rural Landscape and Environment Precinct will be achieved through the following overall outcome: (a) Land uses do not impact on the ecologically significant features, landscape and scenic amenity values of the land. (b) Natural landscape and environment areas are protected and conserved to assist in maintaining a green frame to the city's urban area, particularly on the Hinterland ranges and foothills, which contribute to the city's distinct form, visual attractiveness and role as a major tourist destination. It is considered that the Rural Zone and Rural Zone - Landscape and Environment Precinct is clearly outlined within the Tables of Assessment, relevant zone codes and are supported by specific outcomes within the Strategic framework. No change has been made to the City Plan.	No	No	No

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3.11.38	CP1552	Landscape and environment precinct - Rural zone - Unsupportive	Requests review of Rural landscape and environment precinct designation over 197 Shaws Pocket Road, Luscombe.	No	197 Shaws Pocket Road North, Luscombe (Lot 1 RP15902) The property contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. The property is also located in an area of moderate, moderately high and high Scenic Amenity Rating. It is because of these values the property has been located in the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.39	CP1553	Landscape and environment precinct - Rural zone - Unsupportive	Objects to some land being located within the Rural landscape and environment precinct.	No	14 Thomsons Road, Kingsholme (Lot 17 RP131471) This property is located within the Rural Zone and does not contain the Landscape and Environment Precinct. No change has been made to the City Plan.	No	No	No
3.11.40	CP1572	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 50 Johnstone Road, Staplyton being included in the Rural landscape and environment precinct.	No	50 Johnstone Road, Staplyton (Lot 20 WD314) The property contains significant and intact medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.11.41	CP1594	Landscape and environment precinct - Rural zone - Unsupportive	Concerned 74 Stewarts Road, Pimpama is placed in the Rural Landscape and environment precinct. Recommend zoned as Investigation zone for future urban development.	Yes	74 Stewarts Road, Pimpama (Lot 1 RP811087) The property contains regulated vegetation, which is a matter of state environmental significance and must be reflected within the scheme. It also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.42	CP1596	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 61 Wharf Road, Pimpama Rural landscape and environment designation because it will take away farming rights. Requests land to be left as rural.	No	61 Wharf Road, Pimpama (Lot 4 RP811091) This property is within the Rural Zone and does not contain the Landscape and Environment Precinct. No change to the City Plan is required.	No	No	No
3.11.43	CP1598	Landscape and environment precinct - Rural zone - Unsupportive	Concerned the portion of 121 Coulter Road, Willow Vale located within the Rural landscape and environment precinct may cause restrictions and adversely affect the outcome of any proposal for a subdivision application. Requests removal of the environment precinct zoning.	No	121 Coulter Road, Willow Vale (Lot 23 SP134722) The property contains a significant area of medium value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located in the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No

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3.11.44	CP1617	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 74 Stewarts Road, Pimpama being located within the Rural landscape and environment precinct as it would restrict the development potential for the site (5 lot rural subdivision and use of portion of the land for sporting and recreation activities) and the impact upon the viability of current rural land uses.	Yes	<p>74 Stewarts Road, Pimpama (Lot 1 RP811087)</p> <p>The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.</p> <p>Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights. The precinct allows certain development however any development proposal would need to meet the provisions of the scheme.</p>	No	Yes	No
3.11.45	CP1621	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 1001 Pimpama Jacobs Well Road, Jacobs Well being partially included in the Rural landscape and environment precinct as there are currently no environmental values attributed to this portion of the property.	Yes	<p>1001 Pimpama Jacobs Well Road, Jacobs Well (Lot 2 RP853193)</p> <p>The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains high and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.</p>	No	No	No
3.11.46	CP1632	Landscape and environment precinct - Rural zone - Unsupportive	Requests Lot 10 on RP96073 be entirely removed from the Rural landscape and environment precinct as the site is largely cleared.	Yes	<p>445 Staplyton Jacobs Well Road, Alberton (Lot 10 RP96073)</p> <p>The property is located in the Rural - Landscape and Environment Precinct. It contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It is also identified within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.</p> <p>Within the Rural Zone - Landscape and Environment Precinct commercial development such as a neighbourhood store or tourist shop is identified as code assessable development.</p>	No	Yes	No
3.11.47	CP1764	Landscape and environment precinct - Rural zone - Unsupportive	Objects to the Rural landscape and environment precinct over long term farm and forestry land in Ormeau Hills.	No	Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights and development may be achieved within the precinct (e.g. second dwelling <80m ² is self-assessable). The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made throughout the area.	No	Yes	No
3.11.48	CP1777	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 43 Old Wharf Rd, Pimpama (Lot 2 RP144589) being included in the Rural landscape and environment precinct. There is no cultural heritage; no high scenic quality for this flat land; no conservation values (only common paper bark trees present).	No	<p>43 Old Wharf Road, Pimpama (Lot 2 RP144589)</p> <p>The property contains significant and intact general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.</p>	No	No	No

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3.11.49	CP1784	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with 229 Ruffles Rd, Willow Vale (Lot 4 RP853420) being included in the Rural landscape and environment precinct. The site only has fruit trees.	No	229 Ruffles Road, Willow Vale (Lot 4 RP853420) The property contains vegetation that is within the Nature Conservation - Priority Species Overlay Map. The scenic amenity value of this property also ranges from moderate to high. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.50	CP1786	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 9 Shaws Pocket Road North, Luscombe (Lot 1 RP15902) being included in the Rural landscape and environment precinct.	No	9 Shaws Pocket Road North, Luscombe (Lot 1 RP15902) This property contains a large area of general value vegetation with several smaller areas of high and medium value vegetation, as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. The majority of the property is located in an area of moderate Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.51	CP1787	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Staplyton Jacobs Well Road, Jacobs Well (Lot 10 SP144688) being included in the Rural landscape and environment precinct. There are no environmental values on the site. The precinct restricts the rural uses of the site and would potentially have an adverse impact on property values.	No	Staplyton Jacobs Well Road, Jacobs Well (Lot 10 SP144688) The property is identified as agriculture land. The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.52	CP1792	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 26 Shaws Pocket Road North, Cedar Creek (Lot 1 RP150675) being included in the Rural landscape and environment precinct.	No	26 Shaws Pocket Road, North Cedar Creek (Lot 1 RP150675) The property adjoins the Rocky Creek Conservation Area and contains a significant area of medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. The property is identified within the Environmental significance – priority species overlay map and is located in an area of moderate to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and a very minor change has been made to the property. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	Yes	No
3.11.53	CP1794	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 338A Ruffles Road, Willow Vale (Lot 11 SP148597) being included in the Rural landscape and environment precinct.	No	338A Ruffles Road, Willow Vale (Lot 11 SP148597) The property adjoins the Wongawallan Conservation Area and contains significant and intact areas of medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map and is located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property. The precinct allows certain development, however any development proposal would need to meet the provisions of the scheme.	No	Yes	No

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3.11.54	CP1797	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 308 – 310 Gilston Road, Nerang (Lot 4 SP170985 and Lot 5 RP118141) being included in the Rural zone - Rural landscape and environment precinct. Requests the sites be included in the Low density residential zone and Open space zone due to proximity to infrastructure and urban development, and limited site constraints.	Yes	308 – 310 Gilston Road, Nerang (Lot 4 SP170985 and Lot 5 RP118141) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. The lots are located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.55	CP1862	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 29 Old Wharf Road, Pimpama (Lot 2 RP169355) being included in the Rural landscape and environment precinct due to lack of conservation values.	No	29 Old Wharf Road, Pimpama (Lot 2 SP169355) The property contains a small area of significant and intact medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.56	CP1863	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with the unclear nature of Rural zone – Rural landscape and environment precinct, how can a zone be used as an agriculture and environmental buffer?	No	9 Vennor Drive, Ormeau (Lot 212 RP224372) The aim of the Rural Zone - Landscape and Environment Precinct is to protect ecologically significant features, the landscape and scenic amenity. The precinct has been applied to freehold rural properties around the Extractive Industry or Key Resource Areas to maintain the required State Separation Area and ensure the environmental values on these properties are preserved.	No	No	No
3.11.57	CP1865	Landscape and environment precinct - Rural zone - Unsupportive	Objects to 123 Kerkin Road, Coomera being included in the Rural landscape and environment precinct. The site has existing rights for forestry use and does not have environmental value. If Council want it for conservation, they must purchase it. Otherwise, Objects to any zoning which restricts the site's use for continuing forestry uses.	No	123 Kerkin Road North Pimpama (Lot 2 RP210285) The property contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and adjoins the Pimpama River Conservation Area. It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and changes have been made to the property. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	Yes	No
3.11.58	CP1865	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 6 WD1436, Coomera being included in the Rural landscape and environment precinct. The site has existing rights for forestry use and does not have environmental value. If Council want it for conservation, they must purchase it. Otherwise, Objects to any zoning which restricts the site's use for continuing forestry uses.	Yes	Unnamed road – Coomera (Lot 6 WD1436) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. The lots are located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No

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3.11.59	CP1882	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with the misleading Rural zone – Rural landscape and environment precinct. How can a zone be used for both agriculture/cattle and also act as a possible environment buffer?	No	123 Kerkin Road North Pimpama (Lot 2 RP210285) The aim of the Rural Landscape and Environment Precinct is to protect ecologically significant features, landscape and scenic amenity. The precinct has been applied to freehold rural properties around Extractive Industry areas or Key Resource Areas to maintain the required State Separation Area and ensure the environmental values on these properties are preserved.	No	No	No
3.11.60	CP2127	Landscape and environment precinct - Rural zone - Unsupportive	Requests 40 Jenkins Court, Upper Coomera be removed from the Rural landscape and environment precinct. If the precinct designation must remain over the site then it should be reduced in size to reflect the vegetation currently mapped by the Department of Natural Resources and Mines.	No	40 Jenkins Court, Upper Coomera (Lot 2 RP198902) The property contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map and contains significant scenic amenity values. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.61	CP2133	Landscape and environment precinct - Rural zone - Unsupportive	Requests 731 Tomewin Mountain Road, Currumbin Valley be removed from the Rural landscape and environment precinct. If the overlay must remain over site then it should be adjusted to reflect the extent of the Matters of state environmental significance (MSES) Regulated Vegetation/Category B Regulated Vegetation in the easternmost corner of the site.	Yes	731 Tomewin Mountain Road, Currumbin Valley (Lot 7 RP149677) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. The property contains significant scenic amenity values. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan.	No	No	No
3.11.62	CP2138	Landscape and environment precinct - Rural zone - Unsupportive	Requests 52 & 58 Ageston Road be removed from the Rural residential landscape and environment precinct as the sites contain low habitat values and the tables of assessment for the precinct significantly constrain development especially in relation to commercial.	No	52 and 58 Ageston Road, Alberton (Lot 7 RP101721 and Lot 8 RP101721) The Rural Zone - Landscape and Environment Precinct on these two properties is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.63	CP2138	Landscape and environment precinct - Rural zone - Unsupportive	Requests 497 Staplyton - Jacobs Well Road, Alberton be removed from the Rural residential landscape and environment precinct as the sites contain low habitat values and the tables of assessment for the precinct significantly constrain development especially in relation to commercial.	No	497 Staplyton – Jacobs Well Road, Alberton (Lot 5 RP96073) The property contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property. Commercial development may be permitted. Development of a neighbourhood store or tourist shop is identified as code assessable, while a garden centre and market are identified as impact assessable.	No	Yes	No

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3.11.64	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 169 W31175 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	188 Rotary Park Rd Alberton (Lot 169 W31175) The property contains significant and intact medium value and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.65	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 170 W31175 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	198 Rotary Park Rd Alberton (Lot 170 W31175) The property contains a small area of significant and intact medium value vegetation as shown on the Environmental significance – vegetation management overlay map and is within Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.66	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 171 W31175 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	208 Rotary Park Rd Alberton (Lot 171 W31175) The property contains an area of significant and intact medium value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.67	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 172 W31175 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	218 Rotary Park Rd Alberton (Lot 172 W31175) The property contains a large area of significant and intact medium value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.68	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 173 RP65685 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	230 Rotary Park Rd Alberton (Lot 173 RP65685) The property contains significant and intact medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No

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3.11.69	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 174 RP65685 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	240 Rotary Park Rd Alberton (Lot 174 RP65685) The property contains a large area of medium value vegetation as well as general value vegetation as shown on the Environmental significance – vegetation management overlay map . It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.70	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 175 RP65685 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	248 Rotary Park Rd Alberton (Lot 175 RP65685) The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps and has been removed.	No	Yes	No
3.11.71	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 358 WD504 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	Yes	Marlowe Road Alberton (Lot 358 WD504) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.72	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 360 WD504 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	Yes	67 Marlowe Road Alberton (Lot 360 WD504) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It is also within the Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct and as such no change has been made to the City Plan. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	No	No
3.11.73	CP2147	Landscape and environment precinct - Rural zone - Unsupportive	Objects to Lot 17 RP6845 being included in the Rural landscape and environment precinct as the properties are used for cattle grazing and the trees in the area have been saved by residents for future use of timber for fences etc.	No	235 Rotary Park Road Alberton (Lot 17 RP6845) This property is within the Rural zone and is identified as agriculture land. The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.74	CP2202	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with Staplyton-Jacobs Well Road, Alberton area changing from Rural to Rural landscape and environment precinct. Requests the area remains as Rural zone.	Yes	445 Staplyton – Jacobs Well Road, Alberton (Lot 5 RP96073) The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It is also within Environmental significance – priority species overlay map. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No

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3.11.75	CP2388	Landscape and environment precinct - Rural zone - Unsupportive	Concerned the 'Rural - Rural landscape and environment precinct' label is contradictory and implies that conflicting use are allowed in the one zone. Requests clarification by placing such land in either a Rural zone or an Environment zone.	No	270 Shaws Pocket Road, Cedar Creek (Lot 3 RP150675) This property is within the Rural Zone and does not contain the Landscape and Environment Precinct. The aim of the Rural Zone - Landscape and Environment Precinct is to protect ecologically significant features, the landscape and scenic amenity. The precinct allows certain development, however, any development proposal will need to meet the provisions of the scheme.	No	No	No
3.11.76	CP2402	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with the application of Rural landscape and environment precinct as this: <ul style="list-style-type: none"> restricts use of properties; reduces usable land; decreases property values; and existing covenants/vegetation orders are adequate. 	No	Soper Way, Luscombe (Lot 3 SP162191) The property contains significant and intact high and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. It is located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights or existing covenants over the property.	No	Yes	No
3.11.77	CP2435	Landscape and environment precinct - Rural zone - Unsupportive	Requests review of the 'environment precinct overlay' as applied to Lot 1 on RP129566, Jacobs Well.	No	Helmore Road, Jacobs Well (Lot 1 RP129566) The property is identified as agriculture land. The Rural Zone - Landscape and Environment Precinct on this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.78	CP2633	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural landscape and environment precinct be removed from 420 Upper Ormeau Road, Ormeau Hills and surrounding properties.	Yes	420 Upper Ormeau Road, Ormeau Hills (Lot 3 RP186128) The property contains regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. There is also significant and intact medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and it is within the Environmental significance – priority species overlay map. The property is located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.79	CP2659	Landscape and environment precinct - Rural zone - Unsupportive	Objects to inclusion of Lot 375 WD1213 in the Rural landscape and environment precinct.	No	298 Burnside Road, Gilberton (Lot 375 WD1213) The Rural Zone - Landscape and Environment Precinct on the western boundary of this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No

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3.11.80	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Landscape and environment precinct - Rural zone - Unsupportive	Objects to inclusion of Lot 1 on RP174508 in the Rural landscape and environment precinct. Requests Council remove the precinct.	Yes	11 Dalglish Road, Ormeau Hills (Lot 1 RP174508) The property contains regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. There is also medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and it is within the Environmental significance – priority species overlay map. The property is located in an area of moderate to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.81	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Landscape and environment precinct - Rural zone - Unsupportive	Objects to inclusion of Lot 3 on RP885422 in the Rural landscape and environment precinct. Requests Council remove the precinct.	No	Dalglish Road, Ormeau Hills (Lot 3 RP885422) The property adjoins The Plateau Reserve and contains areas of significant and intact medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Environmental significance – priority species overlay map and located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.82	CP2717	Landscape and environment precinct - Rural zone - Unsupportive	Requests Council to remove the anomaly of the Rural Landscape and Environment Precinct over 81 Rocky Point Road, Steiglitz.	No	81 Rocky Point Road, Steiglitz (Lot 1 WD3691) The Rural Zone - Landscape and Environment Precinct on the southern and eastern boundary of this property is not supported by any of Council's Environmental significance overlay maps and as such has been removed.	No	Yes	No
3.11.83	CP0547	Landscape and environment precinct – Rural zone – Unsupportive	Requests removal of Rural landscape and environment precinct on 107 Hotham Creek Road, Willow Vale (Lot 1 WD6097) as the site comprises cleared paddocks and pest plants.	No	No change is proposed to the Rural Zone - Landscape and Environment Precinct as the property is located in an area of moderate to high Scenic Amenity Rating. However the koala habitat overlay has been removed from the property and further review of precinct mapping will be undertaken as part of a future amendment to City Plan.	No	Yes	No
3.11.84	CP0052	Landscape and environment precinct – Rural zone – Unsupportive	Objects to 1783 Staplyton Jacobs Well Road, Jacobs Well being included in the Landscape and environment precinct of the Rural residential zone. The site is a pile of broken concrete covered by weeds.	No	1783 Staplyton Jacobs Well Road, Jacobs Well (Lot 90 RP79881) The Rural Zone - Landscape and Environment Precinct located at the rear of the property is not supported by any of Council's Environmental significance overlay maps. Accordingly, the Rural Zone - Landscape and Environment Precinct overlay has been removed.	No	Yes	No
3.11.85	CP0819	Landscape and environment precinct – Rural zone – Unsupportive	Concern the Rural landscape and environment precinct is a significant change, compared to the 2003 Scheme. Request clarification as to what survey data was relied upon to form the basis of the Rural landscape and environment precincts mapping.	No	The Rural Zone - Landscape and Environment Precinct is informed by the following: <ul style="list-style-type: none"> • Council Vegetation Mapping; • Council Scenic Amenity Mapping; and • State Government Koala Habitat Map. Development in this precinct will require the protection of the above matters of local and state environmental significance as identified within the Environmental significance overlay maps.	No	No	No

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3.11.86	CP1343	Landscape and environment precinct – Rural zone – Unsupportive	Objects to land in Alberton, including 59 Marlowe Road, being changed from Rural residential to Environmental.	Yes	59 Marlowe Road, Alberton (Lot 4 RP141535) The property contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is identified within the Environmental significance – priority species overlay map . It is because of these values the property has been located within the Rural Residential Zone - Landscape and Environment Precinct Overlay. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.87	CP1631	Landscape and environment precinct – Rural zone – Unsupportive	53 Ageston Road, Alberton (Lot 2 RP96073) Requests mapping revisions in relation to restricting the extent of the Rural residential landscape and environment precinct mapping over Lot 2 to only show the extent of vegetation visible on aerial photography, currently identified as high value vegetation.	Yes	53 Ageston Rd, Alberton (Lot 2 RP96073) The property is located in the Rural - Landscape and Environment Precinct. It contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected in the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Priority Species Overlay Map – Koala Habitat/Significant Species Area. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct Overlay. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.88	CP1631	Landscape and environment precinct – Rural zone – Unsupportive	22 Ageston Road, Alberton (Lot 12 on RP101721) Requests mapping revisions in relation to the entire removal of the Rural residential landscape and environment precinct from Lot 12 as no native vegetation is present.	No	22 Ageston Rd, Alberton (Lot 12 RP101721) The property is located in the Rural - Landscape and Environment Precinct. It contains general value vegetation as shown on the Environmental significance – vegetation management overlay map. It is also within the Priority Species Overlay Map – Koala Habitat/Significant Species Area. It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct Overlay. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.89	CP1632	Landscape and environment precinct – Rural zone – Unsupportive	Concerned 445 Staplyton-Jacobs Well Road, Alberton (Lot and 11 on RP96073) is constrained by the tables of assessment for the Rural residential landscape and environment precinct within the Rural residential zone, particularly in relation to commercial development.	Yes	445 Staplyton Jacobs Well Road, Alberton (Lot 11 RP96073) The property is located in the Rural - Landscape and Environment Precinct. It contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It is also identified within the Environmental significance – priority species overlay map . It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property. Within the Rural Zone - Landscape and Environment Precinct commercial development such as a neighbourhood store or tourist shop is identified as code assessable development.	No	Yes	No
3.11.90	CP1632	Landscape and environment precinct – Rural zone – Unsupportive	Concerned 451 Staplyton-Jacobs Well Road, Alberton (Lot 10 on RP96073) is constrained by the tables of assessment for the Rural residential landscape and environment precinct within the Rural residential zone, particularly in relation to commercial development.	Yes	451 Staplyton Jacobs Well Road, Alberton (Lot 10 RP96073) The property contains a large area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property also contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is identified within the Environmental significance – priority species overlay map . It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct Overlay. The precinct has been	No	Yes	No

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					refined following a review of amenity and environmental criteria, and minor changes have been made to the property. Within the Rural Zone - Landscape and Environment Precinct Commercial development such as a neighbourhood store or tourist shop is identified as code assessable development.			
3.11.91	CP1632	Landscape and environment precinct – Rural zone – Unsupportive	Requests the alignment of the Rural residential landscape and environment precinct over Lot 11 on RP96073 be revised to match the vegetated portions of the site, including removal within 10 metres from the western boundary fence due to previous clearing.	Yes	451 Staplyton Jacobs Well Road, Alberton (Lot 10 RP96073) The property is located in the Rural - Landscape and Environment Precinct. It contains an area of regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. The property is also identified within the Environmental significance – priority species overlay map . Despite the recent clearing, the identification on the Environmental significance – priority species overlay map requires application of the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.92	CP1675	Landscape and environment precinct – Rural zone – Unsupportive	Objects to 26 Shaws Pocket Road North Cedar Creek being removed from the Rural zone and included within the Landscape and environment precinct (Rural zone) as it restricts the animal husbandry land use on the site.	No	26 Shaws Pocket Road, North Cedar Creek (Lot 1 RP150675) The property is located in the Rural - Landscape and Environment Precinct. It adjoins the Rocky Creek Conservation Area on two boundaries and contains medium and general value vegetation as shown on the City Plan's Environmental significance – vegetation management overlay map . It is also within the Environmental significance – priority species overlay map . It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property. Identification within the Rural Zone - Landscape and Environment Precinct will not limit lawful existing use rights.	No	Yes	No
3.11.93	CP1699	Landscape and environment precinct – Rural zone – Unsupportive	Requests 80 – 82 Ageston Road Alberton and the surrounding locality (Alberton Road, Staplyton - Jacobs Well Road to Ageston Road and both sides of Ageston road to Zipps Road) be retained within the Rural Domain and excluded from the Landscape and environment precinct (Rural zone) to allow for a second Detached dwelling, allow clearing of vegetation and the ability to operate non- rural businesses.	No	80-82 Ageston Rd, Alberton (Lot 4 RP101721) While the property contains general value vegetation as shown on the Environmental significance – vegetation management overlay map and is also identified within the Environmental significance – priority species overlay map . The precinct has been refined following a review of amenity and environmental criteria and the property has been removed from the precinct.	No	Yes	No
3.11.94	CP1721	Landscape and environment precinct – Rural zone – Unsupportive	Concerned 212 Alberton Road, Alberton (Lot 2 on RP50848) is significantly constrained by the tables of assessment for the Rural residential landscape and environment precinct within the Rural residential zone, particularly in relation to commercial development.	No	212 Alberton Road Alberton (Lot 2 RP50848) The property is located in the Rural - Landscape and Environment Precinct. The table of assessment for the Rural Zone – Landscape and Environment Precinct identifies commercial development, such as a neighbourhood store or tourist shop, as code assessable development and garden centre and market as impact assessable development. The Rural Zone - Landscape and Environment Precinct is therefore appropriate. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.95	CP1721	Landscape and environment precinct – Rural zone – Unsupportive	Requests Lot 2 on RP50848 be removed from the Rural landscape and environment precinct entirely as vegetation at the site has limited value within a regional context and does not support high ecological values.	No	212 Alberton Road Alberton (Lot 2 RP50848) The property is located in the Rural - Landscape and Environment Precinct and adjoins the Alberton Bushland Reserve. It contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the Environmental significance – priority species overlay map. . It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No

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3.11.96	CP2548	Landscape and environment precinct – Rural zone – Unsupportive	Recommends 43 Ageston Road, Alberton (Lot 3 RP96073) is removed from the Rural residential landscape and environment precinct as the designation does not accurately reflect existing site characteristics.	No	43 Ageston Rd, Alberton (Lot 3 RP96073) The property is located in the Rural - Landscape and Environment Precinct and contains general value vegetation as shown on the Environmental significance – vegetation overlay maps well as being within the Environmental significance – priority species overlay map . It is because of these values the property has been located within the Rural Zone - Landscape and Environment Precinct. The precinct has been refined following a review of amenity and environmental criteria, and minor changes have been made to the property.	No	Yes	No
3.11.97	CP1478	Landscape and environment precinct – Rural zone – Unsupportive	Objects to 66 Worley Drive, Gilston zoning of Rural landscape and environment precinct under the City Plan 2015 as it will disallow the use of the property for possible development in the future.	No	Zoning for 66 Worley Drive, Gilston has been considered and has not been revised. In the current 2003 planning scheme the site is included in the Emerging Communities Domain, supported by the Gilston Structure Plan. In this case, the site has a land use intent of 'Open Space for Conservation and Recreation'. The City Plan policy position is to protect the environmental and landscape features of this site. As such, the best fit translation of 'Open Space for Conservation and Recreation' is the Rural landscape and environment precinct. This zoning maintains existing amenity and community expectations for outcomes in this area.	No	No	No
3.11.98	CP1557	Landscape and environment precinct – Rural zone – Unsupportive	Objects to 369 Upper Ormeau Road, Kingsholme being included in the Rural landscape and environment precinct (Rural zone).	Yes	The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. It also contains medium and general value vegetation as shown on the Environmental significance – vegetation management overlay map and is within the N. The property is also located in an area of moderately high to high Scenic Amenity Rating. It is because of these values the property has been located within the Rural landscape and environment precinct and as such no change has been made to the City Plan.	No	No	No
3.11.99	CP1631	Landscape and environment precinct – Rural zone – Unsupportive	Concerned 22 and 53 Ageston Road, Alberton (Lot 12 on RP101721 and Lot 2 on RP96073) are constrained by tables of assessment for the Rural residential landscape and environment precinct of the Rural residential zone, particularly in relation to commercial development.	Yes	The properties are located in the Rural landscape and environment precinct. They contain regulated vegetation which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. They are also identified within the Environmental significance – priority species and vegetation management overlay maps.. It is because of this the properties have been located within the Rural residential landscape and environment precinct. The purpose of the precinct is appropriately aligned with Part 5, Tables of assessment, allowing for a limited range of business activities.	No	No	No
3.11.100	CP2323	Landscape and environment precinct – Rural zone – Unsupportive	Objects to the City Plan in relation to property at 298 Burnside Road, Gilberton.	Yes	Zoning for 298 Burnside Road, Gilberton has been considered and has not been revised. In the current 2003 planning scheme the site is largely included in the Rural Domain. The City Plan policy position is to provide a rural planning intent for this site but with recognition of ecologically significant features through the application of the Landscape and environment precinct. The property contains regulated vegetation, which is a matter of state environmental significance. The State Government requires regulated vegetation to be reflected within the City Plan. As such, the best fit translation from the Rural Domain is the Rural landscape and environment precinct. This zoning maintains existing amenity and community expectations for outcomes in this area.	No	No	No

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3.11.101	CP2103	Landscape and environment precinct - Rural zone - Unsupportive	Requests conservation zone definitions are more clearly defined and unambiguous to decrease conflict between residential properties, quarry/industrial companies and developers. It is considered that the two zones Rural and 'Rural Landscape and Conservation Precinct' create confusion.	No	The Rural landscape and environment precinct has been implemented to recognise the environmental and amenity values within Rural zoned land. The precinct will aid in providing a balance between environmental protection and rural land uses. Overall outcomes included in the City Plan seek to achieve the purpose of the precinct.	No	No	No
3.11.102	CP2133	Landscape and environment precinct - Rural zone - Unsupportive	Requests the Rural landscape and environment precinct not have a level of assessment trigger, if it remains in the City Plan.	No	The Rural landscape and environment precinct has been implemented to recognise the environmental and amenity values within Rural zoned land. The precinct will aid in providing a balance between environmental protection and rural land uses. Overall outcomes included in the City Plan seek to achieve the purpose of the precinct and these are appropriately aligned with Part 5, Tables of assessment.	No	No	No
3.11.103	CP1321	Landscape and environment precinct - Rural zone - Unsupportive	Concerned with a possible anomaly with the on-line mapping for Lot 26 on SP105457 as it doesn't have a 'precinct'. Requests this be corrected.	No	A small area of Rural landscape and environment precinct exists on this property on the southern boundary. The City Plan interactive mapping accurately reports this. However, further analysis of the site has resulted in the Rural landscape and environment precinct being removed from this property as it is to be completely designated agriculture land .	No	yes	No

Section 3.12: Landslide

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.12.1	CP0019	Landslide	Requests clarity in regards to the term 'risk of instability is at an acceptable level' in the Landslide hazard code.	No	No Action to be taken. The Queensland State Planning Policy Natural Hazards Guidelines (August 2014) defines Acceptable Risk as: A risk that, following an understanding of the likelihood and consequences, is sufficiently low to require no new treatments or actions to reduce risk further. Individuals and society can live with this risk without feeling the necessity to reduce the risks any further. This is consistent with the national landslide guidelines and the risk management Australian standard and as such won't be duplicated within the City Plan.	No	No	No
3.12.2	CP0029	Landslide	Objects to the Landslide hazard overlay triggering assessment if the mapping applies to any portion of the property even if the proposed development is not near the landslide hazard area. Requests the City Plan be amended so the overlay only applies to development in an area covered by the mapping.	No	No action to be taken, the mapping triggers are consistent with the requirements of the State Planning Policy 2014.	No	No	No
3.12.3	CP0741	Landslide	Requests the 'risk of instability is at an acceptable level' in the Slope stability codes be defined.	No	No action to be taken. The Queensland State Planning Policy Natural Hazards Guidelines (August 2014) defines Acceptable Risk as: A risk that, following an understanding of the likelihood and consequences, is sufficiently low to require no new treatments or actions to reduce risk further. Individuals and society can live with this risk without feeling the necessity to reduce the risks any further. This is consistent with the national landslide guidelines and the risk management Australian standard and as such won't be duplicated within the <i>City Plan</i> .	No	No	No
3.12.4	CP1162	Landslide	Requests revisions be made to remove duplication of building assessment provisions in the Slope stability code SO2 and SO3.	Yes	Noted. Any duplication of building assessment provisions have been removed from the City Plan as part of state interest check amendments.	No	No	No
3.12.5	CP1162	Landslide	Requests 'risk of instability is at an acceptable level' under Slope stability codes should be defined.	No	No action to be taken. The Queensland State Planning Policy Natural Hazards Guidelines (August 2014) defines Acceptable Risk as: A risk that, following an understanding of the likelihood and consequences, is sufficiently low to require no new treatments or actions to reduce risk further. Individuals and society can live with this risk without feeling the necessity to reduce the risks any further. This is consistent with the national landslide guidelines and the risk management Australian standard and as such won't be duplicated within the City Plan.	No	No	No
3.12.6	CP1464	Landslide	Concerned with areas affected by the landslide hazard area regarding the qualifying gradient for the overlay. Concern overlay trigger is too onerous.	Yes	No action to be undertaken. The City commissioned a fit for purpose local study by an external consultant. This study identified the required threshold for the City which is more lenient than the 15% required by the general state planning policy.	No	No	No
3.12.7	CP1842	Landslide	Requests 212 Eggersdorf Road, Ormeau (14 RP129468) be excluded from the landslide hazard overlay map.	Yes	The Landslide hazard overlay map and code applying to 212 Eggersdorf Road, Ormeau (14 RP129468) were derived from a fit for purpose local study by an external consultant. This study identified the required threshold for the City which is more lenient than the 15% slope threshold required by the general state planning policy. No action to be taken.	No	No	No

Section 3.13: Offsets

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.13.1	CP0116	Offsets	Requests the preferred koala feed trees and shelter trees identified in offsets policy, table SC6.8-2 be justified.	Yes	The list has been removed from the City Plan, as offsetting of koala values will be assessed in accordance with the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i> .	Yes	No	No
3.13.2	CP0467	Offsets	Requests the Nature conservation overlay code be amended to capture exempt development, carried out in accordance with a development approval in force at the time the City Plan commences, from the local government offset requirements of the overlay code.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals issued under section 242 of the <i>Sustainable Planning Act 2009</i> . The Environmental significance overlay code has been amended to reflect the exemptions for committed development granted prior to release of City Plan. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No
3.13.3	CP0819	Offsets	Concern about costly and unnecessary environmental offsets policy. Requests Council abandon its local offsets policy on the following grounds it: <ul style="list-style-type: none"> • duplicates matters already dealt with by other tiers of government; • is inconsistent with the SPP; and • unnecessarily increases costs and harms housing affordability on the Gold Coast. 	Yes	The City Plan Policy – Environmental Offsets was developed and released for public review prior to the release of the State Government <i>Environmental Offset Act 2014</i> . The inconsistencies identified, namely the duplication with State and Federal values and inconsistency with the <i>State Planning Policy</i> , are being addressed through amendments to the City Plan Policy – Environmental Offsets, prior to City Plan endorsement. The City Plan Policy – Environmental Offsets provides a balanced approach to the protection and enhancement of environmental values within the city, whilst allowing for continued development of areas containing identified environmental values. As such the City Plan Policy – Environmental Offsets has been amended to achieve consistency and remove duplication with State legislation and policy.	Yes	No	No
3.13.4	CP0819	Offsets	Concern the Rural landscape and environment precinct appears to be at odds with the concept of vegetation offsets, which caters for the removal of vegetation in some instances provided it is offset in an agreed manner.'	No	While the City Plan Policy – Environmental Offsets provides a mechanism for the offsetting of certain value vegetation types, removal of vegetation is still assessable against all relevant components of the City Plan. The requirements for offsetting do not override all other environmental requirements of the City Plan, therefore no changes have been made to the City Plan.	No	No	No
3.13.5	CP0823	Offsets	Concerned offsets have become the method of first choice, with the result that good habitat is quickly being lost in the city. Requests the provisions allowing offsets to enable the destruction of good habitat vegetation are strengthened so that they do become the absolute last resort. Requests an alternative strategy for offsets is devised in preparation for the situation where there is no more suitable land for offsets.	No	There is currently no local offset policy in force on the Gold Coast. The Environmental significance overlay code requires applicants to retain vegetation, where possible, before offsetting. Additionally, vegetation in biodiversity areas (i.e. corridors, substantial remnants, core habitats, etc.) cannot be offset. The strategy for offsetting under the City Plan includes the option of providing an offset through either direct planting, or through the provision of a financial contribution in situations where no suitable private land is available for offsetting. This strategy allows City of Gold Coast to strategically acquire suitable offsetting sites when required, therefore no changes have been made to the City Plan.	No	No	No
3.13.6	CP0823	Offsets	Concerned the monitoring of progress of financial investments into offset habitats is crucial for the desired outcome to be achieved (as in Schedule 6.8.9.2.2 Suitable offset receiving sites). Requests a register is set up to record receipt and expenditure of the funds in the Environmental offsets policy.	No	City of Gold Coast is required by the <i>Environmental Offset Act 2014</i> to keep a register of all offsets (financial or direct). This information is required to be passed onto the State for integration into the State Governments register (outside of the City Plan), therefore no changes have been made to the City Plan.	No	No	No
3.13.7	CP1160	Offsets	Requests the Nature conservation overlay code be amended to reflect recent legislative changes regarding a new environmental offsets framework which came into force on 1 July 2014 which removes complexities and duplication and aligns offsets across all three levels of government. It is acknowledged that Council cannot not impose an offset condition if the offset condition impacts on Matters of National Matters Environmental Significance (MNES) or Matters of State Environmental Significance (MSES), including koala habitat, if condition is imposed at Commonwealth or State level.	Yes	The City Plan Policy – Environmental Offsets and Nature conservation overlay code has been amended to achieve consistency and remove duplication with State legislation. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	Yes	No	No

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3.13.8	CP1890	Offsets	Requests the City Plan offsets policy be redrafted to ensure the maximum costs do not exceed those in the <i>Environmental Offsets Act 2014</i> and requirements do not duplicate those of another level of government.	No	The draft City Plan Policy – Environmental Offsets was originally drafted prior to the release of the State Government Environmental Offset Policy and <i>Environmental Offset Act 2014</i> . City of Gold Coast's offset policy has been amended to refer directly to the State Government offset calculator for all offset costs.	Yes	No	No
3.13.9	CP1300	Offsets	Requests the Nature conservation overlay code offset ratio for priority species be reduced to be consistent with the State Government's offset policy.	Yes	The draft City Plan Policy – Environmental Offsets was developed and released for public review prior to the release of the State Government's <i>Environmental Offset Act 2014</i> . As such the City Plan Policy – Environmental Offsets has been amended to achieve consistency and remove duplication with State legislation and policy.	Yes	No	No
3.13.10	CP1328	Offsets	Requests the Nature conservation overlay code be amended to reflect recent legislative changes regarding a new environmental offsets framework which came into force on 1 July 2014 which removes complexities and duplication and aligns offsets across all three levels of government. It is acknowledged Council cannot not impose an offset condition if the offset condition impacts on Matters of National Matters Environmental Significance (MNES) or Matters of State Environmental Significance (MSES), including koala habitat, if condition is imposed at Commonwealth or State level.	Yes	The draft City Plan Policy – Environmental Offsets was developed and released for public review prior to the release of the State Government <i>Environmental Offset Act 2014</i> . The inconsistencies identified, namely the duplication with State and Federal values and inconsistency with the <i>State Planning Policy</i> , are being addressed through amendments to the City Plan Policy – Environmental Offsets, prior to City Plan endorsement. As such the City Plan Policy – Environmental Offsets has been amended to achieve consistency and remove duplication with State legislation and policy.	Yes	No	No
3.13.11	CP1457	Offsets	Requests Schedule 6.8.2, the Application of the Environmental Offset Policy, be amended to acknowledge that committed development is exempt from the application of the City Plan policy.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals issued under section 242 of the <i>Sustainable Planning Act 2009</i> . The City Plan Policy – Environmental Offsets and Environmental significance overlay code have been amended to reflect the exemptions for committed development granted prior to release of City Plan.	Yes	No	No
3.13.12	CP2242	Offsets	Requests offset areas are identifiably included in the three Conservation overlay maps.	No	There are currently no offset receiving sites on the Gold Coast that are not located within the Conservation zone. While offset receiving sites will not be identified within each of the Environmental significant overlay maps, it is intended any new sites will be registered and their zones appropriately changed through future amendments to the City Plan. No change has been made to the City Plan.	No	No	No
3.13.13	CP2242	Offsets	Requests the mapping is drawn up to reflect all current offset areas and is updated to reflect any changes. This mapping should be considered in conjunction with vegetation mapping when considering development applications even if it is located in areas mapped as Koala Rehabilitation on Nature conservation – priority species overlay map or medium value vegetation.	No	There are currently no offset receiving sites on the Gold Coast that are not already located within the Conservation zone. It is a requirement that any new offset receiving sites be added to a mandatory register, which will identify sites across the Gold Coast. The City Plan overlay maps will not be updated with the frequency required to reflect new offset sites, however, these sites will be protected through either a 'statutory covenant' or 'environment offset protection area'. Assessment of development applications will need to consider the protected area status of offset receiving sites and as such no change has been made to the City Plan.	No	No	No
3.13.14	CP2242	Offsets	Concerned the relationship between both existing and proposed offset areas and the conservation mapping and zones is not indicated.	No	There are currently no offset receiving sites on the Gold Coast that are not located within the Conservation Zone. It is intended any new offset receiving sites will be registered and their zones appropriately changed through future amendments to the City Plan	No	No	No
3.13.15	CP0116	Offsets	Concerned the offsets policy does not include the required numerical data/figures to enable calculation of offsets under the policy. Requests the policy be advertised with all figures to perform calculations.	No	The numerical data/figures for offset calculations are located within the State Government's Offset Calculator. The calculator uses metrics and sliding scales for determining costs, and therefore these figures cannot simply be inserted into a static document. City Plan Policy – Environmental Offsets will be amended to include reference to the State Government offset calculator.	Yes	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.13.16	CP1861	Offsets	Requests the Environmental offsets policy (SC6.8) be redrafted to comply with the Queensland Government's now gazetted: (a) <i>Environmental Offset Act 2014</i> ; (b) <i>Environmental Offset Regulation 2014</i> ; (c) <i>Queensland Environmental Offset Policy 2014</i> . Specifically this redrafting needs to include the removal of duplication of Commonwealth and State Matters of Environmental Significance for the triggering of environmental offsets.	Yes	The draft City Plan Policy – Environmental Offsets was originally drafted prior to the release of the State Government <i>Environmental Offset Regulation 2014</i> and <i>Environmental Offset Act 2014</i> . The City Plan Policy – Environmental Offsets has been amended to achieve consistency and remove duplication with State legislation.	Yes	No	No

Section 3.14: Open space

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.14.1	CP0013	Open space	Concerned the City Plan does not provide for an increase in green space areas in line with population growth.	No	<p>Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. The quantity of recreational public open space is related to expected population growth within the Local Government Infrastructure Plan. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council.</p> <p>Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes.</p> <p>Purchase of public open space for conservation purposes is not regulated through the City Plan.</p> <p>The quantity of land acquired by Council or dedicated by developers for conservation purposes, is not currently determined based on population or population growth. Therefore, under the current policy, an increase in population will not result in a proportionate increase in the area of land available for conservation. No change has been made to the City Plan.</p>	No	No	No
3.14.2	CP0088; CP0095; CP0102; CP0103; CP0143; CP0144; CP0145; CP0182; CP0427; CP0487; CP1002; CP1003; CP1004; CP1005; CP1011; CP1036; CP1039; CP1042; CP1043; CP1083; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1097; CP1098; CP1099; CP1100; CP1101; CP1124; CP1140; CP1141; CP1142; CP1143; CP1144; CP1145; CP1179; CP1180; CP1181; CP1182; CP1183; CP1184; CP1185; CP1186; CP1187; CP1223; CP1224; CP1225; CP1226; CP1227; CP1233; CP1234; CP1236; CP1237; CP1238; CP1239; CP1240; CP1241; CP1242; CP1243; CP1249; CP1267; CP1268; CP1277; CP1278; CP1588; CP1615; CP1864; CP1931; CP1932; CP2240; CP0058; CP0125; CP0127; CP0648; CP0825; CP0829; CP0887; CP0889; CP0891; CP0892; CP0893; CP0894; CP0895; CP0896; CP0897; CP0898; CP0899; CP0900; CP0901; CP0902; CP0903; CP0904; CP0905; CP0906; CP0907; CP0908; CP0909; CP0910; CP0911; CP0912; CP0913; CP0914; CP0915; CP0916; CP0917; CP0918; CP0919; CP0920; CP0921; CP0922; CP0923; CP0924; CP0925; CP0926; CP0927; CP0928; CP0929; CP0930; CP0932; CP0933; CP0947; CP0948; CP0949; CP0950; CP0951; CP0952; CP0953; CP0955; CP0956; CP0957; CP0958; CP0959; CP0960; CP0961; CP0962; CP0963; CP0964; CP0965; CP0966; CP0967; CP0968; CP0969; CP0970; CP0971; CP0972; CP0973; CP0974; CP0975; CP0976; CP0977; CP0978; CP0979; CP0980; CP0981; CP0982; CP0983; CP0984; CP0997; CP0998; CP0999; CP1000; CP1084; CP0787; CP1006; CP1007; CP1009; CP1010; CP1012; CP1013; CP1014; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1037; CP1038; CP1040; CP1041; CP1411	Open space	Requests the City Plan provide evidence of increases in public open space and conservation reserves commensurate with population increases.	No	<p>Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. The quantity of recreational public open space is related to expected population growth within the Local Government Infrastructure Plan. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council.</p> <p>Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes.</p> <p>Purchase of public open space for conservation purposes is not regulated through the City Plan.</p> <p>The quantity of land acquired by Council or dedicated by developers for conservation purposes, is not currently determined based on population or population growth. Therefore, under the current policy, an increase in population will not result in a proportionate increase in the area of land available for conservation. No change has been made to the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.14.3	CP0522	Open space	Requests current areas of open space be protected.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.4	CP0592; CP0487; CP0648; CP0889; CP0967	Open space	Requests public land spaces be kept for the public.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. Wavebreak Island is zoned open space (Map 19 Runaway Bay and Map 23 Southport). The Spit is zoned both open space and conservation (Map 23 Southport). Public open spaces surrounding the Broadwater are zoned open space. The Broadwater Parklands are zoned Special Purpose as this open space is within the State Government's Priority Development Area. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.5	CP0692	Open space	Requests green spaces be preserved at all costs.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.6	CP0693	Open space	Requests the City keep our open green spaces particularly with the projected population increase.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.7	CP0694	Open space	Requests increases to future population growth we in turn save our green spaces.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.8	CP0903	Open space	Requests public spaces be kept for the public and not developed.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.9	CP0910	Open space	Statement - Public open space is necessary for the health of each of us.	No	The Strategic framework, Part 3 of the City Plan, contains Theme 6: A safe, well designed city. This section of the Strategic framework contains numerous outcomes to ensure a safe, healthy and cohesive community. No change has been made to the City Plan.	No	No	No
3.14.10	CP0947	Open space	Requests Council purchase more land for green space.	No	The purchase of land for public open space by Council is not regulated by the City Plan. Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.14.11	CP1024	Open space	Concerned about the removal of green space.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No change has been made to the City Plan.	No	No	No
3.14.12	CP1279	Open space	Requests the Strategic framework supports the principle of 'ageing in place' through the creation of green spaces, especially spaces which are small and quiet rather than large busy parks.	No	The principle 'aging in place' is not explicitly stated in the Strategic framework. However, the framework does describe the provision of social and essential infrastructure to support socially diverse and inclusive communities accommodating all ages in Section 3.3 Creating liveable places. No change has been made to the City Plan.	No	No	No
3.14.13	CP1401	Open space	Request additional open spaces.	No	Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes. No change has been made to the City Plan.	No	No	No
3.14.14	CP1416; CP1417	Open space	Requests the City Plan provides extra open space and conservation reserves for the increased population.	No	Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. The quantity of recreational public open space is related to expected population growth within the Local Government Infrastructure Plan. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council. Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes. The quantity of land acquired by Council or dedicated by developers for conservation purposes, is not currently determined based on population or population growth. Therefore, under the current policy, an increase in population will not result in a proportionate increase in the area of land available for conservation. No change has been made to the City Plan.	No	No	No
3.14.15	CP1822	Open space	Requests a rethinking on how the City's natural topography and waterways/flood corridors could be better utilised as a green ribbon connecting the City.	No	The Environmental significance overlay code provides for ecological buffers along waterways. No change has been made to the City Plan.	No	No	No
3.14.16	CP2341	Open space	Concerned with the difficulties of achieving sufficient open space for the additional population expected. Requests Council work with State government to ensure that policy and legislation reflects the ability to provide greenspace in dense urban areas.	No	Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. The quantity of recreational public open space is related to expected population growth within the Local Government Infrastructure Plan. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council. Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes. Purchase of public open space for conservation purposes is not	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					regulated through the City Plan. The quantity of land acquired by Council or dedicated by developers for conservation purposes, is not currently determined based on population or population growth. Therefore, under the current policy, an increase in population will not result in a proportionate increase in the area of land available for conservation. No change has been made to the City Plan.			
3.14.17	CP2497	Open space	Concerned given the beach is acknowledged as an essential economic and environmental icon of the city, yet there is no reference to the beach as a component of 'living with nature' and enhancing public access. The City Plan 2015 should express a commitment to ensure public access, dunal and foreshore areas are not compromised.	No	The City Plan Policy 6.4 – Coastal dune management provides details for beach and dunal management for activities that are regulated by the City Plan. No change has been made to the City Plan.	No	No	No
3.14.18	CP2497	Open space	Supports saving the 'green' is related to a consolidated building form. However, City Plan 2015 lacks innovative ways to integrate green environments into denser city neighbourhoods.	No	The Strategic framework, Part 3 of the City Plan, incorporates street trees as a Specific outcome (Section 3.3.2.1) for Urban neighbourhoods and allows for increasing density in these areas. Street trees are also a Specific outcome for Suburban neighbourhoods (Section 3.3.3.1). No change has been made to the City Plan.	No	No	No
3.14.19	CP1869	Open space	Requests provision of usable parkland be mandatory for all new developments, instead of offsets.	No	Assuming that the phrase 'usable parkland' in the Point of Submission refers to recreational public open space acquired through dedication: recreational facilities are identified the Local Government Infrastructure Plan; Part 4 of the City Plan. The Local Government Infrastructure Plan is a requirement of state government. The Local Government Infrastructure Plan will determine where and when recreational public open space will be required to be provided by development, or purchased by Council when funds are available. When developments do not contribute to the recreational open space network, infrastructure charges are required.	No	No	No
3.14.20	CP0522	Open space	Requests Council provide additional areas of open space with adequate recreational areas to cater for an increasing population to maintain a high quality of life for residents.	No	Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. The quantity of recreational public open space is related to expected population growth within the Local Government Infrastructure Plan. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council. No change has been made to the City Plan.	No	No	No
3.14.21	CP1416; CP1417	Open space	It is vital the conservation levy is used wisely to buy back our bushland to protect koala and other native animal and plant life habitats which in turn can provide recreational opportunities.	No	Purchase of public open space for conservation purposes via the Open Space Preservation Levy (OSPL) is not regulated through the City Plan. No change has been made to the City Plan.	No	No	No
3.14.22	CP1822	Open space	This could provide the basis for increasing density along these greenways' with public amenity.	No	The Strategic framework, Part 3 of the City Plan, 3.7.3 Element – Green space network includes a number of waterways and flood corridors that provide green connections for the city. The City Plan proposes areas that specifically address the need for improved access to these green waterways. It also proposes increased density in urban centres and key inner-city neighbourhoods with proximity to light rail and other transport corridors, rather than waterways / flood corridors. No change has been made to the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.14.23	CP2341	Open space	Requests Council updates the LGIP to reflect the additional population density of the City and to collect developer contributions to achieve the purpose of additional public open space.	No	Recreational public open space The Local Government Infrastructure Plan; determines the location, size and standard of the recreational public open space that will be available. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council. No change has been made to the City Plan.	No	No	No
3.14.24	CP0013	Open space	There is no provision for an increase in green space to cope with the projected population growth.	No	Council's Local Government Infrastructure Plan details the planned provision of sport and recreational open space in the City. This detail includes sport and recreational land purchases by Council, as well as what land dedications from developers are required to provide additional recreational public open space. The quantity of recreational public open space is related to expected population growth within the Local Government Infrastructure Plan. The development of a revised Local Government Infrastructure Plan is currently being undertaken by Council. Where protecting significant environmental values, as defined by the Environmental significance overlay code, land may be dedicated to Council for conservation purposes. Purchase of public open space for conservation purposes is not regulated through the City Plan. The quantity of land acquired by Council or dedicated by developers for conservation purposes, is not currently determined based on population or population growth. Therefore, under the current policy, an increase in population will not result in a proportionate increase in the area of land available for conservation. No change has been made to the City Plan.	No	No	No
3.14.25	CP0013	Open space	All green spaces are valuable to a city and need protection, maintenance and rehabilitation at times, to ensure they sustain us and other species for the long term.	No	Existing public open space is primarily zoned as Open space or Conservation in the City Plan. The Tables of Assessment limit the uses within these zones. Nevertheless, the City Plan does not regulate the sale, lease or other disposal of these public assets by either the Local or State Government. Maintenance and rehabilitation of public open space is not regulated by the City Plan.	No	No	No
3.14.26	CP0114	Open space	Requests open space is preserved for ratepayers and future generations.	No	Existing public open space is primarily zoned as Open Space or Conservation in the City Plan. The Tables of assessment limit the uses within these zones. Nevertheless, the City Plan does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No changes to the City Plan have been made.	No	No	No
3.14.27	CP0592	Open space	Requests the protection of green spaces.	No	Existing public open space is primarily zoned as open space or conservation in the City Plan. The Tables of Assessment limit the uses within these zones. The City Plan however, does not regulate the sale, lease or other disposal of these public assets by either the local or the state government. No action is required.	No	No	No
3.14.28	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Open space	Request The Plateau conservation area is amended from Open space zone to Conservation zone. Concerned this area will be used for the provision of public facilities if they remain in the Open space zone.	No	The Plateau Reserve (Lot 900 SP127985) is part of the City's conservation estate and has been included within the Conservation zone to reflect the intent of this area.	No	Yes	No
3.14.29	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Open space	Requests the Corbould Conservation Reserve be changed from the Open Space zone to the Conservation zone to reflect its long term use.	No	The identified property is a Nature Reserve owned by the Public Trustee. This property has been included within the Conservation zone in accordance with advice from the State Government.	No	Yes	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.14.30	CP2304	Open space	Requests Part 3.7.4 (Strategic intent) should state that additional conservation land is required as the population grows.	No	<p>Public open space will be dedicated to Council for conservation purposes by developers, where the resulting public open space will protect significant environmental values, as defined by the Environmental significance overlay code.</p> <p>Purchase of public open space for conservation purposes is not regulated through the City Plan.</p> <p>The quantity of public open space acquired by Council or dedicated by developers for conservation purposes, is not currently determined based on population or population growth. Therefore, under the current policy, an increase in population will not result in a proportionate increase in publically accessible conservation area. No change has been made to the City Plan.</p>	No	No	No

Section 3.15: Stormwater

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.15.1	CP1290	Stormwater	Requests stormwater quality management plans require maximum amount of green space are decentralised and provide 'green veins' through all development.	No	No action to be taken. The Water Sensitive Urban Design Guidelines found within Schedule 6.9: Land Development Guidelines (chapter SC6.9.3) adopts current best practice approach for treating water originating from a development. Protection of waterways (green veins) throughout development is also supported by the requirements as detailed within the Environmental significance overlay code.	No	No	No
3.15.2	CP1290	Stormwater	Requests the use of raingardens for developments in low density park residential or Rural residential areas instead of swales or vegetated swales on roadsides.	No	No action to be taken: Water Sensitive Urban Design Guidelines found within Schedule 6.9: Land Development Guidelines (chapter SC6.9.3) adopts current best practice approach.	No	No	No
3.15.3	CP0817	Stormwater	Requests reinserting Table 2: Development Triggers for stormwater management on the Gold Coast into Schedule 6 Chapter SC6.9.3 Water sensitive urban design.	No	Noted: Table 2: Development Triggers for Stormwater management on the Gold Coast, will be reinstated within section SC6.9.3.3 of the Land Development Guidelines (Policy 6.9).	Yes	No	No
3.15.4	CP1835	Stormwater	Requests amendment of SC6.9.3 Water Sensitive Urban Design, specifically in relation to the guidelines defining a Suitably Qualified Person (SC6.9.3.1.4) for water quality, by including persons who possess a relevant tertiary qualification. The current draft prevents persons holding degrees and post graduate qualifications in science from being able to plan and implement measures associated with water quality impacts from development within the City even though they possess the most appropriate qualifications to do so.	No	<p>Noted: The following (in italics) will be reinstated within section SC6.9.3 of the Land Development Guidelines (Policy 6.9):</p> <ul style="list-style-type: none"> 6.9.3.1.4 (1) For urban stormwater quality and quantity management - <i>A person with relevant tertiary qualifications or a registered professional engineer of Queensland (RPEQ) (civil engineering, environmental engineering) with at least five year's demonstrated experience in the design and delivery of <u>stormwater</u> management strategies.</i> 6.9.3.1.4 (3) For Lakes - <i>A person with relevant tertiary qualifications or equivalent, such as RPEQ (environmental engineering) or environment scientist (or similar) with at least five years' demonstrated experience in the design and management of lakes.</i> <p>End of section 6.9.3.1.4: Note that suitable qualification in one the disciplines above does not necessarily mean the person is qualified in all aspects of stormwater management. For example, a person qualified to complete stormwater quality and quantity does not necessarily qualify for lake design or geomorphic assessment.</p>	Yes	No	No

Section 3.16: Vegetation clearing and management

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.16.1	CP0004	Vegetation clearing and management	Concerned with vegetation clearing for development.	No	This submission raises concerns with the clearing of vegetation to facilitate development. There are provisions within both the Environmental significance overlay code and the Vegetation Management Code that protect matters of environmental significance and manage clearing associated with development.	No	No	No
3.16.2	CP0814; CP2720	Vegetation clearing and management	Requests amending the Tables of assessment to ensure vegetation removal in the Major Tourist Zone - Currumbin Wildlife Precinct is not exempt.	Yes	The requirement to exempt Operational Works Vegetation Clearing activities within the Major Tourism Zone (including the Currumbin Wildlife Sanctuary) was conditioned by the State Government, and is a mandatory requirement for City of Gold Coast to include within the City Plan. Therefore no change to the City Plan has occurred.	No	No	No
3.16.3	CP0823	Vegetation clearing and management	Concerned clearing for development means a net loss of natural vegetation in the City, including loss of habitat, food trees, nest sites etc. Requests an additional point is added to Schedule 6.10.11.1 Intent (c) to restore to the greatest degree possible the natural vegetation characteristics of the area being impacted.	No	The City Plan Policy – Landscape Work SC6.10.11.1 Intent has been amended to provide greater clarity.	Yes	No	No
3.16.4	CP0823	Vegetation clearing and management	Concerned the clearing of vegetation in the Major tourism zone is exempt where ancillary to an existing and operational tourist attraction. This is inconsistent with the Strategic framework. Requests clarification and subject to an overlay code.	Yes	The requirement to exempt Operational Works Vegetation Clearing activities within the Major Tourism Zone (including the Currumbin Wildlife Sanctuary) was conditioned by the State Government, and is a mandatory requirement for City of Gold Coast to include within the City Plan. No change to the City Plan has occurred.	No	No	No
3.16.5	CP1458	Vegetation clearing and management	Concerned vegetation can be removed from the boundary of a property as self assessment.	No	The City of Gold Coast has reduced the self-assessable distance for most properties on the Gold Coast (e.g. From 3m to 1.5m on lots less than 4000m ² in area and from 10m to 6m on a property with an area greater than 8000m ²).	No	No	No
3.16.6	CP2260	Vegetation clearing and management	Concerned the vegetation management code 1.5m clearing boundary distance is too much. Requests this is reduced to 0.5m.	No	The City of Gold Coast has taken a balanced approach to self-assessable boundary clearing in the city and has reduced distances for most properties (e.g. self assessable distances have been reduced from 3m to 1.5m on lots less than 4000m ² in area and from 10m to 6m on a property with an area greater than 8000m ²). No change has occurred to the City Plan.	No	No	No
3.16.7	CP2304	Vegetation clearing and management	Concerned Movie World site setbacks are just 6m although the entire eastern boundary of the site is Saltwater Creek, an important corridor identified by Council. Requests alteration to Major tourism zone code specific to Movie World and Saltwater Creek.	Yes	Setback provisions for Saltwater Creek are identified within the Environmental significance overlay code. In the majority of cases, this code is triggered for assessment under the Tables of Assessment for the Major Tourism Zone. However, certain activities are required by the State Government to be exempt from assessment within the Major Tourism Zone. Therefore no change has occurred to the City Plan.	No	No	No
3.16.8	CP2304	Vegetation clearing and management	Concerned the clearing of vegetation in the Major tourism zone is exempt where ancillary to an existing and operational tourist attraction. Requests removal of the exemption.	Yes	The requirement to exempt Operational Works Vegetation Clearing activities within the Major Tourism Zone (including the Currumbin Wildlife Sanctuary) was conditioned by the State Government, and is a mandatory requirement for City of Gold Coast to include within the City Plan. No change has occurred to the City Plan.	No	No	No
3.16.9	CP2497	Vegetation clearing and management	Objects to the Vegetation management code giving 'structure' status to a boundary fence (whether built or not and regardless of construction type) enabling clearing of vegetation/removal of trees within 1.5m of the boundary. Requests a) assessable vegetation description to be reconsidered, b) the distance from the property boundary apply only to larger lots where vegetation can be relocated, c) the distance be reduced to 0.5m on lots up to 900m ² , d) determination be undertaken by Council officers and not self assessable.	No	The City of Gold Coast has taken a balanced approach to self-assessable boundary clearing in the city and has reduced distances for most properties (e.g. self assessable distances have been reduced from 3m to 1.5m on lots less than 4000m ² in area and from 10m to 6m on a property with an area greater than 8000m ²). These distances were determined based on a number of considerations, including ability for a landholder to maintain their assets, including a property boundary fence. No change has occurred to the City Plan.	No	No	No

Section 3.17: Water catchments

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.17.1	CP0823	Water catchments	Concerned there are no rules or guidelines about the extraction of groundwater from the Springbrook Plateau. Requests the plan includes appropriate sustainable conditions in a code for the extraction of groundwater for commercial purposes in the city and especially in relation to the Springbrook Plateau.	No	No action to be taken: Commercial water extraction is regulated by an operational work for taking or interfering with water and may be made assessable under schedule 3 of the <i>Sustainable Planning Regulation 2009</i> or a regulation under the <i>Water Act 2000</i> . However, this aspect of development is not assessed by Council against the City Plan. Applicable provisions are contained within the <i>State Development Assessment Provisions</i> or the relevant provisions of the <i>Water Act 2000</i> .	No	No	No
3.17.2	CP1160	Water catchments	Requests amendment to Table 5.10.19 - Water catchments and dual reticulation overlay to remove the trigger "Any material change of use or reconfiguration of a lot on an allotment identified as being within the 'Dual reticulation' area on the Water Catchments and Dual Reticulation Overlay Map". On 12 December 2013, Council resolved to decommission the Class A+ recycled water infrastructure system within the Coomera / Pimpama locality and the utility of the Water catchments and Dual Reticulation Overlay is questioned when Council has resolved that developments are no longer required to provide dual reticulation networks in all areas of the City.	No	No action to be taken: To minimise risk (adequate fire flow requirements) and ensure optimal system operation (adequate pressure, flow etc.) the Dual Reticulation Overlay Map/ Code must continue to be included within the City Plan, to allow conditioning of new developments within existing dual supply areas. The Map included within City Plan prior to public notification was reduced to only include lots that are/will be serviced by the existing dual water infrastructure and compelled to connect and internally plumb for two service.	No	No	No
3.17.3	CP1160	Water catchments	Requests amendment to the Water catchments and dual reticulation overlay maps to remove the Dual reticulation area and the site from the Woongoolba Flood Mitigation Catchment Area.	No	No action to be taken: To minimise risk (adequate fire flow requirements) and ensure optimal system operation (adequate pressure, flow etc.) the Dual Reticulation Overlay Map/ Code must continue to be included within the City Plan, to allow conditioning of new developments within existing dual supply areas. The Map included within City Plan prior to public notification was reduced to only include lots that are/will be serviced by the existing dual water infrastructure and compelled to connect and internally plumb for two service.	No	No	No
3.17.4	CP1160	Water catchments	Any reconfiguring a lot or operational works (change to ground level) on a lot identified as being within the 'Woongoolba flood mitigation catchment area' on the Water Catchments and Dual Reticulation Overlay Map is subject to assessment against Performance Outcome PO5 of the Healthy Waters Code. A Hydraulic Impact Assessment forms part of the Gainsborough Greens Section 3.1.6 preliminary approval and sets the parameters for the permitted volume of earthworks to ensure that there is no flood storage loss. This Hydraulic Impact Assessment is updated as required to reflect changes made to the Section 3.1.6 preliminary approval. Provided development on the site complies with the findings of the Hydraulic Impact Assessment, there is no need to trigger assessment against this PO5 of the Healthy Waters Code.	No	No action to be undertaken. While it is understood that existing approvals may be in place, should these approvals not be carried forward the provisions within the code will be required and as such must be maintained.	No	No	No
3.17.5	CP1160	Water catchments	Requests Part 8.2.5 - Dual reticulation overlay code be deleted. On 12 December 2013, Council resolved to decommission the Class A+ recycled water infrastructure system within the Coomera / Pimpama locality and the utility of the Water catchments and Dual Reticulation Overlay is questioned when Council has resolved that developments are no longer required to provide dual reticulation networks in all areas of the City.	No	No action to be taken: To minimise risk (adequate fire flow requirements) and ensure optimal system operation (adequate pressure, flow etc.) the Dual Reticulation category on the Water catchment and dual reticulation overlay map – Map 1 and Dual reticulation overlay code must continue to be included within the City Plan, to allow conditioning of new developments within existing dual supply areas. Map 1 included within City Plan prior to public notification was reduced to only include lots that are/will be serviced by the existing dual water infrastructure and compelled to connect and internally plumb for two service.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.17.6	CP1164	Water catchments	Requests amendments to the Healthy Waters Code (9.4.4) to include reference to the 'Seqwater Development Guideline: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012' to ensure new development does not adversely impact Seqwater's interests. Specifically (refer to submission) to be included in the following sections: <ul style="list-style-type: none"> S9.4.4.2 Purpose (2)(a)(ii); S9.4.4.2 Purpose (2)(b); Table 9.4.4-2 (Water Resource catchments) and Table 9.4.4-2 (Wastewater management) PO7/AO7; PO3/PO4 and AO3/AO4 where development is proposed in 'Water supply buffer areas' nominated on SC2.6 Water catchments and dual reticulation overlay map. 	Yes	No change to be made: A new Water resource catchment overlay code has been developed to address Ministerial Condition 17 and 18 and reflect the Seqwater Development Guideline: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012'. This code has been drafted in consultation with Seqwater and the Department of State Development and Infrastructure Planning. As such amendments will not be made to the Healthy Waters code excepting the removal of any reference to the Water resource catchment overlay map. See below: <ul style="list-style-type: none"> No changes will be made to S9.4.4.2: Purpose (2)(a)(ii). No changes will be made to S9.4.4.2: Purpose (2)(b). No changes to table 9.4.4-2 PO7/AO7. Removal of PO3 and PO4 from the Healthy waters code (as will be dealt with in Water resource catchment overlay code). 	Yes	No	No
3.17.7	CP1164	Water catchments	Requests rewording Section 3.7.1(8) of the Strategic framework for consistency of approach to read 'Catchments maintain water quality and water supply for existing and forecast urban development, support compatible water-based leisure activities and retain future options for water harvesting'.	Yes	Noted. Section 3.7.1(8) of the Strategic framework will be amended to include the word 'compatible' before water-based leisure activities.	Yes	No	No
3.17.8	CP1264	Water catchments	Requests Part 8.2.5 – Dual Reticulation Overlay Code be deleted from Draft City Plan.	No	No action to be taken: To minimise risk (adequate fire flow requirements) and ensure optimal system operation (adequate pressure, flow etc) the Dual Reticulation category on the Water catchment and dual reticulation overlay map – Map 1 and Dual reticulation overlay code must continue to be included within the City Plan, to allow conditioning of new developments within existing dual supply areas. Map 1 included within City Plan prior to public notification was reduced to only include lots that are/will be serviced by the existing dual water infrastructure and compelled to connect and internally plumb for two service.	No	No	No
3.17.9	CP1264	Water catchments	Requests Table 5.10.19 be amended to remove the trigger "any material change of use or reconfiguration of a lot on an allotment identified as being within the 'Dual reticulation' area on the Water Catchments and Dual Reticulation Overlay Map".	No	No action to be taken: To minimise risk (adequate fire flow requirements) and ensure optimal system operation (adequate pressure, flow etc) the Dual Reticulation category on the Water catchment and dual reticulation overlay map – Map 1 and Dual reticulation overlay code must continue to be included within the City Plan, to allow conditioning of new developments within existing dual supply areas. Map 1 included within City Plan prior to public notification was reduced to only include lots that are/will be serviced by the existing dual water infrastructure and compelled to connect and internally plumb for two service.	No	No	No
3.17.10	CP1264	Water catchments	Remove Dual Reticulation Area from Lot 2 on SP194275.	No	No action to be taken: To minimise risk (adequate fire flow requirements) and ensure optimal system operation (adequate pressure, flow etc) the Dual Reticulation category on the Water catchment and dual reticulation overlay map – Map 1 and Dual reticulation overlay code must continue to be included within the City Plan, to allow conditioning of new developments within existing dual supply areas. Map 1 included within City Plan prior to public notification was reduced to only include lots that are/will be serviced by the existing dual water infrastructure and compelled to connect and internally plumb for two service.	No	No	No
3.17.11	CP1264	Water catchments	Remove Woongoolba Flood Mitigation Catchment Area from Lot 2 on SP194275.	No	No action to be taken. Property will not be removed from the Woongoolba Flood Mitigation Area. Where a property is within the Woongoolba Flood Mitigation Area this triggers assessment against PO5 of the Healthy Waters Code. This provision applies additional requirements then those found within the Flood Overlay Code specific to the Woongoolba Flood Mitigation Catchment Area.	No	No	No
3.17.12	CP1385	Water catchments	Requests Strategic framework map 7 be amended to show all of Springbrook as being within 'Water supply catchment'.	No	No action to be taken. The water supply buffer area identified within the Water catchments and dual reticulation overlay map reflects the State mapped area and cannot be changed.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.17.13	CP1385	Water catchments	Requests the Water catchments and dual reticulation overlay map 1 (OMW1-1) be amended so that the part of Springbrook not included as 'Water Supply Buffer Zone'.	No	No action to be taken. The water supply buffer area identified within the Water catchments and dual reticulation overlay map reflects the State mapped area and cannot be changed.	No	No	No
3.17.14	CP1385	Water catchments	Change terminology on the Water catchments and dual reticulation overlay map 1 from 'Water Supply Buffer Zone' to 'Water Catchment'.	No0	No action to be taken. Terminology utilised on the map references specific policy outcomes sought by the State and cannot be amended.	No	No	No
3.17.15	CP1822	Water catchments	Requests the regeneration of engineered catchments including: adjacent Slatyer Avenue Bundall; Glenmore Drive Ashmore; west of Uplands Drive Parkwood; Laguna Avenue Palm Beach; Currumbin Creek Road Currumbin; Tugun Street Tugun; Winston Street North Kirra; Reedy Creek Burleigh; and Bermuda Street Burleigh.	No	No action to be taken. Rehabilitation of existing engineered drainage lines are not regulated by the City Plan However where rehabilitation does not negatively impact on the engineered waterways ability to function as flood conveyance, internal asset management documents such as Stormwater Quality Improvement Plans and Catchments Management Plans recommend naturalisation to improve water quality, amenity and ecosystem function outcomes. The City Plan 2015 would not support similar engineered solutions within new developments. Natural design solutions are supported by the provisions detailed within the Environmental significance overlay code and Healthy Waters Code. Providing setbacks between waterways and development is now an established policy position of the current planning scheme that has been carried over and improved within the City Plan.	No	No	No
3.17.16	CP1864	Water catchments	Objects to any further development of urban nodes in Springbrook. The whole of the plateau drains into World Heritage Area and Gold Coast's drinking water catchment and should not have any further impacts or development.	No	No action to be taken. Assumption that 'urban nodes' is a reference to 'urban area' found within Strategic framework map 1 – Designated Urban Area. The identified urban area is a reflection of the existing settlement pattern only. The development intent of the Springbrook township areas is reflected through the use of the Township zone – large lot precinct. PO9 of the Township precinct code states 'no new lots created' within the Large lot precinct. As such intensification in this precinct is not envisaged.	No	No	No
3.17.17	CP1864	Water catchments	Requests the whole of Springbrook be mapped as water catchment as all water is delivered to the Little Nerang Dam and/or the Hinze Dam. This will also help to regulate development.	No	No action to be taken. The water supply buffer area identified within the Water catchments and dual reticulation overlay map reflects the State mapped area as required.	No	No	No
3.17.18	CP2304	Water catchments	Concerned Part 3.7.1(8) is entirely anthropocentric and does not mention the necessity for water catchments to support ecosystems. Requests the Part includes 'catchments maintain water quality and water supply for ecosystem health and values, existing and forecast urban (etc.).	No	Noted: Strategic framework 3.7.1 (8) will be amended to include biodiversity outcomes. This policy outcome aligns with State Planning Policy July 2014: State Interest: Biodiversity and is a principal outcome of the Seqwater Development Guidelines. 3.7.1(8) Catchments maintain water quality and water supply for existing and forecast urban development, support <i>compatible</i> water-based leisure activities, <i>health and resilience of biodiversity</i> and retain future options for water harvesting.	Yes	No	No
3.17.19	CP1864	Water catchments	Requests Council resume land that cannot meet the requirement for sewage treatment plant to be at least 30m from a waterway.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the resumption of land that cannot meet the requirement for a sewage treatment plant to be at least 30m from a waterway.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.17.20	CP1164	Water catchments	Requests amendment to the On-Site Sewerage Facilities Code PO1/AO1 to reference to the 'Seqwater Development Guideline: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012' where development is proposed in 'Water supply buffer areas' nominated on SC2.6 Water catchments and dual reticulation overlay map.	Yes	No amendment to the On-Site Sewerage Facilities Code is required as the Seqwater development guidelines will be reflected within the Water resource catchment overlay code as required by the Ministerial Condition 18. No change needed to the On-Site Sewerage code as the Water resource catchment overlay code provisions will prevail.	No	No	No

Section 3.18: Wetlands and waterways

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.18.1	CP0121	Wetlands and waterways	Requests more emphasis on vegetated buffers around water bodies, and limits on development in these areas.	Yes	The Environmental significance – wetlands and watercourses overlay map depicts major watercourses and other watercourses in the city. The associated Environmental significance overlay code identifies significant buffer widths to these watercourses to minimise and potential impacts (e.g. major watercourses – 60 metres and other watercourses – 30 metres) and requires rehabilitation. Therefore no change has occurred to the City Plan.	No	No	No
3.18.2	CP0571	Wetlands and waterways	Concerned the City Plan does not attempt to protect the coastal waterways themselves despite their high ecological values - catchments have some protection, but not the salt water environments of the Nerang and Coomera River estuaries (Broadwater).	Yes	The Environmental significance – wetlands and watercourses overlay map recognises these areas as major watercourses and/or wetlands. The Environmental significance overlay code attributes significant buffer widths to these major watercourses and wetlands (i.e. 60 metres and 100 metres respectively).	No	No	No
3.18.3	CP0823	Wetlands and waterways	Concerned the Nature conservation overlay code offers no protection for the marine environment south and west of the Seaway. Requests marine ecological values of salt-water and tidal waters south and west of the north Seaway including the estuaries for the Nerang River, Tallebudgera and Currumbin Creeks are recognised in the City Plan 2015 and provided with appropriate protection from development.	Yes	The Nature Conservation - Wetlands and Watercourses Overlay Map recognises tidal waters south and west of the north Seaway and the Nerang River as major waterways where the provisions of the Nature conservation overlay apply. This also applies to the Tallebudgera and Currumbin Creek estuaries which are depicted as major watercourses with parts of the lower reaches depicted as wetlands as well. The Nature conservation overlay code attributes significant buffer widths to these major watercourses and wetlands (i.e. 60 metres and 100 metres respectively). No change has occurred to the City Plan. <i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i>	No	No	No
3.18.4	CP0823	Wetlands and waterways	Concerned the width of riparian corridors and wetland buffers in the Nature conservation overlay code and Vegetation management code are not adequate. Requests an amendment to ensure riparian corridors for major streams are increased to 100 metres and for other streams to 60 metres, and development is not permitted within a minimum 150 metres of fresh and marine wetlands. Requests a flexibility to increase this buffer in accordance with the ecological significance of the wetland.	Yes	The setbacks to wetlands and watercourses as prescribed in the Nature conservation overlay code will provide riparian corridors of 60 metres and 120 metres for minor and major watercourses respectively. The provision for at least a 100 metre buffer to a wetland is identified as a minimum requirement with a recommendation that an ecological site assessment (prepared in accordance with SC6.7 City Plan Policy – Ecological Site Assessments) is Council's preferred method for determining alternative buffer widths. Therefore no change has occurred to the City Plan. <i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i>	No	No	No
3.18.5	CP1385	Wetlands and waterways	Requests requirements to ensure development does not impact on watercourses of Springbrook and that all water flows, overland, ephemeral and subterranean be mapped.	Yes	The Environmental significance – Wetlands and watercourses overlay map depicts major watercourses and other watercourses in the city (including Springbrook). The associated Environmental significance overlay code identifies significant buffer widths to these watercourses to minimise any potential impacts (i.e. major watercourses - 60 metres and other watercourses – 30 metres). Groundwater matters are dealt with by the State Government through the <i>Water Resources Act 2000</i> (e.g. water licences for taking water from an aquifer). and as such no change has occurred to the City Plan.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.18.6	CP1553	Wetlands and waterways	Concerned with further pollution or destruction of the Pimpama River, its tributaries and the flora and fauna of the surrounding bushland.	Yes	<p>The Environmental significance – wetlands and watercourses overlay map identifies the city's watercourses and wetlands including those in the Pimpama River catchment area. The associated Environmental significance overlay code seeks to protect these watercourses and wetlands by directing suitable setbacks or buffers be provided (e.g. wetlands – minimum 100 metres, major watercourses - 60 metres and other watercourses – 30 metres).</p> <p>The Pimpama catchment is identified as being part of a hinterland to coast critical corridor as well as being within the coastal wetlands and island core habitat area under the Environmental significance – biodiversity areas overlay map. The catchment also contains areas identified under the Environmental significance – priority species overlay map. Within these areas the Environmental significance overlay code seeks to protect, enhance and maintain flora and fauna diversity, significant species and their habitat. Ecological corridors of not less than 50 metres in width are intended to be provided on sites greater than 4000m² but less than 8000m² and ecological corridors of not less than 200 metres in width are intended to be provided on sites greater than 8000m².</p> <p>These provisions provide for the protection and enhancement of the Pimpama River and its tributaries.</p>	No	No	No
3.18.7	CP1822	Wetlands and waterways	Supports continued reinforcement, connection and activation of waterways surrounding the denser areas of the city. Continue to implement the Surfers Paradise Riverwalk and the Oceanway.	Yes	The Surfers Paradise Riverwalk and Oceanway are initiatives by the City in response to the Coastal Management and Protection Act 1995 which encourages local governments to invest in the quality and capacity of public access along the foreshore of tidal waterways. These initiatives are supported within the Strategic framework of the City Plan 2015 through specific outcomes such as 3.6.3.1 (6) which supports an effective network of public paths along foreshores, including the Coastal Pedestrian and Cycle Network and 3.4.3.1 (3) which supports improvements in connectivity between the beach and the river linking Chevron Island to the Gold Coast Cultural Precinct.	No	No	No
3.18.8	CP1869	Wetlands and waterways	Concerned regarding Mooyumbin & Coolbunbin Creek systems. They are of major importance to wildlife in the area and possible wildlife corridors.	Yes	The Environmental significance – wetlands and watercourse overlay map identifies these particular watercourses as other watercourses which are intended to be protected through the provision of suitable setbacks or buffers of 30 metres in width under the Environmental significance overlay code. The upper reaches of the Mooyumbin Creek system and the whole of Coolbunbin Creek system are protected within the hinterland core habitat area. Medium and high value vegetation is identified as occurring along these watercourses and they are also identified under the Environmental significance – priority species overlay map. The Environmental significance overlay code identifies provisions to protect matters of environmental significance within mapped areas.	No	No	No
3.18.9	CP1869	Wetlands and waterways	Requests the Crane Creek system (of major importance environmentally to the Nerang area's wildlife) be given protection from inappropriate development through requiring setbacks to creek e.g. minimum of 30m to each bank.	Yes	The Environmental significance – wetlands and watercourse overlay map identifies the Crane Creek system. The provisions in the Environmental significance overlay code seek to protect the creek system through the provision of suitable setbacks or buffers (i.e. 30 metres). No change has occurred to the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
3.18.10	CP2260	Wetlands and waterways	Requests the re-establishment of the engineered Loders Creek catchment as a major waterway and wetland through the city. The revegetation and revitalisation will provide a filter for run-off entering the Broadwater and also increase amenity for the residents adjoining.	Yes	This watercourse is recognised on the Environmental significance – wetlands and watercourses overlay map as a major watercourse with relevant provisions identified in the associated Environmental significance overlay code. . Sections of Loders Creek have been subject to engineered solutions to facilitate conveyance of floodwaters. The re-establishment of these waterways is not regulated by the City Plan. No change has occurred to the City Plan	No	No	No
3.18.11	CP2304	Wetlands and waterways	Concerned there is no protection for the marine environment south and west of the Seaway. Requests marine ecological values of salt water and tidal waters south and west of the north Seaway are included in the City Plan and provided with appropriate protection from development.	Yes	The Environmental significance – wetlands and watercourses overlay map recognises the marine environment south and west of the north Seaway as a major watercourse. The provisions of the Environmental significance overlay code would apply in this instance. and therefore no change has occurred to the City Plan.	No	No	No

Part 4: Infrastructure – including social infrastructure

Section 4.1: Infrastructure – including social infrastructure – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
4.1.1	CP1164	Infrastructure – including social infrastructure - General	Requests amending title of Table SC5-2 - Council operated community infrastructure to reflect infrastructure owned and operated by Seqwater.	Yes	To avoid misinterpretation, SEQ Water infrastructure listed in Table SC5-2 Council operated community infrastructure will be included in Table SC5-1: Land designated for community infrastructure by State.	Yes	No	No
4.1.2	CP1318	Infrastructure – including social infrastructure - General	Concerned with impacts of stormwater overflow as a result of higher density residential development.	No	<p>The General development provisions code, in conjunction with City Plan policy - Land development guidelines, manages the impacts of stormwater flow.</p> <p>The Local Government Infrastructure Plan (LGIP) is Council's tool for identifying the necessary infrastructure to service urban development outlined in the City Plan in a coordinated, efficient and financially sustainable manner.</p> <p>The Council is currently preparing a new LGIP to identify and plan for the necessary infrastructure to support the next 10-15 years of growth in the City.</p> <p>Prior to adoption, the LGIP and all background studies will be made available for public review and comment.</p>	No	No	No

Section 4.2: Priority Infrastructure Plan

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
4.2.1	CP1126	Priority Infrastructure Plan	Concerned the Citation & Commencement, Community Statement sections and the Priority Infrastructure Plan have not been completed in the City Plan.	No	The City Plan was prepared in accordance with the State Government's <i>Queensland Planning Provisions (QPP)</i> . The QPP sets up a standard template for new planning schemes and it includes some optional elements/features for local governments to use at their discretion. The Community Statement section is non-mandatory. The Citation and Commencement section will be completed when the City Plan is finalised and approved. Infrastructure plan making and planning scheme making are now independent processes. There is a mandated requirement to produce a new type of infrastructure plan, called a Local Government Infrastructure Plan (LGIP), by 1 July 2016. Prior to the LGIP being adopted, the draft LGIP and all background studies will be made available for public review and comment.	No	No	No
4.2.2	CP1411; CP1931	Priority Infrastructure Plan	Requests the updated priority infrastructure plan reflects the forecast population increase for the city, and infrastructure charges should be based on full cost recovery.	No	The Local Government Infrastructure Plan (LGIP) is Council's tool for identifying the necessary infrastructure to service urban development outlined in the City Plan in a coordinated, efficient and financially sustainable manner. Infrastructure charges are no longer regulated by the City Plan. Infrastructure charges are levied under the City of Gold Coast's <i>Adopted Infrastructure charges resolution (AICR)</i> No 1 of 2011 (Version 1.4), which is currently the legislative mechanism for charging. Council imposed charges cannot exceed the maximum charges set by the State.	No	No	No
4.2.3	CP1822	Priority Infrastructure Plan	Concerned the new PIP charges (now increased 1 bed to same value as 2 bed) will encourage reduction in 1 bed product and increase in 2 bed due to cost. Charges should revert to a sliding scale to encourage better outcomes.	No	Infrastructure charges are no longer regulated by the City Plan. Infrastructure charges are levied under the City of Gold Coast's <i>Adopted Infrastructure charges resolution (AICR)</i> No 1 of 2011 (Version 1.4), which is currently the legislative mechanism for charging. Council imposed charges cannot exceed the maximum charges set by the State.	No	No	No
4.2.4	CP1822	Priority Infrastructure Plan	Concerned PIP charges potentially discourage a move to higher densities, particularly in suburbs that would be well suited to infill housing as a means of increasing densities.	No	Refer to response 4.2.3	No	No	No
4.2.5	CP1864	Priority Infrastructure Plan	Requests Council ensure developers pay for the true costs of their developments.	No	Refer to response 4.2.3	No	No	No
4.2.6	CP1890	Priority Infrastructure Plan	Concerned Council's decision to increase infrastructure charges will decrease investment in the Gold Coast.	No	Infrastructure charges are no longer regulated by the City Plan. Infrastructure charges are levied under the City of Gold Coast's <i>Adopted Infrastructure charges resolution (AICR)</i> No 1 of 2011 (Version 1.4), which is currently the legislative mechanism for charging.	No	No	No
4.2.7	CP1932	Priority Infrastructure Plan	Requests the provision of infrastructure keeps up with population growth. Requests the priority infrastructure plan reflects the forecast population increase for the city and charges be based on full cost recovery.	No	Refer to response 4.2.2	No	No	No
4.2.8	CP2260; CP1822	Priority Infrastructure Plan	Requests no infrastructure charges for any change in non-residential land use involving existing buildings.	No	Infrastructure charges are no longer regulated by the City Plan. Infrastructure charges are levied under the City of Gold Coast's <i>Adopted Infrastructure charges resolution (AICR)</i> No 1 of 2011 (Version 1.4), which is currently the legislative mechanism for charging. Since 2011, infrastructure charges under the AICR have not been levied for: <ul style="list-style-type: none"> Changes of use within existing buildings that do not involve additional gross floor area (subject to conditions); or Expansions to non-residential land uses, where the expansion is no more than 500m² of gross floor area or 50% of existing gross floor area, whichever is lower (does not apply to existing 'shop', 'shopping centre development', 'showroom', and 'department store, with existing land use greater than 500m²). 	No	No	No

Section 4.3: Provision of infrastructure

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
4.3.1	CP0088; CP0095; CP0102; CP0103; CP0143; CP0144; CP0145; CP0182; CP0427; CP0487; CP0648; CP0825; CP0829; CP0887; CP0889; CP0891; CP0892; CP0893; CP0894; CP0895; CP0896; CP0897; CP0898; CP0899; CP0900; CP0901; CP0902; CP0903; CP0904; CP0905; CP0906; CP0907; CP0908; CP0909; CP0910; CP0911; CP0912; CP0913; CP0914; CP0915; CP0916; CP0917; CP0918; CP0919; CP0920; CP0921; CP0922; CP0923; CP0924; CP0925; CP0926; CP0927; CP0928; CP0929; CP0930; CP0931; CP0932; CP0933; CP0947; CP0948; CP0949; CP0950; CP0951; CP0952; CP0953; CP0955; CP0956; CP0957; CP0958; CP0959; CP0960; CP0961; CP0962; CP0963; CP0964; CP0965; CP0966; CP0967; CP0968; CP0969; CP0970; CP0971; CP0972; CP0973; CP0974; CP0975; CP0976; CP0977; CP0978; CP0979; CP0980; CP0981; CP0982; CP0983; CP0984; CP0997; CP0998; CP0999; CP1000; CP1179; CP1180; CP1181; CP1182; CP1183; CP1184; CP1185; CP1186; CP1187; CP1223; CP1224; CP1225; CP1226; CP1227; CP1232; CP1233; CP1234; CP1235; CP1236; CP1237; CP1238; CP1239; CP1240; CP1241; CP1242; CP1243; CP1249; CP1267; CP1268; CP1277; CP1278; CP1588	Provision of infrastructure	Requests Council demonstrates provision of adequate infrastructure to accommodate projected population growth.	No	<p>The Local Government Infrastructure Plan (LGIP) is Council's tool for identifying the necessary infrastructure to service urban development outlined in the City Plan in a coordinated, efficient and financially sustainable manner.</p> <p>The Council is currently preparing a new LGIP to identify and plan for the necessary infrastructure to support the next 10-15 years of growth in the City.</p> <p>Prior to adoption, the LGIP and all background studies will be made available for public review and comment.</p>	No	No	No
4.3.2	CP0115	Provision of infrastructure	Requests the City Plan be implemented with viable infrastructure plans for transport, open space, local area plans and residents needs as a priority to tourists needs and be implemented prior to approval of any development.	No	Refer to response 4.3.1	No	No	No
4.3.3	CP0584	Provision of infrastructure	Concerned infrastructure has not kept up with the phenomenal growth.	No	Refer to response 4.3.1	No	No	No
4.3.4	CP0819	Provision of infrastructure	Request Council undertake an infrastructure capacity assessment for the City to ensure future populations are targeted for areas where infrastructure provision is suitable.	No	Refer to response 4.3.1	No	No	No
4.3.5	CP0819	Provision of infrastructure	Request Dual reticulation overlay code and accompanying maps be deleted and or amended as the dual reticulation service provided by the Pimpama waste water treatment plant is discontinued.	No	The extent of the northern Gold Coast area shown on the Water Catchments and Dual Reticulation Overlay Map as 'Dual reticulation' is significantly decreased from the current overlay map in the 2003 Planning Scheme. The overlay reflects only those sites/areas currently connected to the dual reticulation system or where dual reticulation networks are required by conditions of approval to be installed and buildings are required to be internally plumbed, due to the requirement to minimise risk and ensure optimal system operation.	No	No	No
4.3.6	CP0825	Provision of infrastructure	Requests infrastructure be prepared before asking more people to move to the Gold Coast.	No	Refer to response 4.3.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
4.3.7	CP0829; CP0887; CP0891; CP0892; CP0893; CP0894; CP0895; CP0896; CP0897; CP0898; CP0899; CP0900; CP0901; CP0902; CP0903; CP0904; CP0905; CP0906; CP0907; CP0908; CP0909; CP0911; CP0912; CP0913; CP0914; CP0915; CP0916; CP0917; CP0918; CP0919; CP0920; CP0921; CP0922; CP0923; CP0924; CP0925; CP0926; CP0927; CP0928; CP0929; CP0930; CP0931; CP0932; CP0933; CP0934; CP0935; CP0947; CP0948; CP0949; CP0950; CP0951; CP0952; CP0953; CP0955; CP0956; CP0957; CP0958; CP0959; CP0960; CP0961; CP0962; CP0963; CP0964; CP0965; CP0966; CP0967; CP0968; CP0969; CP0970; CP0971; CP0972; CP0973; CP0974; CP0975; CP0976; CP0977; CP0978; CP0979; CP0980; CP0981; CP0982; CP0983; CP0984; CP0997; CP0998; CP0999; CP1000; CP1002; CP1003; CP1004; CP1005; CP1006; CP1007; CP1009; CP1010; CP1011; CP1012; CP1013; CP1014; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1037; CP1039; CP1040; CP1041; CP1042; CP1043; CP1083; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1097; CP1098; CP1099; CP1100; CP1101; CP1124; CP1140; CP1141; CP1142; CP1143; CP1144; CP1145; CP1146; CP1615; CP1864	Provision of infrastructure	Concerned the City Plan does not demonstrate there will be sufficient social or physical infrastructure to cope with population growth.	No	Refer to response 4.3.1	No	No	No
4.3.8	CP0904	Provision of infrastructure	Concerned the City Plan does not give sufficient attention to the provision of infrastructure.	No	Refer to response 4.3.1	No	No	No
4.3.9	CP0951	Provision of infrastructure	Statement: Infrastructure is very important, particularly trams and buses.	No	Noted.	No	No	No
4.3.10	CP1002; CP1003; CP1004; CP1005; CP1006; CP1007; CP1008; CP1009; CP1010; CP1011; CP1012; CP1013; CP1014; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1037; CP1039; CP1040; CP1041; CP1042; CP1043; CP1083; CP1084; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1097; CP1098; CP1099; CP1100; CP1101; CP1124; CP1140; CP1141; CP1142; CP1143; CP1144; CP1145; CP1615	Provision of infrastructure	Requests Council demonstrate provision of adequate infrastructure such as high quality public transport to be provided in a planned and not ad hoc manner to precede any projected population growth.	No	Refer to response 4.3.1	No	No	No
4.3.11	CP1093	Provision of infrastructure	Concerned basic infrastructure on the Gold Coast has not been improved to cater for the current growth or projected increase.	No	Refer to response 4.3.1	No	No	No
4.3.12	CP1411; CP1416; CP1417	Provision of infrastructure	Requests the City Plan clearly indicate Council will ensure residential and commercial development will be fully matched by extra social and physical infrastructure such as parks, community facilities and high quality public transport.	No	Refer to response 4.3.1	No	No	No
4.3.13	CP1930; CP1931	Provision of infrastructure	Requests the City Plan clearly indicate that Council will ensure development provides extra social and physical infrastructure for the community.	No	Refer to response 4.3.1	No	No	No
4.3.14	CP2222	Provision of infrastructure	Concerned Council is investigating the extension of a sewerage treatment articulation system to the northern part of the city because the water cannot be used to grow crops.	No	Gold Coast Water is currently consulting with the community to investigate opportunities to extend the supply of recycled water in the city. This investigation is not a matter that is regulated by City Plan.	No	No	No

Section 4.4: Social infrastructure

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
4.4.1	CP0823	Social infrastructure	Concerned there has not been adequate planning or a needs study for the supply of recreational facilities. Requests GCCC undertake a needs-based study of recreation in the city to identify the needs of different population groups, and those living in different density areas of the city. This study should inform city planning.	No	The Local Government Infrastructure Plan (LGIP) is Council's tool for identifying the necessary infrastructure to service urban development outlined in the City Plan in a coordinated, efficient and financially sustainable manner. The Council is currently preparing a new LGIP to identify and plan for the necessary infrastructure to support the next 10-15 years of growth in the City.	No	No	No
4.4.2	CP1048	Social infrastructure	Requests Council consider the real needs of people on the Gold Coast and look for opportunities for community need/ connectedness such as designating community spaces.	No	Refer to response 4.4.1	No	No	No
4.4.3	CP1822	Social infrastructure	Requests the development of high quality community infrastructure in coastal principal and specialist centres. There needs to be a reason for locals and tourists to visit these areas. Suggestions include a Surfers Central Library, completion of the oceanway, an indoor community or sports centre, permanent marketplace/fish market and Broadbeach public bathhouse.	No	Refer to response 4.4.1	No	No	No

Part 5: Land use, neighbourhood character and amenity

Section 5.1: Amenity

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.1.1	CP0823	Amenity	Concerned the increase of any traffic on the Gold Coast has the potential to impact on the health of the people, flora and fauna in the area. Requests planning approval be contingent upon adequate buffer zones around existing and proposed residential areas to meet requirements of Part 3.8.6.1. Requests stringent testing is done to ensure that quality of air does not deteriorate and noise levels are kept at acceptable levels and reported within the amendments to the scheme.	No	<p>The specific outcomes of 3.8.6.1 are intended for the purpose of protecting and maintaining amenity values of sensitive land uses as well as mitigating impacts on flora, fauna, air quality and ambient noise levels.</p> <p>Additional protection is afforded by the City Plan through the use of Overlay codes and Development codes, e.g. Environmental significance overlay code, Road traffic noise management overlay code, Industry, community infrastructure and agriculture land interface area overlay code, Social health impact assessment development code and the Vegetation management development code</p> <p>It is important to note that although each theme of the Strategic framework has its own section, the Strategic framework is intended to be read in its entirety as setting the policy direction for the City Plan.</p>	No	No	No
5.2.2	CP1248	Amenity	Concerned with creating more large concrete high-rise buildings as this creates more noise.	No	<p>The City Plan aims to achieve a balance between various competing interests, such as expected population growth and noise impacts.</p> <p>Typically high rise buildings are envisioned for the coastal strip with particular focus on the Light rail urban renewal area. With this in mind, the Strategic framework sets the policy direction for the City Plan and includes specific outcomes that address noise mitigation and protection of amenity, e.g. Safe, well designed city 3.8.6.1(3) Environmental health and amenity.</p>	No	No	No

Section 5.2: Building design

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.2.1	CP0823	Building design	Requests housing built on sloping sites should be in sympathy with the topography and avoid significant retaining walls (Conceptual land use maps).	No	The Ridges and significant hills protection overlay code (8.2.14) regulates development to ensure the protection, maintenance and enhancement of the natural and scenic values of identified ridges and significant hills within the city. PO4 ensures buildings are sited to minimise the impact on the natural landscape and topographical features and to avoid any unnecessary removal of vegetation. No action required.	No	No	No
5.2.2	CP0823	Building design	Requests the addition of provisions to require compliance with appropriate outdoor lighting standards if not included elsewhere in the City Plan 2015.	No	Outdoor lighting standards are governed outside the City Plan through the Australian Standards AS/NZS 1158 Lighting for roads and public spaces. Compliance is mandated under federal and state government legislation. No action required.	No	No	No
5.2.3	CP1205	Building design	Concerned onerous planning requirements prevent innovation in housing design and building form and ability to meet the needs of housing market.	No	The City Plan Strategic framework Section 3.3 supports a variety of housing choices, affordable housing, diverse lifestyle opportunities, and for housing to be attractive and well designed. Planning requirements ensure new development is consistent with the required amenity, local character, sense of place, scale and height of different precincts within the city. In relation to Small lot housing, Council is currently undertaking a review of the provisions set out in the draft code, which may lead to further revisions in a future amendment. No action required.	No	No	No.
5.2.4	CP1205	Building design	Concerned the design requirements for Dual occupancy will erode affordability of this type of housing product. Request a reduction in the design requirements for Dual occupancies.	No	The purpose of the Dual occupancy code is to ensure Dual occupancies are appropriately located, achieve a high level of comfort and amenity for occupants, maintain the amenity of neighbouring premises and do not dominate the streetscape. PO4 building design calls for visual interest to the streetscape and differentiation between buildings. The design requirements as such, are not considered onerous on affordability, but rather encourages innovation in design. No action required.	No	No	No
5.2.5	CP1205	Building design	Concerned the Plan duplicates and overlaps with building legislation, adding complexity, time and cost to projects. (Examples include duplication of QDC setback and site coverage requirements and Bushfire hazard and Road traffic noise overlays that impose standards and trigger assessments in an inappropriate manner).	No	The City Plan does not attempt to duplicate building legislation. The example codes mentioned relate to regulating land uses within these zones. The Bushfire hazard overlay constrains the development of land within high and medium bushfire hazard management areas. The Road traffic noise management overlay code regulates development of properties adjacent to all state-controlled roads to ensure that potential conflicts between sensitive land uses and road operations are mitigated. No action required.	No	No	No
5.2.6	CP1205	Building design	Requests removal of all provisions that duplicate building legislation to reduce complexity and associated costs.	No	The City Plan does not attempt to duplicate building legislation covered under the Building Code of Australia. No action required.	No	No	No
5.2.7	CP1279	Building design	Requests City Plan 2015 make a commitment to accessible design, especially in outdoor areas.	No	Accessible design is legislated under the <i>Disability Discrimination Act 1992</i> . The City Plan does not attempt to duplicate this legislation however the Strategic framework supports accessible design through planning provisions that promote increased access to community services and public transport, and providing socially diverse and inclusive communities accommodating all ages, income groups and cultural backgrounds. No action required.	No	No	No

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5.2.8	CP1279	Building design	Requests design and construction of age-friendly buildings with elevators, escalators, ramps, wide doorways and passages, adequate signage and public toilets.	No	Accessible design is legislated under the <i>Disability Discrimination Act 1992</i> . The City Plan does not attempt to duplicate this legislation however the Strategic framework supports accessible design through planning provisions that promote increased access to community services and public transport, and providing socially diverse and inclusive communities accommodating all ages, income groups and cultural backgrounds. No action required.	No	No	No
5.2.9	CP1279	Building design	Requests the provision of safe design such as Crime Prevention through Environmental Design to reduce risk from crime, as well as protection from natural disasters.	No	The CPTED Guidelines for Queensland 2007 Part A and B prepared by the Queensland Government apply to all development. The City Plan does not attempt to duplicate these guidelines, however supports CPTED design through the Community benefit bonus elements policy. This policy provides bonus density to developments which incorporate a number of CPTED design elements outlined in the CPTED Guidelines for Queensland. No action required.	No	No	No
5.2.10	CP1822	Building design	Requests the City Plan encourage the use of gardens and landscaping above ground level via Community benefit bonuses (SC 6.5) and on existing buildings in line with the key strategic framework. Very few buildings take advantage of their roof space. There is a huge amount of potential to utilise these spaces for gardens and; agricultural and energy production. Vertical and sky gardens should also be strongly encouraged. This would reduce the urban heat island effect whilst also reducing the overall built mass and activating the city vertically. Refer Istanbul and Singapore.	No	The City Plan through the Community benefit bonus elements supports building and landscaping innovation. Council is currently undertaking a review of the Community benefit bonus elements policy which may lead to further revisions in a future amendment.. Issue to be deferred for future action in 2015.	No	No	Yes
5.2.11	CP1869	Building design	Supports passive design of buildings to shade streets through veranda overhangs and good design principles.	No	The City Plan supports good design principles and passive design of buildings through a number of development codes which outline the requirement to provide covered awnings along streetscapes for various developments types. The Community benefit bonus elements policy also provides bonus density to developments who achieve sustainable initiatives through Green Star Certification by the Green Building Council of Australia. No action to be taken.	No	No	No
5.2.12	CP2260	Building design	Concerned Part 3.8 of the Strategic framework does not mention quality architecture, only urban design.	No	The Strategic framework utilises the term urban design to encompass architecture and landscape architecture also. Urban design is understood to be the arrangement, appearance and function of our suburbs, towns and cities. It is both a process and an outcome of creating localities in which people live, engage with each other, and engage with the physical place around them. Urban design involves many different disciplines including planning, development, architecture, landscape architecture, engineering, economics, law and finance, among others. (This definition is taken from the Federal Government Urban Design Protocol for Australian Cities.) No action to be taken.	No	No	No
5.2.13	CP2612	Building design	Requests information on how good urban design outcomes can be facilitated (Making modern centres).	No	Good urban design outcomes are encouraged in the City Plan through various development and overlay codes which promote amenity and sustainability outcomes. Also Community benefit bonus elements policy also provides bonus density to developments who achieve good urban design and sustainable initiatives through Green Star Certification by the Green Building Council of Australia. No action to be taken.	No	No	No
5.2.14	CP2637	Building design	Recommend form based controls (building envelopes for shape and bulk) to protect adjoining properties with the loss of plot ratio be carried further into Part 9.3.12.	No	Part 9.3.12 Multiple accommodation code applies to buildings up to 8 storeys and contains provisions which encourage high quality, attractive, well designed developments that promote a high standard of living. It contains design provisions to ensure amenity and privacy to occupants, rather than specifying building envelope requirements. No action to be taken.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.2.15	CP0967	Building design	Requests Council adopt and promote sustainable building design practices throughout the City.	No	The City Plan supports good design principles and passive design of buildings through a number of development codes which outline the requirement to provide covered awnings along streetscapes for various developments types. The Community benefit bonus elements policy also provides bonus density to developments who achieve sustainable initiatives through Green Star Certification by the Green Building Council of Australia.	No	No	No
5.2.16	CP1163	Building design	Requests new homes are built to be sustainable with incentives provided for solar/energy efficiency installation by local and state governments.	No	The City Plan supports good design principles and passive design of buildings through a number of development codes which outline the requirement to provide covered awnings along streetscapes for various developments types. The Community benefit bonus elements policy also provides bonus density to developments who achieve sustainable initiatives through Green Star Certification by the Green Building Council of Australia. No action to be taken.	No	No	No
5.2.17	CP2260	Building design	Requests encouragement of emerging architectural and design practices for city infrastructure.	No	The City Plan supports good design principles and passive design of buildings through a number of development codes which outline the requirement to provide covered awnings along streetscapes for various developments types. The Community benefit bonus elements policy also provides bonus density to developments who achieve sustainable initiatives through Green Star Certification by the Green Building Council of Australia.	No	No	No

Section 5.3: Business activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.3.1	CP0007	Business activities	Requests retail, food and dining outlets in tourist areas operate 24 hours a day.	No	<p>The City's key tourist areas are located in Broadbeach, Coolangatta and Surfers Paradise. These areas are included in the Centre zone and are identified in a centre category in Part 3 – Strategic framework. The centre categories for these areas are Principal centre, Major centre and Specialist centre respectively.</p> <p>Council's policy position has been to identify and create a hierarchy of centres throughout the City.</p> <p>These are as follows:</p> <ul style="list-style-type: none"> • Central business district; • Principal centres; • Major centres; • District centres; • Specialist centres; and • Neighbourhood centres. <p>Certain centres, such as Broadbeach, Coolangatta and Surfers Paradise are the City's key tourist areas.</p> <p>With this in mind, the City Plan identifies varied planning intents for centres. Centres differ in role and function based on the mix of uses and the specific market pressures that influence each. It is not considered appropriate to adopt one single approach based on 24 hour operations.</p> <p>Higher order centres (i.e. Central Business District, Principal and Major) have no explicit restrictions on hours of operation; however, uses must have regard to local amenity.</p> <p>It is appropriate for District centres (i.e. Burleigh and Palm Beach) to have uses generally ceasing by midnight.</p> <p>The Strategic framework (S3.4.4.1) identifies, the review of individual uses it may be appropriate to review and adjust operating hours based on the specific circumstances, role and function of some centres.</p>	No	No	No
5.3.2	CP0105; CP0106	Business activities	Concerned the Fringe business precinct has Showrooms over 400m ² triggering impact assessment. Many of the uses under the definition require spaces greater than 400m ² . Councils current requirements for Showrooms have resulted in the creation of tenancies with areas over 400m ² . Showrooms should be subject to self-assessment. If they are not supported, then those not involving building works should be self-assessable regardless of GFA.	No	In Part 5 – Tables of assessment a Showroom is identified as Self-assessment in the Mixed use zone (Fringe business precinct). There is no trigger to a higher level of assessment based on GFA in the table of assessment.	No	No	No
5.3.3	CP0105; CP0106; CP0446; CP0484	Business activities	Requests Outdoor sales is self-assessable in the Fringe business precinct. If not supported, then those not involving building works should be self-assessable regardless of GFA.	No	In Part 5 – Tables of assessment, Outdoor sales are identified as Self-assessment in the Mixed use zone (Fringe business precinct).	No	No	No
5.3.4	CP0105; CP0106; CP0446; CP0484	Business activities	Requests Service station is code-assessable in the Fringe business precinct as per the 2003 scheme.	No	In Part 5- Tables of assessment, a Service Station is identified as Code assessment in the Mixed use zone (Fringe business precinct).	No	No	No
5.3.5	CP0173	Business activities	Concerned a massage therapist would be defined as a health centre in some zones. This would mean excessive and prohibitive planning parameters and unnecessary fees.	Yes	<p>A massage therapist would be defined as Shop.</p> <p>Depending on where a Shop would be located and its subsequent zoning, will determine its level of assessment and applicable codes.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.3.6	CP0446	Business activities	Requests the Mixed use zone (Fringe business precinct) include Showrooms as self assessable, or at least Showrooms not involving building work be self assessable, regardless of GFA.	No	Refer to response 5.3.2	No	No	No
5.3.7	CP0470	Business activities	Concerned the Rural landscape and environment precinct will not support development of a minor tourist facility, café, general store, retail nursery and caretakers residence at 460 Gold Coast Springbrook Rd, Mudgeeraba (Lot 20 WD5587).	No	A proposal of this nature would require a development application and would be assessed on its merits. The proposal would need to demonstrate how it meets the relevant outcomes of the new City Plan, including the Strategic framework, zone code and relevant overlay or development codes.	No	No	No
5.3.8	CP0471	Business activities	Requests Food and drink outlet in the Waterfront and marine industry zone is self assessment if GFA does not exceed 150m ² and where not involving building works (other than only for an internal fit out). This use is critical to service the workforce.	No	The table of assessment for the Waterfront and marine industry zone has been amended to list a Food and drink outlet as Self-assessment as follows: <i>if establishing in an existing non residential premises and involving only minor building work; and</i> <i>(a) GFA of the use does not exceed 150m²; and</i> <i>(b) does not include a drive-through facility</i>	Yes	No	No
5.3.9	CP0471	Business activities	Requests Shop is self assessment if selling goods related to the marine industry. The nature of the marine industries within the Coomera Marine Precinct is that they often rely on products manufactured off-site for the fit-out and repair works undertaken. For example, engines, electronics, finishing products such as paints and lacquers etc. are not manufactured within the marine precinct but are essential items to its ongoing success.	No	The table of assessment for the Waterfront and marine industry zone has been amended to list a Shop as Self-assessment as follows: Shop <i>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; and</i> <i>(a) where the GFA of the use does not exceed 400m²; and</i> <i>(b) selling goods only related to the marine industry.</i> For new shops which are not going into an existing premises, they will be listed as Code assessment as follows: <i>(a) where the GFA of the use does not exceed 400m²; and</i> <i>(b) selling goods only related to the marine industry.</i>	Yes	No	No
5.3.10	CP0484	Business activities	Following a review of the Tables of Assessment, we do have particular concerns. While we support for the levels of assessment for Food and Drink Outlet, Shop, Health Care Services and Office, it appears as though none of the uses envisaged under the current Planning Scheme for the Fringe Business Zone/ Precinct will be self-assessable unless within an existing building. This is considered an unsuitable outcome as any new buildings will require development approval and it is therefore evident that the Draft City Plan 2015 will result in significant additional 'red tape' for development of new buildings.	No	A review of the Tables of assessment for the Fringe business precinct has been undertaken. This review has determined that three (3) land uses have had their level of assessment raised. These are as follows: (a) Food and drink outlet (defined as Take-Away Food Premises in 2003 scheme) (b) Veterinary services (defined as Veterinary Clinic in the current 2003 planning scheme); and (c) Shop (defined as Tourist Shop in 2003 scheme). Tourist Shop now forms part of the <i>Queensland Planning Provisions</i> (QPP) compliant 'Shop' definition. No other types of Shop were self or code assessable in the Fringe Business Domain of the Gold Coast Planning Scheme 2003. Accordingly, it is considered appropriate for Shop to be listed as code assessable if a neighbourhood store and GFA does not exceed 150m ² , to provide greater land use flexibility at a scale commensurate with the zone. Take-Away Food Premises which were listed as self-assessable under the Gold Coast Planning Scheme 2003 are now encompassed under the defined land use of Food and drink outlet. The Food and drink outlet definition also encompasses the 2003 land uses of Café and Fast Food Premises which were both listed as code assessable in the Fringe Business Domain. Therefore, Food and drink outlet being code assessable is a carryover of the 2003 scheme policy for the majority of uses which are now encompassed within the new QPP defined land use. Veterinary services trigger code assessment in this precinct to ensure built form outcomes for this zone are achieved (i.e. visually attractive, utilise a distinctive urban design and clearly address streets and public areas).	Yes	No	No

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					It is also considered appropriate for Veterinary services to be code assessable as, the Fringe Business Precinct is usually adjacent or in proximity to sensitive land uses/zones and has the potential for amenity impacts (i.e. noise), given the land use includes overnight accommodation.			
5.3.11	CP0484	Business activities	The GFA triggers for uses such as Showroom as also of concern. Currently Showrooms are to be a minimum of 400m ² whereas under the Draft City Plan 2015 any Showroom over 400m ² will trigger Impact Assessment. Many of the uses that fall under the Showroom definition require spaces greater than 400m ² and Council's current requirements for such uses have resulted in the creation of tenancies with areas over 400m ² . Under the Draft City Plan 2015 Impact Assessment would be triggered for use of such spaces which is considered unreasonable.	No	The Mixed use zone includes a mix of small scale uses such as convenience retail, residential and low key commercial; and service industry and residential specific to the role and function of the individual area. The Mixed use zone is not the appropriate location for large scale Showrooms. Accordingly, it is considered appropriate to trigger Impact assessment to ensure a merit based assessment. The Mixed use zone (Fringe business precinct) is the appropriate location for large scale Showrooms.	No	No	No
5.3.12	CP0517	Business activities	Requests Health care services not be listed in the Tables of Assessment - Low density residential zone. There are many other appropriate zones where Health care services can be accommodated.	No	Health care services are support services for nearby residential development. The Low density residential zone code requires non-residential uses to: <i>'maintain a high level of residential amenity and protect the local character of the zone.'</i> Health care services are subject to Code assessment based on specific locational criteria in the Tables of assessment in support of the strategic intent for Suburban neighbourhoods ('if on a corner lot, or a lot fronting a high order road.'). In all other instances Health care services trigger Impact assessment to enable a merit based assessment.	No	No	No
5.3.13	CP0541	Business activities	Requests Food and drink outlets in industrial zones be self- assessable if the gross floor area does not exceed 150m ² . Food orientated uses are needed in these areas to service the local workforce.	No	The tables of assessment for the Low and Medium impact industry zones has been amended to list Food and drink outlet as Self-assessment as follows: Section 5 of the City Plan has been amended for the Low impact industry zone and Medium impact industry zone to allow for a Food and drink outlet to be subject to self assessment as follows: <i>"if establishing in an existing non residential premises and involving only minor building work; and (a) GFA of the use does not exceed 150m²; and (b) does not include a drive-through facility; and (c) not within 50 metres of a high order road"</i>	Yes	No	No
5.3.14	CP0541	Business activities	Requests 'shops selling goods related to the marine industry' be self assessable development, as the current definition increase the level of assessment if the shop sells products that were manufactured off site- which is sometimes necessary.	No	Refer to response 5.3.9	Yes	No	No
5.3.15	CP0662	Business activities	Request Council to review and amend the GFA for office uses within the Mixed use zone (Fringe business precinct) zone to provide for a level of assessment that reflects the low risk nature of office uses.	No	The current GFA trigger (to Impact assessment) of 200m ² is appropriate, as the intent of Mixed use zone (Fringe business precinct) identifies: <i>'... Offices are very small tenancies that service only the immediate area.'</i> Currently Office triggers Impact assessment in the equivalent Fringe Business Domain (2003 scheme). The City Plan provides greater land use flexibility by including Office as Code assessable at an appropriate scale consistent with the purpose of the Fringe business precinct.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.3.16	CP0792	Business activities	Requests small business are tightly controlled to reduce impacts on neighbours.	No	<p>It is the intent of the City Plan for Home based business to provide for the increasing demand to work from home whilst ensuring that the amenity of the surrounding area is maintained. To ensure this, there is a Home based business code for development to comply with.</p> <p>It is important to note that all development is required to comply with the provisions of the relevant zone code, to ensure the amenity and character of the local area is considered.</p> <p>Any non-compliance with the relevant performance criteria in the City Plan (if self assessable development) or a development permit is grounds for enforcement/compliance action.</p>	No	No	No
5.3.17	CP0819	Business activities	Concern placing Bars in the impact assessable column in the Neighbourhood centre zone places further regulatory hurdles in front of a desirable land use which works in other parts of the City currently, and which is already well regulated through liquor licensing requirements. Recommend Bar is made code assessable in the Neighbourhood centre zone.	No	<p>Neighbourhood centre zones can be located adjacent to residential areas where reasonable amenity expectations of nearby residents are maintained.</p> <p>A Bar land use is listed as code assessment within the tables of assessment for the Neighbourhood centre zone 'if'</p> <p>(a) contained within a building and the TUA of the use does not exceed 100m²; and</p> <p>(b) involves the consumption of alcohol between the hours of 10am and 10pm.</p> <p>In all other instances, the land use triggers Impact assessment to consider any potential social and amenity impacts, given this zone is often adjacent to residential uses.</p>	No	No	No
5.3.18	CP0819	Business activities	Concern shops are code assessable in neighbourhood centres if the GFA is less than 1500m ² . This will allow ALDI or IGA to establish in any Neighbourhood centre zone via code assessment, which is a good outcome. Where however, an applicant seeks to establish a new Neighbourhood centre in the city, Section 3.4.5.1 - 14e - Element - Neighbourhood centre, indicates supermarket uses are not contemplated. This issue requires clarification.	No	<p>Specific outcome 3.4.5.1(14) of the Strategic framework allows for stand-alone small scale uses e.g. neighbourhood store (where appropriate) outside of neighbourhood centres. A Shop 'if' neighbourhood store typically has a Gross Floor Area (GFA) threshold of 150m² in consideration of the scale and intensity.</p> <p>Specific outcome 3.4.5.1(2) of the Strategic framework, identifies supermarkets are an envisaged land use in neighbourhood centres.</p>	No	No	No
5.3.19	CP0819	Business activities	High density residential (Table 5.5.3) – uses such as child care, Healthcare, Shops and Vets are impact assessment. The uses should be code assessable and their locational requirements dealt with in the codes.	No	<p>Child care centre and Health care services are Code assessment if on a corner lot or lot fronting a high order road or impact assessment (not elsewhere included).</p> <p>A Shop is Code assessment, if a neighbourhood store and the GFA of the use does not exceed 150m².</p> <p>Veterinary services are listed as impact assessable given scale and amenity issues that may arise that could not easily be regulated through a code.</p>	No	No	No
5.3.20	CP0819	Business activities	Neighbourhood centre zone (Table 5.5.5) – most business activities appear to be only self assessable if they are located in an existing non-residential building. The means that for new development, Offices, Shops, Food and drink outlets are all code assessable under the draft City Plan, despite being self assessable under the current planning scheme. Other uses such as Healthcare services, Vets and Showrooms less than 300m ² ought to be self assessable in this zone.	No	<p>It is intentional for new development to be subject to Code assessment or above, as this zone is generally located adjacent to residential areas. Code assessment ensures applications can be appropriately assessed against the applicable built form outcomes appropriate to the zone, including height, setbacks, design and appearance, activation of the streetscape and pedestrian friendly environments.</p> <p>Once a building is established, the tables of assessment allow certain uses to be Self-assessable, to allow for the interchange of land uses without the need for a development permit.</p>	No	No	No
5.3.21	CP0819	Business activities	The tables of assessment for the Medium density residential (Table 5.5.2) includes land uses such as child care, Healthcare, Shops and Vets as impact assessment. The uses should be code assessable and their locational requirements dealt with in the codes.	No	<p>Child care centre and Health care services are Code assessment 'if' on a corner lot or lot fronting a high order road. Otherwise the uses are appropriate to be Impact assessment.</p> <p>Veterinary services is listed as Impact assessment, given the potential scale and amenity issues that may arise are unknown and may not be appropriate to regulate through a Code assessment development application.</p> <p>A Shop is Code assessment in the zone if a neighbourhood store and the GFA does not exceed 150m². It is considered appropriate for Shops in excess of 150m² to be subject to Impact assessment to consider the residential amenity of surrounding residents and viability of nearby larger centres.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.3.22	CP0944	Business activities	Concerned restrictions placed on offices and retail uses in the Mixed use and Fringe business zone are ill conceived. Some parts of the city zoned Mixed use and Fringe business should allow offices with no size restrictions, or perhaps office should be permissible where above ground level similar to provisions in the Southport LAP Showroom precinct.	No	The scale of permitted uses within the Mixed use zone has been defined with consideration to the broader centres network and the intent to consolidate uses such as retail and office within neighbourhood centres, mixed use centres and specialist centres.	No	No	No
5.3.23	CP0944	Business activities	Requests the City Plan be revised to include an office as self assessable within all industrial zones where the office use is ancillary to an industrial use.	No	The City Plan has been amended to reinstate the current allowance for ancillary office uses for up to 20% gross floor area (GFA) in industrial buildings.	Yes	No	No
5.3.24	CP1163	Business activities	Requests the expansion of major services, such as health and innovative science and technology.	No	<p>The Strategic framework Part 3.4.3.1 (5) of the City Plan, supports the expansion of major services. Specifically, the Gold Coast Health and Knowledge Precinct/Griffith University seeks to cluster knowledge industries and health and medical activities including:</p> <ul style="list-style-type: none"> (a) a private hospital and associated allied health services; (b) commercial space to support technology; and (c) research development and related business and economic activities. <p>Griffith University and the Gold Coast Health and Knowledge Precinct form part of the city's 'Research triangle' promoting and facilitating knowledge, innovation and commercialisation activities.</p> <p>Specialist centres are located within the Innovation zone. The Innovation zone provides for the opportunity to expand major services and creative/innovative industries.</p>	No	No	No
5.3.25	CP1385	Business activities	Requests no new commercial business be permitted in Springbrook.	Yes	<p>The <i>Sustainable Planning Act 2009</i> (SPA) does not allow the City Plan to prohibit development.</p> <p>The Strategic framework and the Township zone (Commercial precinct) set the appropriate policy direction and provisions for commercial development in the confines of the Township of Springbrook.</p>	No	No	No
5.3.26	CP1474	Business activities	Requests the Rural residential zone (Rural residential landscape and environment precinct) level of assessment changes Garden centre to code.	No	<p>The purpose of the precinct is for low key nature based activities, where they support the identified landscape and environment values. The purpose of the precinct is appropriately aligned with Part 5, Tables of assessment:</p> <p>The Rural residential zone (base zone) allows for Child care centre land use, when meeting the day-to-day needs of residential catchments and not compromising the amenity and character of the zone. Given the low key nature of the precinct it is appropriate for Child care centre to be subject to Impact assessment to ensure a merit based assessment</p> <p>The land use Garden centre has the potential to erode the ecologically significant features, recreational, landscape and scenic amenity values of the precinct. Accordingly, this land use is Impact assessment to ensure a merit based assessment.</p>	No	No	No
5.3.27	CP1474	Business activities	Requests the Rural residential zone (Rural residential landscape and environment precinct) level of assessment changes with Child care centre (if no more than 35 children) to code.	No	Refer to response 5.3.26	No	No	No
5.3.28	CP1822	Business activities	Requests clarification on the Home based business code in regard to number of employees on site at any one time. Requests clarification whether the size of the office, number of employees and parking requirements differ with respect to its proximity to public transport and zoning as high, medium or low density.	No	<p>For a Home based business to remain Self-assessment it needs to comply with the relevant Self-assessment outcomes (SO's) outlined in all applicable codes.</p> <p>For clarification, the Home based business code SO11 limits non-resident employees to one (1). The Transport code requires two (2) car parking spaces for a Home based business.</p> <p>The zoning and proximity to public transport does not affect the provisions for office size, number of employees or car parking requirements.</p> <p>Development that does not comply with all applicable SO's will require a development application and assessment against the relevant performance and overall outcomes contained in the codes.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.3.29	CP2715	Business activities	Requests the City Plan 2015 be amended to align strategic framework outcomes with the tables of assessment by making a material change of use for Shop impact assessable development, if the GFA of the use exceeds 1,000m ² , where located in the: <ul style="list-style-type: none"> Innovation Zone; Mixed Use Zone; and Centre Zone and a Specialist Centre This will ensure that unintended 'Out-of-Centre' supermarket developments do not undermine the role and viability of nearby planned and existing higher order Principal Centres and Major Centres.	No	<p>The City Plan identifies that specialist centres (including the Innovation zone and Centre zone) are centres.</p> <p>Shop uses within specialist centres (with the exception of Surfers Paradise) are supported to deliver a convenience role and function within these areas. This includes provision of a small supermarket up to 1,500m². Development for a larger supermarket is impact assessable and will be assessed for its impacts on the centres network.</p> <p>In the Mixed use zone a Shop with a GFA of more than 400m² is impact assessable and will be assessed for its impacts on the centres network.</p> <p>The Strategic framework Section 3.4.1 outcome (4) states: 'The viability of the centres network is maximised by preventing out-of-centre development and avoiding incompatible uses within centres'.</p>	No	No	No
5.3.30	CP0105; CP0106; CP0446	Business activities	Requests Warehouse is self-assessable in the Fringe business precinct. If not supported, then those not involving building works should be self-assessable regardless of GFA.	No	In Part 5 – Tables of assessment, a Warehouse is identified as Self-assessment in the Mixed use zone (Fringe business precinct).	No	No	No

Section 5.4: Character

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.4.1	CP1822	Character	Concerned villages like Varsity Lakes will completely lose their character and value if connectivity is lost. Much of the connectivity in this area is shared use of private land. There is no protection for these points of connectivity unless it is cited somewhere, and the Heritage overlay code is probably the only appropriate place for that citation.	No	Council acknowledges that issues around character need to be addressed. Council has commenced a review of the 1997 Gold Coast Urban Heritage & Character Study which may identify areas that require additional character investigation. The Heritage Overlay Code identifies culturally significant buildings and places of historical value, and is not an appropriate application in this case.	No	No	Yes
5.4.2	CP1822	Character	Concerned with how the protection of character and guidance to development propositions in areas of already acknowledged character will happen without local plans.	No	Council acknowledges that issues around character need to be addressed. Council has commenced a review of the 1997 Gold Coast Urban Heritage & Character Study which may identify areas that require additional character investigation.	No	No	Yes
5.4.3	CP1822	Character	Requests the development of a new Industrial character code, applicable for mixed use projects within previous light industry areas such as Bundall and Southport adjoining Nerang Southport Road and Johnston Street, both of which are in close proximity to the light rail.	No	Section 9.3.10 is the Industrial design code and its aim is to regulate development to provide consistent design outcomes across all industry zones, regulate the storage of dangerous or contaminating substances and protect the amenity of non-industrial zoned land and incompatible adjacent uses. The Industrial design code is not intended to include provisions for mixed use development; however any proposal for mixed use development would have to be assessed against the applicable components of the City Plan. No action to be taken.	No	No	No
5.4.4	CP2497	Character	Concerned designating centres such as Burleigh Heads as a district centre offers no protection to its special character. Similarly designating Tugun as a Centre with building heights up to 8 storeys will only encourage site amalgamations and loss of fine grain character. Concerned how good urban design can be achieved in these areas in the absence of a Local Area Plan.	No	Council acknowledges that issues around character need to be addressed. Council has commenced a review of the 1997 Gold Coast Urban Heritage & Character Study which may identify areas that require additional character investigation.	No	No	Yes
5.4.5	CP2497	Character	Concerned the removal of Local Area Plans gives no guidance to protect character of areas such as Tugun Village. Most local government authorities in South East Queensland still have Local Area Plans to protect diversity of character.	No	Council acknowledges that issues around character need to be addressed. Council has commenced a review of the 1997 Gold Coast Urban Heritage & Character Study which may identify areas that require additional character investigation.	No	No	Yes

Section 5.5: Community activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.5.1	CP0086	Community activities	Requests mosques are not built here.	No	The City Plan cannot prohibit uses under the <i>Sustainable Planning Act 2009</i> . The City Plan sets levels of assessment for land uses (including a Place of worship) in Part 5 – Tables of assessment.	No	No	No
5.5.2	CP1201	Community activities	Concerned community uses such as a Place of Worship are not given the same level of support in a residential zone as the primary residential use.	No	The community land uses identified in the overall outcomes of the residential zone codes are considered to be suitable support land uses for these zones. The Place of worship land use is envisaged within residential zones. However, the Place of worship land use has the potential to provide varied impacts on areas which have a high expectation of residential amenity. Accordingly, it is appropriate for a Place of worship to be subject to merit assessment and allow for community input (third party appeal rights).	No	No	No
5.5.3	CP1201	Community activities	Concerned Place of worship is impact assessable in the Rural residential zone and Medium density residential zones despite support for community activities within the purpose statement of these zones. This creates a more onerous development application process, including those for minor extensions.	No	The City Plan acknowledges the supporting role community uses have in residential and rural residential neighbourhoods. The community land uses identified in the overall outcomes of the residential zone codes are considered to be suitable support land uses for these zones. The Place of worship land use is envisaged within these zones. However, the Place of worship land use has the potential to provide varied impacts on areas which have a high expectation of residential amenity. Accordingly, it is appropriate for a Place of worship to be subject to merit assessment and allow for community input (third party appeal rights).	No	No	No
5.5.4	CP1201	Community activities	Concerned the excessive requirements relating to Place of Worship (parking, setbacks and open space) require a larger site, which adds costs and forces this land use to consider establishing in Industrial Areas, disconnected from the community they intend to serve.	No	Regardless of size all sites are required to be assessed against the City Plan. It is appropriate for land uses to be consistent with the form of the relevant zone. Generally, the identified setback distances in the zone codes guide the bulk and scale of development to ensure that impacts on amenity and privacy are minimised. Proposals seeking to develop outside of these setback distances are assessed through the development application process taking into account the developments ability to minimise any potential impacts on surrounding development. Car parking rates for Places of worship are based on the anticipated demand for a land use. Proposals seeking a reduction in car parking are assessed through the development application process taking into account the developments ability to accommodate for the parking demand. There are no open space requirements for a Place of worship in the City Plan.	No	No	No
5.5.5	CP1201	Community activities	Concerned there is a lack of specific development code requirements for a place of worship (particularly relating to siting and design) and the applicable codes contain AO's that don't relate to a place of worship.	No	The zone code is the appropriate code to determine built form (including siting and design) for a Place of worship, whilst the Transport code and General development provisions code will address transport design and amenity protection respectively.	No	No	No
5.5.6	CP1201	Community activities	Concerned with the building height impact assessment trigger of "exceeding 11.5m" in the Community facilities zone. This is unreasonable for a place of worship which normally have an architectural feature such as a spire or steeple. Requests a note be added to Table 5.5.14 (Community facilities zone) to the effect of 'Note: No change to the level of assessment applies to a Place of Public Worship displaying a single spire, steeple or similar religious architectural feature exceeding 11.5m'.	No	Building height (in addition to setbacks, site cover and density) is one of the key built form outcomes for the Community facilities zone code. Any increase above the Code assessable building height of 11.5m is considered to depart from the intended built form for this zone and requires a merit based assessment through an Impact assessable development application.	No	No	No
5.5.7	CP1201	Community activities	Requests extensions to existing Place of worships be included as code assessable in residential zones or as a minimum, a minor extension to an existing place of worship in a residential zone be subject to code assessment where the extension complies with all relevant performance outcomes.	No	It is an intentional policy position for Place of worship (new or extension to existing) to be Impact assessable in residential zones, given the likely interface with sensitive uses and the associated residential amenity expectations.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.5.8	CP1201	Community activities	Requests section (2)(a) of the Commercial design code include an additional subsection as follows: <i>'Alternative building design and architectural treatment will be permitted, when it is required due to the religious, cultural or spiritual significance of a building or site, for example a Place of Worship.'</i>	No	It is considered appropriate that the code provisions of the Commercial design code apply to all non-residential land uses including a Place of worship. An Alternative Solution can be provided in order to meet the respective Performance Criteria where the Acceptable Outcome is not provided.	No	No	No
5.5.9	CP1201	Community activities	Supports inclusion of community activity land uses within strategic intent statement and specific purpose of residential zone codes.	No	Support noted.	No	No	No
5.5.10	CP1271	Community activities	Concerned the Place of worship definition does not include all uses undertaken by the church including residence for priest/clergy and office/administration uses.	No	These uses would be considered an 'ancillary use'. An ancillary use is defined in column 1 in Table SC1.2.2: Administrative definitions.	No	No	No
5.5.11	CP1271	Community activities	Requests the Strategic framework be strengthened to ensure education at all levels is reflected to be essential and ancillary to the city's development.	No	The Strategic framework makes numerous references to the importance of educational establishments, including: Section 3.5.1 Strategic outcomes; (2) The city's settlement pattern accommodates a variety of business, education and employment choices in appropriate settings, scale and locations to underpin economic growth... (3) The Gold Coast continues to support and promote its existing priority industries while moving towards more knowledge intensive, high value and internationally competitive sectors. Priority business and industry sectors include: (ii) education and training.	No	No	No

Section 5.6: Definitions

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.6.1	CP0013	Definitions	Concerned with the range of uses which would be defined as 'nature based tourism'. Too many of these facilities may negatively impact on the environment.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended. Any application submitted to Council will be assessed against all the relevant provisions of the City Plan to determine its suitability.	No	No	No
5.6.2	CP0019	Definitions	Requests further clarity in regards to the definition for 'projections up to 2m'.	No	The City Plan does not make reference to 'projections up to 2m'.	No	No	No
5.6.3	CP0019	Definitions	Requests further clarity in regards to the definition of 'secondary dwelling' – do occupants need to be related.	No	The administrative definition reflects the <i>Queensland Planning Provisions</i> (QPP) standard definition, which cannot be amended. For clarification, to meet the QPP definitions, a Secondary dwelling must be used in conjunction with, and subordinate to, a dwelling house on the same lot. Further, the residents of both dwellings must form one 'household' – that is, be related or unrelated people, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.	No	No	No
5.6.4	CP0019; CP0741; CP1162	Definitions	Requests the definition of 'storey' be amended to allow 3 storey buildings if one is a garage and height is under 9m.	No	This administrative definition reflects the <i>Queensland Planning Provisions</i> (QPP) standard definition, which cannot be amended. The latest QPP administration definition for 'Storey' counts a 'level' which includes a garage. The exception raised by the submitter was removed upon the introduction of QPP version 3.1 (dated 27 June 2014). However, it is noted that a 'level' that contains only a lift shaft, stairway, bathroom, shower room, laundry, water closet, or the like will not counted as a 'storey'. The Tables of assessment and zone codes will continue to regulate building height. Building height will also be regulated by the accompanying 'metre' height control (9m) to achieve a form based outcome.	No	No	No
5.6.5	CP0100	Definitions	Concerned the land use definition Rooming accommodation has the potential to be exploited by people who offer short term rental accommodation.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended. However, the City Plan has regulated the number of persons for this land use for Self-assessment in the Part 5 – Tables of assessment to four (4) unrelated people.	No	No	No
5.6.6	CP0507; CP0890; CP0985; CP1228	Definitions	Request definition for 'sensitive land use' be amended to be referred to as 'sensitive land use (general)' and a second administrative definition be included that reads as follows: 'Sensitive land use (extractive industry)' Means a use that is a: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, relocatable home park, residential care facility, resort complex, retirement facility, rooming accommodation, short-term accommodation, tourist park, animal husbandry, cemetery and crematorium.	No	This definition reflects the <i>State Planning Policy (SPP)</i> set by the Queensland Government. It is considered that this definition is clearly defined.	No	No	No
5.6.7	CP0517	Definitions	Concerned with the use of two different types of definitions for 'Secondary Dwelling' (administrative definition) and 'Dual Occupancy' (use definition). Why they are treated differently in the Low density residential zone. The use of these two types of definitions may create confusion in development assessment.	No	The administrative definition reflects the <i>Queensland Planning Provisions</i> (QPP) standard definition, which cannot be amended. Secondary dwellings are included in the Dwelling house definition and are not a defined land use. Secondary dwelling is included in the administrative definitions to provide further clarification of its meaning and are intended to be used in conjunction with, and subordinate to, a dwelling house on the same lot. While it is not a defined land use, the new City Plan includes a development code to ensure it remains subordinate to a Dwelling house. This has been done by limiting the size to 80m ² and including other design related provisions. Dual occupancy can include two (2) dwellings that can be attached or not	No	No	No

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					attached, without the size restriction that secondary dwellings have. As the size of a Dual occupancy is likely to exceed 80m ² it is considered that the level of assessment for this use in the Low density residential zone is appropriate to reflect the low rise, low intensity residential character.			
5.6.8	CP0517	Definitions	Requests 'corner lots', 'structures' and 'rear sites' be defined to avoid loopholes being exploited.	No	Definitions for 'corner lots' and 'structures' can be found in the administrative definitions in Schedule 1.2. The City Plan has been amended to replace 'rear sites' with 'rear lots' as per the administrative definitions in Schedule 1.2.	Yes	No	No
5.6.9	CP0661; CP0668; CP0662	Definitions	Requests the administrative definitions for 'Ancillary' in Schedule 1, Part SC1.2, Table SC1.2.2 provide certainty regarding the type and scale of ancillary uses that may establish as an ancillary use to a primary industrial use.	No	The City Plan has been amended to reinstate the current allowance for ancillary office uses for up to 20% gross floor area (GFA) in industrial buildings.	Yes	No	No
5.6.10	CP0661	Definitions	Requests the definition thresholds for Low impact industry, Medium impact industry and High impact industry in Schedule 1, Part SC1.1.2, Table SC1.1.2.1 - Industry thresholds of the City Plan 2015 better reflect the intensity of contemporary industrial practice.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended. The Industry thresholds have been revised as far as practicable and are representative of local context.	No	No	No
5.6.11	CP0741; CP1162	Definitions	Requests clarification of the 'secondary dwelling' definition to avoid confusion with National Construction Code requirement.	No	The administrative definition reflects the <i>Queensland Planning Provisions</i> (QPP) standard definition, which cannot be amended. Secondary dwelling is included in the Dwelling house land use definition and is an administrative definition. A Secondary dwelling must be used in conjunction with, and subordinate to, a dwelling house on the same lot. Further, the residents of both dwellings must form one 'household' – that is, be related or unrelated people, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.	No	No	No
5.6.12	CP0741; CP1162	Definitions	Requests consistency of terminology. Residential codes use the term 'rear sites' while definitions use the term 'rear lots'.	No	Refer to response 5.6.9	Yes	No	No
5.6.13	CP0814	Definitions	Requests the City Plan include an exemption in the event a building incurs major accidental damage or fire as per the Brisbane City Plan 2000.	No	Reconstruction or repair of a building that has been damaged would not be deemed a 'material change of use' in accordance with section 10 of the <i>Sustainable Planning Act 2009</i> , provided it is restored to its original state. Accordingly, the activity would not require a material change of use application to be lodged to Council. A specific exemption in the City Plan is not required to facilitate this.	No	No	No
5.6.14	CP0819	Definitions	Concern regarding the lack of 'Medium Density' and 'High Density' definitions, and what distinguishes one from the other? If the boundary between the two is a particular RD category, then the zoning maps need to be consistently aligned with the density (and possibly height) overlay maps. Examples, in High density zone – Canne Avenue, Surfers Paradise (RD5) and Medium density zone which have a high density – along the Palm Beach beachfront (RD6) and sites along Christine Avenue at Varsity Lakes (RD8).	No	Reference to 'Medium density', 'High density' and 'Low to medium intensity' within Part 3, Strategic framework of the City Plan is provided to give a broad indication of the intended development intensity for a particular area. Of note, the QPP does not include these terms as administrative definitions for inclusion within all Queensland Planning schemes for consistency. It is considered there is no need for additional administrative definitions to be included in the City Plan.	No	No	No
5.6.15	CP0819	Definitions	Section 6.2.2.2(2)(c) makes reference to the intended character of the zone and makes reference to 'medium or higher intensity places containing medium rise buildings' and it would appear that the distribution of the zone aligns with the defined term for medium rise buildings (3-8 storeys) shown on the building height overlay map. It appears that the Medium density zone could be more accurately described as the 'Medium rise building height zone'.	No	Schedule 1 of the <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of zones for use by local government. Only these zones may be used in the City Plan. The QPP does not include a 'Medium rise building height zone'. The City Plan is compliant with the standard suite of zones provided in the QPP.	No	No	No
5.6.16	CP0819	Definitions	The term 'low to medium intensity' is undefined in the draft City Plan.	No	Refer to response 5.6.14	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.6.17	CP0823; CP2304	Definitions	Requests the definition of 'ecologically significant features' is included in the administrative definitions rather than Schedule 6.7.	No	A new administrative definition for 'matters of environmental significance' has been included in Schedule 1.2 of the new City Plan. Council has included a reference to Schedule 6.7 in the administration definitions for 'ecologically significant features' to avoid duplication of the whole definition.	No	No	No
5.6.18	CP0823; CP0823; CP2304	Definitions	Requests the definition of 'greenspace' in the Strategic framework is changed to distinguish between use for conservation or recreation, to be consistent with Zone codes 6.2.7 and 6.2.8.	No	The strategic framework sets the policy direction and strategic intent of the City Plan. The term 'greenspace' is utilised to cover a broad range of topics which are then further broken down in the Open space and Conservation zone codes.	No	No	No
5.6.19	CP0824	Definitions	Concerned the "Special accommodation" land use has been removed from the City Plan 2015 and not-for-profit housing may no longer be self-assessable.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended. The previous 2003 planning scheme included a definition of 'special accommodation'. This land use is now defined as 'community residence' in the new City Plan.	No	No	No
5.6.20	CP1069	Definitions	Concerned Extractive industry, Extractive industry indicative buffer, Rural and Rural landscape and environment are all one zone.	No	These are all different zones and overlay maps. The Extractive industry is a zone within the City Plan. The Extractive industry indicative buffer indicates on the maps a buffer area from industrial land uses. The Rural zone is zone within the City Plan. The Rural landscape and environment precinct is a precinct within the Rural zone which contains areas of environmental significance.	No	No	No
5.6.21	CP1072	Definitions	Requests more examples of industry types against each definition be included to improve clarity for local business.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended.	No	No	No
5.6.22	CP1217	Definitions	Concerned the definition of concrete batching plants does not generate the level of impact aligned with High Impact Industry. Requests Concrete Batching Plants are included as an example of a Medium Impact Industry in the use definitions and therefore are Code Assessable in the High Impact Industry Zone.	No	The land use of concrete batching plant is defined as High impact industry. In the High impact industry zone, this land use is code assessment.	No	No	No
5.6.23	CP1217	Definitions	Supports definition of Extractive Industry and the Extractive Industry Zone.	No	Support noted.	No	No	No
5.6.24	CP1457	Definitions	Request the City Plan include a definition in the Nature conservation overlay code and policy for committed development. This code and policy seeks to operate retrospectively to undermine existing development approvals. This definition should be consistent with the SEQ koala conservation SPRPs. This will provide certainty for developments with existing development approvals.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals. A definition for committed development has been added to the administrative definitions of the City Plan.	Yes	No	No
5.6.25	CP1700	Definitions	Requests the zoning definitions be changed due to unambiguous terms.	No	There are no zoning definitions in the City Plan. However, every zone code contains a purpose and overall outcomes which clearly describes the intended zone character.	No	No	No
5.6.26	CP1801	Definitions	Concerned with the lack of a definition for balcony (as referred to in the Dual occupancy self assessable outcomes). There is confusion around similar terms e.g. terrace, veranda, deck and balcony. The QDC definition may be suitable.	No	The <i>Queensland Planning Provisions</i> indicate that where a term is not given a meaning by the planning scheme or by the <i>Act</i> , it has its ordinary meaning. As such, it is not necessary to specifically define these terms within the City Plan.	No	No	No
5.6.27	CP2338	Definitions	Objects to the definition of 'vegetation' in the City Plan. The default definition of vegetation in the Vegetation Management Act 1999 should not be used because it is inadequate and results in 70% of the city's flora not being included as vegetation. Requests the definition remains the same as the one used in the GCCC Fact Sheet: Vegetation management on private land within the City of Gold Coast.	No	The definition of vegetation as listed within the <i>Vegetation Management Act 1999</i> is considered to be adequate.	No	No	No
5.6.28	CP2395; CP2481	Definitions	Requests the Conservation zone definition be clearly defined.	No	Refer to response 5.6.25	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.6.29	CP0890	Definitions	Concerned the Extractive resource overlay mentions 'sensitive use' but it is not defined in the draft City Plan 2015. 'Sensitive land use' is defined and if this is the intended reference it should be used.	No	The City Plan has been amended to replace references to 'sensitive use' with 'sensitive land use'.	Yes	No	No
5.6.30	CP1864	Definitions	Requests a definition for ' <i>environmentally responsible accommodation</i> ', similar to that of 'ecotourism cabins' in the previous planning schemes. These uses should be limited in size, be restricted in length of stay, not be self-contained so that they don't become substandard defacto housing, and not include individual outdoor barbecues or fireplaces so as to discourage the collection of firewood.	No	The term ' <i>environmentally responsible accommodation</i> ' is contained as an example within the Nature-based tourism definition. The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended to include new land uses.	No	No	No
5.6.31	CP1864	Definitions	Requests the term ' <i>nature-based tourism</i> ' is restricted to locally endemic species.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended.	No	No	No
5.6.32	CP0614	Definitions	Request the City Plan include a definition in the Nature conservation overlay code and policy for committed development. This code and policy seeks to operate retrospectively to undermine existing development approvals. This definition should be consistent with the SEQ koala conservation SPRPs. This will provide certainty for developments with existing development approvals.	No	Council does not intend to impose offsets on sites with existing development approvals or preliminary approvals. A definition for committed development has been added to the administrative definitions of the City Plan.	Yes	No	No

Section 5.7: Density – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.7.1	CP0545	Density – General	Requests amendments to scheme where density increases only occur when the performance measure checkpoints are met as identified in the corporate plan.	No	<p>The corporate plan identifies a number of key strategies for implementation through the City Plan, which the City Plan has incorporated (e.g. 'provides a choice of liveable places', 'live in balance with nature', etc.).</p> <p>The City Plan includes its own performance based test for density increases within the zone codes and Strategic framework.</p> <p>Notwithstanding the above, the 'housing form, scale and intensity' overall outcomes for the Medium and High density residential zone, Centre zone, Neighbourhood centre, Innovation zone and Mixed use zone have been reviewed and reformatted to provide additional clarity.</p>	Yes	No	No
5.7.2	CP0819	Density – General	Concern existing approvals relating to increased density is not mapped. Request Council amend the Residential density overlay maps to reflect existing approvals.	No	<p>Any existing or current approvals for increased densities have been assessed on its merits by Council under the current Planning Scheme.</p> <p>It is not appropriate to amend density mapping to reflect current approvals, particularly if this is not in alignment with Council's most recent policy position for the future density desired for an area.</p> <p>Any existing approvals can still be taken up, provided these have not lapsed.</p>	No	No	No
5.7.3	CP0819	Density – General	Concern the Limited development (constrained land) zone code 'provides no specific guidance as to what heights and densities are applicable in the mapped area, and significantly reduces the densities allowable under the 2003 Scheme.'	No	<p>The height and density provisions for this area represent a direct translation from the 2003 Planning Scheme. In the absence of any detailed building height study for this locality accompanied by a detailed infrastructure capacity review, Council's current policy position for the Merrimac/Carrara flood plan special management area is outlined within section 3.3.5.1 – Part 3 – Strategic framework of the City Plan.</p> <p>The City Plan, part 3 – Strategic framework supports 'low to medium rise' development within the Merrimac/Carrara flood plan special management areas. Clustered areas of urban residential and some tourism-related development occur in the least flood affected and environmentally sensitive areas through a mixture of residential and tourist accommodation development housing types.</p> <p>The policy position is reinforced through the use of a 'Note', which identifies building height and residential density will vary across the Merrimac/Carrara flood plan, where complying with all flooding and environmental objectives for the special management area.</p> <p>Council has resolved to undertake, as part of a future amendment, an investigation of building height policy within the Merrimac/Carrara flood plan special management area.</p>	No	No	Yes
5.7.4	CP0819	Density – General	Concern there has not been a review of residential densities to align with the proposed unlimited building heights between Main Beach and Broadbeach. Whilst residential density is no longer an impact assessment trigger in most instances, exceeding code assessable densities does trigger the need to undertake an urban design bonus assessment which could add significant cost the development process.	No	<p>Council resolved to change the City Plan in response to the concerns raised by the State government that the City Plan residential densities along the light rail corridor do not meet the State interest matter relating to <i>"Land use and transport integration"</i>.</p> <p>A number of areas within an 800m walkable catchment (taking into account physical constraints) along the light rail corridor have been changed.</p> <p>Specific to the light rail corridor area extending from division 7 (Main Beach) to division 10 (Broadbeach) (excluding Chevron Island and areas around Paradise Island/Sunrise Boulevard) the Residential density overlay map has been amended to include this area in RD8, excluding land to the east of Main Beach Parade currently included in the Medium Density Residential zone.</p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.7.5	CP0819	Density – General	<p>Objection to imposing minimum lot sizes in any residential zone. The city will not achieve the desired densities of 15-25 dwellings per hectare outlined in the Strategic framework, if a 600m² minimum lot size is adhered to.</p> <p>It is noted that the Reconfiguration of a lot code (PO13) anticipates allotments which are between 250m² and 400m² and less than 250m² within the Medium density and High density residential zones and hence smaller lots are anticipated in other growth front situations in the City.</p> <p>In the event removal of minimum lot sizes is not acceptable, UDIA 'alternately suggests that this impact trigger be reduced to 350m².</p>	No	<p>The provision of minimum lot sizes within the City Plan is considered fundamental to outline the planning intent and future character for the various residential zones across the City.</p> <p>The City Plan provides sufficient density provisions to cater for the City's expected growth demands.</p> <p>The inclusion of the 600m² allotment size in the Low density residential zone is a policy transfer from the current 2003 Planning Scheme. Council's policy position is that these areas are not substantially changed to maintain the residential character of these 'Suburban Neighbourhoods'. Reducing the allotment size to 350m² would result in a character and amenity change to the Low density residential zone.</p> <p>As such, it is considered appropriate to impose the impact assessment trigger in certain circumstances where densities are exceeded in the Low density residential zone.</p> <p>Notwithstanding, the City Plan introduces small lot housing in the Medium density and High density residential zones for lots less than 400m² or a street frontage less than 15 metres on a trial basis.</p> <p>Furthermore, future urban development is impact assessment in the Emerging community zone and is subject to a merit assessment for lot sizes.</p>	No	No	No
5.7.6	CP0823	Density – General	Supports the focus on increased density rather than extending development into rural hinterland and conservation areas.	No	Support noted.	No	No	No
5.7.7	CP1126	Density – General	Concerned the 2015 Draft plan will turn parts of the Gold Coast into slums and ghettos. The Meadows, at Pimpama is a prime example of a future Ghetto, 1 dwelling per 250sq.m. There is no requirement, or necessity, for this type of development on the Gold Coast.	No	<p>The Meadows development is located within the Medium density residential zone of the City Plan. The Medium density residential zone designation is a best fit zone translation of the Residential Choice Domain of the 2003 Gold Coast Planning Scheme.</p> <p>The 'Meadows' site is not included on the residential density overlay map. It is provided a residential density designation of 1 dwelling per 400m².</p>	No	No	No
5.7.8	CP1152	Density – General	Requests the Strategic framework provide more flexibility for merit-based planning arguments in regard to increases in development intensity in desirable situations such as in areas of changing character, along high frequency public transport routes, in key nodes and in locations that assist in landscaping legibility and City way finding).	No	<p>The Strategic framework provides sufficient scope for merit-based arguments to be made and considered, in support of increases in development intensity, dependent on a range of factors being met.</p> <p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on infill areas with a focus on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>Supporting growth in focused areas through:</p> <ul style="list-style-type: none"> (a) unrestricted height on the light rail corridor from Main Beach to Broadbeach; (b) increased height and intensity provisions in centres; (c) a new small lot code for medium and high density residential areas; (d) the ability to develop low density duplexes on corner lots or where rear lane access or within 400m of a centre as self-assessable; and (e) reduction in minimum parking rates along high frequency public transport routes. <p>It is noted that for urban neighbourhoods (Medium and High density residential zones), increased development density remains as code assessment. The density test is contained within the overall outcomes of these zone codes. By allowing requests for increase in density to occur as part of a code assessable provision, Council is seeking to provide more flexibility for merit based planning concepts without a 3rd party appeal threat.</p> <p>Of note, to provide additional clarity, the 'housing form, scale and intensity' overall outcomes for the Medium and High density residential zone, Centre zone, Neighbourhood centre zone, Innovation zone an Mixed use zone have been reviewed and reformatted to provide additional clarity.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.7.9	CP1163	Density – General	Requests high density living areas are expanded further, particularly the Southport CBD and other centres. The current proposed high density areas are not sufficient.	No	<p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on focused and limited growth areas with an emphasis on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>Supporting growth in focused areas through:</p> <ul style="list-style-type: none"> (a) unrestricted height on the light rail corridor from Main Beach to Broadbeach; (b) increased height and intensity provisions; (c) a new small lot code for medium and high density residential areas; (d) the ability to develop low density duplexes on corner lots or where rear lane access or within 400m of a centre as self-assessable; and (e) reduction in minimum parking rates along high frequency public transport routes. <p>Prior to the State declaring Southport as a Priority Development Area (PDA), extensive reviews into height and density were undertaken. These reviews have informed the appropriate height and densities of the PDA which is expressed in the Development Scheme.</p>	No	No	No
5.7.10	CP1448	Density – General	Supports City Plan increased densities to stop the sprawl outwards.	No	Support noted.	No	No	No
5.7.11	CP1458	Density – General	Requests the City Plan build the critical mass of population around potential rapid transit and light routes so that subsequent stages of the transportation system can be implemented sooner rather than later.	No	<p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on infill areas with a focus on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>A specific Light rail urban renewal area overlay code has been developed to ensure development around constructed stage 1 light rail corridor provides high quality urban environments and optimises the pedestrian environment and accessibility to light rail services and economic development opportunities.</p> <p>Proximity to transport is one of the considerations in the density test within the Medium and High density residential zone codes.</p> <p>Further to the above, a Housing Needs Planning investigation study will be undertaken as part of a future amendment. This project will determine the current land supply for housing and deliver a strategy to address the City's housing needs.</p> <p>Also, a Coastal and Broadwater Building Height Study has been endorsed as part of future amendment to City Plan. This study will review building heights along the coastal strip.</p> <p>The City Plan will include appropriate planning provisions upon the construction of future light rail corridor stages.</p>	No	No	No
5.7.12	CP1458	Density – General	Concerned the City Plan 2015 overlooks the opportunity for retrofitting of neighbourhoods by smaller building contractors to accommodate intergenerational homes. The City Plan inadvertently obstructs the smaller contractors from an opportunity to underpin the city's economy and also the opportunity of increasing the consolidation of the city in more harmonious ways than through the cookie-cutter developments.	No	<p>It is considered this matter has been appropriately addressed in the City Plan.</p> <p>The provisions of the City Plan cater for infill and intergenerational homes. For instance, the levels of assessment and types of residential uses have been aligned to the development intent in the Low density residential zone to allow infill development to occur more easily and consistent with the amenity and character expectations of the zone.</p> <p>This intent is reflected within the provision of the Table of Assessment 5.5.1: Low density residential zone (where not in the Large lot precinct) as follows:</p> <ul style="list-style-type: none"> • Multiple dwelling if no more than 3 dwellings, Retirement facility or Residential care facility are Code assessable, subject to locational criteria in the Low density residential zone; • Dual occupancy is Self assessable, subject to locational criteria in the Low density residential zone in limited instances; • The residential density trigger was removed for Residential care facilities in the Low density residential zone to facilitate 'ageing in place'; • A secondary dwelling with a GFA not exceeding 80m² is self- assessable. 	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.7.13	CP1822	Density – General	Requests the feeder corridors leading into the light rail corridor in an east west direction be considered as part of the light rail infrastructure planning. These corridors should encourage higher density to help feed the light rail and make it successful. The corridor alone is not enough to make the system viable.	No	Refer to response 5.7.11	No	No	No
5.7.14	CP1822	Density – General	Requests the opportunity for higher quality (increased residential density) developments on lots which face green space networks to be as of right.	No	Any site specific characteristics which support increased density is considered through development assessment. In this regard, the Medium and High density residential zone code both include a series of tests to ensure housing is provided at an appropriate scale and intensity within the zone. One particular test which will be applied for increased residential density is the site's proximity to important amenity features including the coast, recreational waterways and parkland.	No	No	No
5.7.15	CP1822	Density – General	Concerned the deletion of plot ratio and a greater emphasis on density per site potentially discourages amalgamation of sites to create larger projects that have previously facilitated urban nodes such as Oracle in Broadbeach.	Yes	Council prepared a City Plan Policy Position Paper on the Policy Setting for replacement of Plot Ratio, which justifies the conscious policy decision to remove plot ratio and replace this with the Community benefit bonus element City Plan policy based on density. It should be noted that the bonuses have not changed; only the way they are measured (i.e. density rather than gross floor area). It should also be noted that an Urban design bonus investigation is being undertaken as part of a future amendment to the City Plan.	No	No	No
5.7.16	CP1822	Density – General	Requests Broadbeach to Southport are left as the place for testing high density large scale buildings and preserve the character of the southern suburbs.	No	The Strategic framework states that the city's tallest buildings will continue to be located in Southport, Surfers Paradise and Broadbeach, enhancing the city's iconic skyline views and building towards our status as a world-class city. Outside these areas, medium and high-rise buildings will be concentrated in mixed use centres and specialist centres to reinforce urban legibility, centre identity, sense of place and specific urban neighbourhoods.	No	No	No
5.7.17	CP1822	Density – General	Requests 'minimum densities' to lock in certainty of development outcomes with incentives for better outcomes at higher densities.	No	The performance based approach in the City Plan means that any development can be considered on its merits. Incentives for better outcomes at higher densities will be facilitated through the City Plan Policy - Community benefit bonus elements.	No	No	No
5.7.18	CP1822	Density – General	Requests the City Plan examine opportunities (through planning and opportunity studies) for higher densities along the current and future rail corridors, other than just focusing on 'Centres'.	No	Refer to response 5.7.11	No	No	No
5.7.19	CP1890	Density – General	Requests minimum densities be considered along the light rail corridor to encourage densification.	No	Refer to response 5.7.11	No	No	No
5.7.20	CP2144	Density – General	Requests the High density residential zone code include an additional overall outcome to allow additional residential density within immediate proximity to light rail stations.	No	The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on infill areas with a focus on urban renewal and regeneration and increased densities within the City's urban area. A specific Light rail urban renewal area overlay code has been developed to ensure development around the light rail corridor provides high quality urban environments and optimises the pedestrian environment and accessibility to light rail services and economic development opportunities. Proximity to transport is one of the considerations in the density test within the High density residential zone code.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.7.21	CP2260	Density – General	Concerned with low density being applied to land within 400m of key public transport corridors. Recommend additional small lot/medium density housing typologies in these areas.	No	<p>Within Urban neighbourhoods, the Strategic framework encourages a mix of housing typologies catering for detached housing on smaller lots to medium or higher-intensity places containing medium or high-rise buildings.</p> <p>The Strategic framework intentionally protects suburban neighbourhoods, which are places for low intensity, low-rise, predominantly detached housing.</p> <p>The majority of Suburban neighbourhoods are not considered suitable for increased density, based on existing character/residential amenity expectations, infrastructure capacity and constraints (natural hazards etc.).</p> <p>However, Council has resolved to change the City Plan in response to the concerns raised by the State government that the City Plan residential densities along the light rail corridor do not meet the State interest matter relating to <i>“Land use and transport integration”</i>.</p> <p>A number of areas within an 800m walkable catchment (taking into account physical constraints) along the light rail corridor have been changed.</p> <p>These changes include amendments to residential density, zoning and building height to better integrate land use and transport.</p>	No	No	No
5.7.22	CP2260	Density – General	Requests increased density adjoining parklands to encourage use and security.	No	Refer to response 5.7.14	No	No	No
5.7.23	CP2497	Density – General	Requests densification along the future potential light rail routes to build a critical mass of population sooner rather than later and increase viability of light rail extensions.	No	Refer to response 5.7.11	No	No	No
5.7.24	CP2497	Density – General	Requests reviewing the Small lot code to encourage 150m² lots with rear lanes.	No	The small lot housing code is being reviewed as part of a future Amendment.	No	No	No

Section 5.8: Height – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.8.1	CP0004	Height – General	Concerned unlimited building height will result in concrete jungle.	No	Council's policy position has been to maintain building height designations in areas that have not substantially changed and preserve their current development expectations. Further to this, a Coastal and Broadwater Strip Building Height Study has been endorsed as part of a future amendment to the City Plan. This study will review appropriate residential building heights for coastal areas on the Gold Coast.	No	No	Yes
5.8.2	CP0059	Height – General	Objects to more high rise buildings along the beach front. These types of buildings create shadows on the beach and increase traffic problems.	No	Refer to response 5.8.1	No	No	Yes
5.8.3	CP0066	Height – General	Objects to section 3.3.2.1(9) of the Strategic framework which provides the opportunity for developers to receive approvals for buildings up to 50 per cent higher than recommended height limits. Concerned with that subjective requirements will lead to Council granting additional height to avoid costly court proceedings.	No	The City Plan seeks to introduce a more transparent approach to the consideration for increase to building height (than that in the current 2003 planning scheme) to avoid confusion and conflict and bring certainty for residents and investors/applicants alike. The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods, mixed use centres and specialist centres, subject to meeting criteria. Increases in building heights above 50% may occur where sufficient grounds exist to support a proposal and justify a decision despite any conflict with the City Plan (section 326(1)(a) of the SPA). The provisions are deemed to be sufficient for controlling excessive building heights in these areas, with the provisions catering for the exception rather than the rule.	No	No	No
5.8.4	CP0172	Height – General	Concerned some areas of the city are proposed to have 'unlimited height' directly adjacent to sites restricted to 3 storeys (15m). Requests gradation between heights to avoid such marked height differences to achieve greater amenity and visual coherence.	No	Council's policy position has been to maintain building height designations in areas that have not substantially changed and preserve their current development expectations. A range of building heights are envisaged across the city through the Building heights overlay map, including areas currently referred to as unlimited building heights in key areas, such as within the light rail urban renewal corridor. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context".	Yes	No	No
5.8.5	CP0172	Height – General	Concerned the blunt height restrictions in the Strategic framework will result in unintended constraints which limit flexibility for development proposals to respond to changing social, economic and environmental conditions.	No	The City Plan seeks to introduce a more transparent approach to the consideration for increase to building height (than that in the current 2003 planning scheme) to avoid confusion and conflict and bring certainty for residents and investors/applicants alike. The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting criteria. Of note, the 50% building height test is not intended to apply in Major and Principal mixed use centres and Specialist centres. Increases in building heights above 50% may occur where sufficient grounds exist to support a proposal and justify a decision despite any conflict with the City Plan (section 326(1)(a) of the SPA). A range of building heights are envisaged across the city through the Building heights overlay map, including areas currently referred to as unlimited building heights in key areas, such as within the light rail urban renewal corridor. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context".	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					Any application which exceeds the building height allowances must still be assessed on its merits. Building heights are only one of many considerations that Council must assess for development proposals in responding to changing social, economic and environmental considerations.			
5.8.6	CP0172	Height – General	Concerned the City Plan has oversimplified and abandoned the performance based approach to building height. This is not consistent with the Council's desire to achieve sustainable development outcomes are inflexible and ignores local conditions.	No	The City Plan seeks to introduce a more transparent approach to the consideration for increase to building height (than that in the current 2003 planning scheme) to avoid confusion and conflict and bring certainty for residents and investors/applicants alike. Applications that exceed the designations on the Building heights overlay map will be triggered to Impact assessment, and as such, are assessed against the City Plan as a whole, allowing for a performance based approach to be undertaken. The zone codes are intentionally prescriptive in respect of requiring compliance with the heights specified in the Building heights overlay map, with sufficient scope provided for in the Strategic framework for merit-based arguments to be made in support of increased height in certain locations, subject to meeting criteria. A range of building heights is provided across the city, including unlimited building heights in key areas (It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context"). For some areas, the City Plan intentionally provides limited scope for increases in height to maintain existing character and amenity (for example, in the Suburban neighbourhoods e.g. the Low density residential zone and the Township zone).	No	No	No
5.8.7	CP0172	Height – General	Concerned the use of prescriptive building height limitations in the purpose and performance outcomes of some zone codes fails to recognise/acknowledge unique characteristics of sites e.g. size, elevation, location, surrounding uses/development.	No	Refer to response 5.8.6	No	No	No
5.8.8	CP0219	Height – General	Supports unrestricted height limits along the light rail corridor.	No	Support noted.	No	No	No
5.8.9	CP0357	Height – General	Concerned there is no building height increase between Seaside Avenue and Seashell Avenue in Mermaid Beach.	No	Refer to response 5.8.1	No	No	Yes
5.8.10	CP0491	Height – General	Requests the City Plan is not open to merit based assessment. In particular building heights need to be very specific in their limitations and drafted so that developers do not have the ability to override the town plan limits and open Council to litigation.	No	Refer to response 5.8.5	No	No	No
5.8.11	CP0726; CP0727	Height – General	Requests Section 3.3.2.1[1] of the Strategic framework which restricts building heights up to a maximum of 50% above the Building height overlay map be removed.	No	Refer to response 5.8.1	No	No	No
5.8.12	CP0819	Height – General	Concern 'an inconsistent approach to existing approvals, both preliminary approvals and development permit approvals, has been taken in the building height overlay mapping. In many instances recently approved developments are mapped at much lower heights than the approvals allow, and no consideration has been given to the transition and recent trends in building heights in those areas.' Request Council amend the height mapping to reflect existing and emerging outcomes.	No	Council's policy position has been to maintain building height designations in areas that have not substantially changed and preserve their current development expectations. The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria. Of note, the 50% building height test is not intended to apply in Major and Principal mixed use centres and Specialist centres. Increases in building heights above 50% may occur where sufficient grounds exist to support a proposal and justify a decision despite any conflict with the City Plan (section 326(1)(a) of the SPA). The provisions are deemed to be sufficient for controlling excessive building heights	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					in these areas, with the provisions catering for the exception rather than the rule. Any existing approvals can still be taken up, provided these have not lapsed. An applicant also has 12 months to make application under the superseded planning scheme, once the new City Plan takes effect.			
5.8.13	CP0819	Height – General	Concern the diagrams in the Strategic framework do not acknowledge the unlimited building heights allowed for in the Building Heights Overlay Map.	No	The coastal transect diagrams are an illustrative snapshot of the city's iconic skyline and its intended urban profile. Sites will only be able to achieve high rise development subject to design and context to avoid over development. In reality, the transects acknowledge the impacts of site context and design on likely ultimate outcomes.	No	No	No
5.8.14	CP0819	Height – General	Concern the medium density and high density residential zone codes indicate that building height should not exceed the heights shown on the building height overlay map. This is a prescriptive step from performance based planning and projects such as the Oracle would not have been possible.	No	Refer to response 5.8.5	No	No	No
5.8.15	CP0819	Height – General	Concern the Strategic framework is too prescriptive in determining building heights in areas outside those identified for unlimited building height. Many of the award winning high rise development which have taken place in the City over the last 10 year period would be unable to be constructed under the proposed building height rules.	No	Refer to response 5.8.5	No	No	No
5.8.16	CP0839	Height – General	Requests the maximum 50% building height provision be removed from Section 3.3.2.1 of the Strategic framework.	No	Refer to response 5.8.5	No	No	No
5.8.17	CP1060	Height – General	Objects to the mechanism that controls Impact assessable development relating to the Building Height Overlay maps as it does not allow retention of control for building heights or transparency in interpretation of the City Plan. Requests that the relevant section be deleted [(Part 3.3.2.1 (9))].	No	Refer to response 5.8.5	No	No	No
5.8.18	CP1126	Height – General	Concerned with the unlimited building heights proposed for the Southport PDA will be excessive and does not consider resident's amenity, social wellbeing, sense of community and property values.	No	The Southport PDA is regulated by the <i>Economic Development Act 2012</i> . City Plan has no jurisdiction or application to the Southport PDA in respect of building heights.	No	No	No
5.8.19	CP1152	Height – General	Concerned the Strategic framework is too prescriptive in regard to building height.	No	Refer to response 5.8.12	No	No	No
5.8.20	CP1152	Height – General	Requests statements in the Strategic framework about increases in building height maintaining a high level focus.	No	Refer to response 5.8.3	No	No	No
5.8.21	CP1207	Height – General	Requests to amend Part 3.3.2.1(9)&(10) of the Strategic framework to remove prescriptive building height restrictions and ensure a performance based approach. Requests deletion of wording up to a maximum of 50% and in limited circumstances from point (9) and delete all of point (10).	No	Refer to response 5.8.3	No	No	No
5.8.22	CP1345	Height – General	Requests the removal of the maximum 50% building height provision within Section 3.3.2.1 of the Strategic framework.	No	Refer to response 5.8.3	No	No	No
5.8.23	CP1684	Height – General	Requests Part 3.3.2.1 (9) of the Strategic framework be amended to remove the words 'up to a maximum of 50%' and 'in limited circumstances' and complete deletion of (10) as it is considered that the building height test will be ineffective.	No	Refer to response 5.8.3	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.8.24	CP1822	Height – General	Concerned the City Plan has decreased building heights. The provision of measurements has the potential to reduce to the quality of space within developments – reduced ceiling heights, access to natural lights, spatial variation. Suggest the addition of stories as per some areas within the plan.	No	<p>The <i>Queensland Planning Provisions</i> (QPP's) are standard planning scheme provisions for Queensland. The QPP does not allow the local government to add a new definition or change a definition.</p> <p>In terms of the suggested use of storeys, the (QPP) provides a standard building height definition, which allows Councils to use metres and storeys in setting building heights. The use of storeys and height are uniform planning terms that are used in conjunction with one another, depending on the location within the City.</p> <p>In accordance with the Queensland Planning Provisions (QPP) building height definition, building height is calculated as the vertical distance between the ground level and the highest point of the building roof. The building height identified on the building height overlay maps includes any plant and equipment and architectural roof design.</p> <p>Council's policy position has been to maintain building height designations in areas with the exception of most of the Centre zoned area and the Light Rail overlay area, to preserve current development expectations.</p> <p>A range of building heights are envisaged across the city through the Building heights overlay map, including areas currently referred to as unlimited building heights in key areas, such as within the light rail urban renewal corridor. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context".</p> <p>In addition, merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting criteria.</p>	No	No	No
5.8.25	CP1822	Height – General	Concerned the control of height and density, whilst well intentioned to reduce poor outcomes, has the potential to limit innovation and performance based outcomes.	No	<p>The City Plan seeks to introduce a more transparent approach to the consideration for increase to building height (than that in the current 2003 planning scheme) to avoid confusion and conflict and bring certainty for residents and investors/applicants alike.</p> <p>The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights and densities to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria.</p> <p>Of note, the 50% building height test is not intended to apply in Major and Principal mixed use centres and Specialist centres.</p> <p>Increases in building heights above 50% may occur where sufficient grounds exist to support a proposal and justify a decision despite any conflict with the City Plan (section 326(1)(a) of the SPA).</p> <p>A range of building heights are envisaged across the city through the Building heights overlay map, including areas currently referred to as unlimited building heights in key areas. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context".</p> <p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on focused and limited growth areas with an emphasis on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>Supporting growth in focused areas are:</p> <ul style="list-style-type: none"> (a) unrestricted height on the light rail corridor from Main Beach to Broadbeach; (b) increased height and intensity provisions; (c) a new small lot code for medium and high density residential areas; 	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>(d) the ability to develop low density duplexes on corner lots or where rear lane access or within 400m of a centre as self assessable; and</p> <p>(e) reduction in minimum parking rates along high frequency public transport routes.</p> <p>The existing City Plan provisions dealing with development intensity (including height and density), are considered to be sufficient and provide opportunities for innovation, through a range of potential 'bonus' opportunities.</p>			
5.8.26	CP1822	Height – General	Concerned with building height being associated with a world-class city.	No	The Gold Coast has an iconic skyline that encourages innovative high rise towers, which are part of the Gold Coast's vision for a world-class city. Building Height is only one important element among many that can be associated with a world-class city.	No	No	No
5.8.27	CP1822	Height – General	Requests the City Plan provide height incentives to encourage development in nominated centres.	No	<p>A range of building heights is provided across the city, including flexible building heights in key centres, such as Surfers Paradise and Broadbeach centres.</p> <p>It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, has been replaced with the wording: "Building height is subject to design criteria and site context".</p> <p>The merit-based provisions in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria.</p> <p>Of note, the 50% building height test is not intended to apply in Major and Principal mixed use centres and Specialist centres.</p> <p>Increases in building heights above 50% may occur where sufficient grounds exist to support a proposal and justify a decision despite any conflict with the City Plan (section 326(1)(a) of the SPA).</p> <p>Designated building heights have increased in many centres, from that currently permitted by the 2003 planning scheme.</p>	No	No	No
5.8.28	CP1824	Height – General	Concerned with the shadow effect on nearby residential areas from high rise locations e.g. Elanora - Pines Centre.	No	<p>High-rise development will be restricted to nominated urban neighbourhoods and need to satisfy the planning and design outcomes of the Zone codes, High rise accommodation code and Building height overlay map in relation to scale, intensity and bulk and the General development provisions code in relation to shadow impacts.</p> <p>Elements such as site cover, building envelopes/footprints (heights, setbacks, building form, orientation) and shadowing on neighbouring uses, public places and beaches are detailed in relevant assessment criteria (PO8, AO8.1 – 8.5 of General development provisions code).</p> <p>The Strategic framework Map 2 – Settlement Pattern identifies the Elanora – Pines Centre as a District Centre. The Elanora – Pines Centre is designated for a building height of up to 27m (being 'medium rise'). The shadow provisions of the General development provisions code will apply to future development in this centre.</p>	No	No	No
5.8.29	CP1869	Height – General	Requests building height increases be only approved if car parking provisions are met.	No	<p>Council must undertake a balanced assessment of any development application against all applicable criteria, including for example, whether sufficient car parking is being provided to service the intensity of development proposed.</p> <p>The City Plan intends to leverage off public and active transport networks to reduce the need for private modes of transport to be utilised as heavily, thus reducing car parking requirements to service development.</p> <p>This policy approach has been adopted to promote flexible building heights along some parts of the light rail corridor.</p>	No	No	No
5.8.30	CP1890	Height – General	Concerned the (limited) changes to height and density provisions are not likely to create sufficient opportunities for the scale of infill development across the city envisioned in the population projections.	No	Refer to response 5.8.25	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.8.31	CP2260	Height – General	Concerned the plan equates building height with being a world class city when this can be achieved in other ways.	No	The Gold Coast has an iconic skyline that encourages innovative high rise towers, which are part of the Gold Coast's vision for a world-class city. Building Height is only one important element among many that can be associated with a world-class city.	No	No	No
5.8.32	CP2260	Height – General	Concerned the use of building height measurements has the potential to reduce the quality of space within developments. Requests some increased building height from east-west along transport linkages, similar to the north-south coastal spine.	No	<p>The relevant zone and development code provisions of the City Plan provide for high quality urban environments to be developed. The use of building height measurements should not reduce the quality of space within developments, when other applicable design criteria must also be complied with.</p> <p>The Strategic framework mapping for the Light rail urban renewal area identifies future plans to develop transport linkages east to west focused in and around the nominated centres. This may include future provision of increased building heights along those corridors, as part of future City Plan reviews.</p>	No	No	No
5.8.33	CP2497	Height – General	Concerned the codes are too prescriptive and do not facilitate a performance-based response, with little opportunity for innovation or alternative solutions, especially in relation to building heights.	No	Refer to response 5.8.6	No	No	No
5.8.34	CP2555	Height – General	Concerned regarding the Height Strategic framework - 3.3.2 Element - Urban Neighbourhoods 3.3.2.1 Specific Outcomes. The City Plan 2015 has taken an unnecessary prescriptive approach to controlling building height in the City - not only in terms of the restrictive wording used by which DA's will need to be assessed against, but in terms of statutory hierarchy, in promoting its consideration to the strategic framework, rather than at a more contextual Place Code/Zone level.	No	<p>The City Plan seeks to introduce a more transparent approach to the consideration for increases to building height (than that in the current 2003 planning scheme) to avoid confusion and conflict and bring certainty for residents and investors/applicants alike.</p> <p>The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods and mixed use centres and specialist centres, subject to meeting stringent criteria.</p> <p>Of note, the 50% building height test is not intended to apply in Major and Principal mixed use centres and Specialist centres.</p> <p>Increases in building heights above 50% may occur where sufficient grounds exist to support a proposal and justify a decision despite any conflict with the City Plan (section 326(1)(a) of the SPA).</p> <p>The provisions are deemed to be sufficient for controlling excessive building heights in these areas, with the provisions catering for the exception rather than the rule.</p> <p>A range of building heights is provided across the city, including flexible building heights in key areas. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context".</p> <p>The Strategic framework and specific Zone codes facilitate the desired development outcomes in achieving the local context and character of places, and are to be read/applied in conjunction with one another, when proposing or assessing Impact assessment development applications.</p>	No	No	No
5.8.35	CP2555	Height – General	Requests building height be measured in storeys alone, as the use of metres and in some instances storeys, is 'cumbersome and confusing.'	No	<p>The <i>Queensland Planning Provisions</i> (QPP) provides a standard building height definition, which allows councils to use metres and storeys in setting building heights.</p> <p>The use of storeys and height are uniform planning terms that are used in conjunction with one another, depending on the location within the city. The use of the separate terms is provided to assist in the interpretation of building height (whether that is in storeys and/or metres).</p>	No	No	No
5.8.36	CP2704; CP2708	Height – General	Requests the Strategic framework be amended to remove the maximum 50% building height provision within Section 3.3.2.1 because it compromises aspirations to become a 'World-class city', restricts the vision for creative built form and is able to be adequately dealt with within the Zone and Development codes of the City Plan 2015.	No	Refer to response 5.8.34	No	No	No

Section 5.9: Heritage

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.9.1	CP0274	Heritage	Requests the City's 'true heritage' to be reflected in the City Plan.	No	Council Resolution (G10.0322.004) provides for the ongoing development of the Gold Coast Local Heritage Register, and subsequently the Heritage overlay map, through continued identification and listing of places considered to have local heritage significance as defined by the <i>Queensland Heritage Act 1992</i> . No action required.	No	No	No
5.9.2	CP1021	Heritage	Requests the Gold Coast move forward and embrace sustainable development and community issues as a priority. Gold Coast's natural and cultural heritage are some of the City's most important and essential assets.	No	Request is addressed through ongoing development of the Gold Coast Local Heritage Register and Section 3.8.4 Element – Cultural Heritage which supports adaptive re-use of heritage places. Other actions sit with the Culture Strategy 2023, which promotes and celebrates the city's heritage and culture. No action required.	No	No	No
5.9.3	CP1255	Heritage	Concerned AO3 of the Heritage overlay code does not set out how 'elements' contributing to cultural heritage significance are determined or assessed.	No	The Heritage overlay code applies to places entered in the Gold Coast Local Heritage Register. Each place entered in the Gold Coast Local Heritage register has a Statement of Significance and other supporting information which describes the features which contribute to the cultural heritage significance of the place. Places entered in the Gold Coast Local Heritage Register are assessed using the criteria set out in the Gold Coast Local Heritage Register document. Minor editorial change required. Remove the term 'elements' from AO3 as it is confusing.	Yes	No	No
5.9.4	CP1255	Heritage	Concerned AO4.2 of the Heritage overlay code is contradictory to PO1 and AO3.	No	The Heritage overlay code and the Code for IDAS, under which development on a local heritage place is assessed, recognises the long-term conservation of heritage places may require work that has impact on aspects of the cultural heritage significance of the place. The Codes make provision for managing this impact. Development which causes impact to the cultural heritage significance of a place can still be compatible with the conservation and management of the place. This principle is discussed in Article 21 of the Burra Charter. The Burra Charter is referenced in the City Plan because it is the definitive statement on best practice for heritage management. It has been widely adopted by various government bodies, including City of Gold Coast, as the standard for heritage conservation practice in Australia. No action required.	No	No	No
5.9.5	CP1255	Heritage	Concerned AO7.1 of the Heritage overlay code is unreasonable and incapable of proper determination, AO7.1 potentially prohibits changes to earthworks on private land for any reason, and fetters development on sites that may well comply in all other respects with the Heritage overlay code.	No	AO7.1 is one of two acceptable outcomes where earthworks are to be carried out on a place of cultural heritage significance. Areas of previous earthworks disturbance can be determined through site survey, property record searches and other means. Where earthworks cannot be limited to areas of the heritage place that have been disturbed by previous excavation, AO7.2 can be used to ensure earthworks will not adversely impact on the cultural heritage significance of a place. The Heritage overlay code does not prohibit earthworks on private land. No action required.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.9.6	CP1255	Heritage	Concerned PO2(a) of the Heritage overlay code fails to recognise heritage sites where there is no public access, therefore is an unreasonable constraint.	No	A minor editorial error has been identified in PO2 that will be rectified to ensure heritage places where there is no public access are not constrained by PO2(a). Minor editorial change required. Change wording of PO2 as follows: Reconfiguration of a lot does not: (a) reduce public access to the place; or (b) Obscure or destroy any significant historic subdivision pattern, the landscape setting or the scale and consistency of precincts relating to the place.	Yes	No	No
5.9.7	CP1255	Heritage	Concerned PO2(b) of the Heritage overlay code is 'non-sensical'.	No	A minor editorial error has been identified in PO2 that will be rectified to clarify the reading of PO2(b). Minor editorial change required. Change wording of PO2 as follows: Reconfiguration of a lot does not: (a) reduce public access to the place; or (b) Obscure or destroy any significant historic subdivision pattern, the landscape setting or the scale and consistency of precincts relating to the place.	Yes	No	No
5.9.8	CP1255	Heritage	Concerned PO5 and AO5.1 of the Heritage overlay code are contradictory to AO4.2 and AO3.	No	PO5 and AO5.1 are complimentary to AO3. The purpose of these outcomes is to ensure the heritage significance of a place is managed and conserved effectively. The Heritage overlay code also recognises the conservation of heritage places may require work that has impact on the cultural heritage significance of a place. The Heritage overlay code makes provision for managing this impact through AO4.2. The principle behind this provision is discussed in Article 21 of the Burra Charter, a document which is referenced in the City Plan and considered to be the definitive statement on best practice for heritage management. No action required.	No	No	No
5.9.9	CP1255	Heritage	Concerned provisions of the Heritage overlay code are unreasonable, constrain good design, and responsible development and expose Council to compensatory measures.	No	Responsible development on a heritage place is encouraged in the City Plan, specifically through; <ul style="list-style-type: none"> Heritage overlay code, the purpose of which is to conserve places of cultural heritage significance. Strategic framework, Section 3.8.4 Element – Cultural Heritage. No action required.	No	No	No
5.9.10	CP1255	Heritage	Concerned the Heritage overlay code unnecessarily and unreasonably limits development on any site of Cultural heritage significance and has no regard to the current state of repair of a place of Cultural heritage significance.	No	The Heritage overlay code limits development on a place of cultural heritage significance only where the development is not compatible with the cultural heritage significance of the place. There are a number of acceptable outcomes provided in the Heritage overlay code to assist with development on a heritage place. Consideration of the state of repair of a heritage place is part of the significance assessment of a place which occurs prior to any place being entered in the Gold Coast Local Heritage Register and becoming subject to the Heritage overlay code. No action required.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.9.11	CP1255	Heritage	Concerned the lack of acceptable outcomes for PO1, PO2, PO6 and PO8 of the Heritage overlay code unreasonably constrain development for a Local heritage place that has been listed as a place of Cultural heritage significance.	No	<p>The purpose of the Heritage overlay code is to ensure places of heritage significance are conserved.</p> <p>No acceptable outcomes are provided for PO1 and PO2 to require development addresses the POs and therefore ensure development conserves the heritage significance of the place, which includes its setting.</p> <p>No acceptable outcomes are provided for PO6 to require development addresses the PO and ensures consideration of the individual features of a heritage place that contribute to its significance.</p> <p>No acceptable outcomes are provided for PO8 to require development addresses the PO and ensure re-use development on a heritage place protects the values of the heritage place.</p> <p>These principles are reflected in the Burra Charter, a document which is referenced in the City Plan and nationally considered to be the definitive statement on best practice for heritage management.</p> <p>No action required.</p>	No	No	No
5.9.12	CP1458	Heritage	Concerned the City Plan does not adequately address heritage which will lose Gold Coasts points of difference.	No	<p>Council Resolution (G10.0322.004) provides for the ongoing development of the Gold Coast Local Heritage Register, and subsequently the Heritage overlay map, through continued identification and listing of places considered to have local heritage significance as defined by the Queensland Heritage Act 1992.</p> <p>No action required.</p>	No	No	No
5.9.13	CP1458	Heritage	Concerned the City Plan does not provide incentives for protecting heritage.	No	<p>Incentives for heritage conservation are out of scope of the City Plan and a matter being considered in the Culture Strategy 2023.</p> <p>No action required.</p>	No	No	No
5.9.14	CP1464	Heritage	Supports Mudgeeraba village area having specific character controls in the City Plan.	No	<p>Support noted.</p> <p>No action required.</p>	No	No	No
5.9.15	CP1822	Heritage	Requests improvements be made to strategic framework section 3.2.2 to encourage the adaptive re-use of character buildings throughout the city.	No	<p>Council acknowledges that the issue of character provisions and identification of character precincts needs to be addressed and will investigate options for protecting and enhancing character through future City Plan amendments.</p> <p>Deferred for future action.</p>	No	No	Yes
5.9.16	CP1822	Heritage	Requests the City Plan do more to protect cultural heritage, not limited to just the State heritage register.	Yes	<p>The Heritage overlay code applies to places entered in the Gold Coast Local Heritage Register and places within the city boundary that are entered in the Queensland Heritage Register.</p> <p>Council Resolution (G10.0322.004) provides for the ongoing development of the Gold Coast Local Heritage Register, and subsequently the Heritage overlay map, through continued identification and listing of places considered to have local heritage significance.</p> <p>Deferred for future action.</p>	Yes	No	No
5.9.17	CP1822	Heritage	Requests the City Plan provide greater utilisation and celebration of our unique cultural and historical built form. Cultural tourism as a driver for city wide change.	No	<p>This request refers to matters being considered in the Culture Strategy 2023.</p> <p>No action required.</p>	No	No	No
5.9.18	CP1822	Heritage	Requests the development of a new Coastal character code and expansion of the Heritage code which applies to established and coastal suburbs including but not limited to Budds Beach, Mermaid Beach, Nobbys Beach, Burleigh Heads, Palm Beach, Tugun, Currumbin, North Kirra, Coolangatta and areas of Surfers Paradise, Southport, Broadbeach, Florida Gardens and Isle of Capri.	No	<p>Council acknowledges the issue of character provisions and identification of character precincts needs to be addressed and will investigate options for protecting and enhancing character through future City Plan amendments.</p> <p>Deferred for future action.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.9.19	CP1822	Heritage	Requests the preservation of the old rail corridor through Molendinar and Parkwood as parkland and nature reserve.	No	The request falls outside the scope of the City Plan. No action required.	No	No	No
5.9.20	CP1825	Heritage	Requests section 8.2.8 of the draft City Plan 2015 be expanded to include character areas, their definition and importance.	No	Council acknowledges the issue of character provisions and identification of character precincts needs to be addressed and will investigate options for protecting and enhancing character through future City Plan amendments. Deferred for future action.	No	No	Yes
5.9.21	CP1825; CP2637	Heritage	Supports the removal of local area plans however, Requests the section relating to heritage (8.2.8 and elsewhere) be expanded to include character areas, their definition and their importance.	No	Council acknowledges the issue of character provisions and identification of character precincts needs to be addressed and will investigate options for protecting and enhancing character through future amendments. Deferred for future action.	No	No	Yes
5.9.22	CP2260	Heritage	Requests the Heritage overlay code encourages adaptive re-use of existing buildings. This should not be limited to projects listed under the State heritage register.	No	The Heritage overlay code applies to places entered in the Gold Coast Local Heritage Register and places within the city boundary that are entered in the Queensland Heritage Register. The Heritage overlay code allows for the viable re-use of heritage places through PO8 and Section 8.2.8.2 (2). Part 3 Strategic framework, specifically Section 3.8.4 also provides for the viable re-use of heritage places. No action required.	No	No	No
5.9.23	CP2497	Heritage	Concerned the City Plan only gives lukewarm support to heritage. Incentives have a narrow focus and discriminate against sites of local importance but are not State listed.	No	Incentives for heritage conservation are out of scope of the City Plan and a matter being considered in the Culture Strategy 2023. No action required.	No	No	No
5.9.24	CP0841	Heritage	Requests guidance should be given for acceptable outcomes to all categories of assessable development by reference to sources of information beyond the Burra Charter. Requests the definition of a 'suitably qualified person' to be included in the appropriate table in Schedule 1 – Definitions as per a recent PIA seminar.	No	The Burra Charter is referenced in the City Plan as it is the definitive statement on best practice for heritage management. It has been widely adopted by various government bodies, including City of Gold Coast, as the standard for heritage conservation practice in Australia. The Burra Charter is also used by government legislators as a source for the detail and approach to heritage legislation. It is appropriate that the City Plan references this document in relation to acceptable outcomes. While there are other sources of information, methodology guides etc, that can guide heritage management practice in Australia, they are not necessarily recognised nationally and internationally in the way the Burra Charter is, (or adopted so widely by governments at all levels), so it is not really appropriate to provide them as sources of information in the City Plan.	No	No	No
5.9.25	CP1255	Heritage	Concerned the definition of a place of Cultural heritage significance linked with the definition in the Queensland Heritage Act 1992 is insufficient for the purposes of the City Plan. This definition ignores the different approach within the Queensland Heritage Act 1992 to places that are listed on the State Register, and/or local heritage register.	No	The submission has confused the definition of a 'place of cultural heritage significance' with the definition of 'cultural heritage significance'. Definition of 'cultural heritage significance' as given in the Queensland Heritage Act 1992 and the City Plan: <i>'cultural heritage significance, of a place or feature of a place, means its aesthetic, architectural, historical, scientific, social, or other significance, to the present generation or past or future generations.'</i> Referencing this definition is appropriate for the City Plan as it aligns with nationally and internationally accepted definitions of cultural heritage significance. It is a definition reflected in the Burra Charter. It is also the basis for the internationally accepted methodological framework that is used to assess places for entry in both the Queensland Heritage Register and the Gold Coast Local Heritage Register. With regard to definitions of a 'place of cultural heritage significance', the definitions are as follows. Definition of heritage place as given in City Plan:	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p><i>'a place, area, land, landscape, building or work which is of cultural heritage significance.'</i></p> <p>Definition of place as given in the Queensland Heritage Act 1992:</p> <p>Place:</p> <p><i>'place means a defined or readily identifiable area of land, whether or not held under 2 or more titles or owners.'</i></p> <p>Place includes:</p> <p><i>(a) any feature on land mentioned in item 1; and</i></p> <p><i>(b) any part of the immediate surrounds of a feature mentioned in paragraph (a) that may be required for its conservation.</i></p> <p>The Queensland Heritage Act 1992 also defines feature:</p> <p><i>'feature, in relation to a place, includes the following—</i></p> <p><i>Schedule</i></p> <p><i>Queensland Heritage Act 1992</i></p> <p><i>Page 122 Current as at 26 September 2014</i></p> <p><i>(a) a building or structure, or part of a building or structure;</i></p> <p><i>(b) an artefact, including an archaeological artefact;</i></p> <p><i>(c) a precinct;</i></p> <p><i>(d) a natural or landscape feature.'</i></p> <p>Although some of the terms are the same, the City Plan definition of a place of cultural heritage significance is not linked with the definition of place in the Queensland Heritage Act 1992 and reflects the extent of local heritage protection.</p> <p>It is based on the definition given in the Burra Charter. The Burra Charter is the definitive statement on best practice for heritage management and is referenced in the City Plan. It has been widely adopted by various government bodies, including City of Gold Coast, as the standard for heritage conservation practice in Australia. The Burra Charter is also used by government legislators as a source for the detail and approach to heritage legislation.</p> <p>It is appropriate that the City Plan definition of a place of cultural heritage significance aligns with the Burra Charter definition and provides for the City's approach to best practice local heritage management.</p>			

Section 5.10: Industrial activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.1	CP0012; CP0361; CP1058; CP1066; CP1108; CP1120; CP1127; CP1176; CP1178; CP1270; CP1370; CP1460; CP1461; CP1578; CP1583; CP1584; CP0017; CP0033; CP0044; CP0045; CP0046; CP0092; CP0096; CP0134; CP0136; CP0178; CP0472; CP0531; CP0538; CP0540; CP0610; CP0047; CP0131; CP0139; CP0084; CP0098; CP0146; CP0149; CP0150; CP0264; CP0316; CP0340; CP0354; CP0441; CP0442; CP0493; CP0572; CP0573; CP0576; CP0580; CP0618; CP1330; CP1369; CP1891	Industrial activities	<p>Note: this is all community concerns raised in regards to Special industry land use.</p> <ul style="list-style-type: none"> Concerned with the health and amenity impacts of the 'Special industry' land use. Requests the removal of the land use 'Special industry'. Concerned with the health and amenity impacts of the 'Special industry' land use. Requests the removal of the land use 'Special industry', but not removal of the definition. Concerned with the health and amenity impacts of the 'Special industry' land use. Requests the removal of the land use 'Special industry', but not removal of the definition. Objects to any Special industry use in the City because appropriate buffers to residential communities cannot be achieved. Requests the 'Special industry' land use be removed as appropriate buffers of 1.5km to residential communities cannot be achieved. Concerned with the health, safety and amenity impacts of the 'Special industry' land use. Requests the removal of the land use 'Special industry'. Concerned with the health and amenity impacts of the 'Special industry' land use. Requests the removal of the land use 'Special industry' and should not be allowed anywhere in the area designed for industry on Zone map 6 – Yatala. Requests no future Special/Hazardous industry uses be permitted on the western side of the M1 on Zone map 6, due to smoke and noise impacts and proximity to residences. Requests the land use 'Special industry' not be allowed anywhere in the area designated for industry on Zone map 6 because of its proximity to residences. Requests the 'Special industry' land use be removed as appropriate buffers to residential communities cannot be achieved. Requests the removal of the land use 'Special industry' because of potential for extreme impacts and the inability to achieve a 1.5km buffer to residential communities. Requests definitions relating to High impact industry have a limit prescribed for toxic or flammable materials to ensure Special Industry uses do not occur by default. Requests 'Special industry' designations in the Ormeau area be removed with the exception of alcohol brewing and sugar cane production. Requests the removal of Special industry use on the Yatala area Zone Map 6 due to odours, toxic emissions, smoke, visual pollution and traffic congestion. Requests the removal of the land use 'Special industry' from the City Plan. Concerned with the health and amenity impacts of the 'Special industry' land use. Requests removal of Special industry use within the Gold Coast because the required 1.5km separation buffers cannot be achieved and these uses have potential for extreme impacts. Requests Special industry uses be removed from the City as it is not possible to achieve 1.5km separation (appropriate buffers) to residential communities. <p>Concerned with the health and amenity impacts of the 'Special industry' land use. Requests the removal of the land use 'Special industry'. The appropriate buffers to residences (1.5 km) will not be able to be achieved.</p>	Yes	<p>The <i>Queensland Planning Provisions</i> (QPP) defines Special Industry which includes industry activities with the 'potential for extreme impacts on sensitive uses' and 'requiring significant separation from non-industrial uses'.</p> <p>Regardless of whether Special industry is defined/acknowledged or not in the City Plan, an application for Special industry is still able to be made.</p> <p>Local governments are not permitted to identify prohibited development, unless prescribed by the State Government in a state planning instrument.</p> <p>It is an intentional policy decision within the City Plan to not include a Special industry zone. The ability to provide a 1500 metre separation distance for the Special Industry zone within our city is not readily achievable, including the vast majority of the Yatala industrial area. Only one area of approximately 38 hectare meets the 1500 metre separation distance for Special Industry uses and this land is located to the east of the Pacific Motorway in Staplyton.</p> <p>Furthermore, including a property in a Special Industry zone (e.g. existing Special industry land uses) would allow new or existing Special Industry uses to establish, grow and expand. The Special Industry zone would also allow for a suite of other Special industry land uses at various (and likely lower) levels of assessment to occur on the land.</p> <p>Therefore, the City of Gold Coast (City) has not included Special Industry zone. Any proposal for Special Industry will trigger Impact assessment to be assessed against the Strategic framework.</p> <p>City Plan, Part 3, Strategic framework includes specific provisions to identify Special industry uses are required to be appropriately located and able to mitigate their impacts. Specifically, it identifies that Special industry uses only occur in high impact industry areas where:</p> <ol style="list-style-type: none"> they achieve minimum separation areas of 500 metres for distilling alcohol or 1500 metres for all other activities to existing or planned sensitive uses; and it is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development. <p>In summary, in the event of a Special Industry proposal under the City Plan, proponents will be required to submit an Impact assessable development application to specifically address any potential health, safety and amenity impacts and demonstrate the development provides the required separation from land zoned for sensitive land uses.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.2	CP0084	Industrial activities	Requests no medium or high impact industry uses be allowed in Low impact zoned areas.	Yes	<p>Local governments are not permitted to identify prohibited development, unless prescribed by the State Government in a State planning instrument.</p> <p>The overall outcomes in the Industry zone codes express the types and intensity of industry uses envisaged in each zone. In particular, the overall outcomes in the Low impact industry zone code identify the Low impact industry zone is intended for low impacting industrial activities.</p> <p>The overall outcomes also express that land uses that have higher potential for impacts on amenity may only be considered in the zone provided impacts are effectively mitigated.</p>	No	No	No
5.10.3	CP0141; CP0354; CP0441; CP0442	Industrial activities	Requests all industry types/definitions have clear minimum and maximum limits for hazardous/toxic/flammable materials.	No	<p>The <i>Queensland Planning Provisions (QPP)</i> includes use definitions that can be selected for use in a planning scheme. The QPP does not allow changes to be made to the definitions or for new or different land use definitions to be identified in a planning scheme.</p> <p>The City Plan includes a suite of defined land uses in Schedule 1. In addition, Schedule 1 includes a table of Industry thresholds for Low impact, Medium impact and High impact industry definitions. The industry thresholds table provides a comprehensive list of examples of activities included in each industry definition, including minimum and maximum thresholds (e.g. Powder coating workshop using less than 500 tonnes of coating per annum).</p> <p>Schedule 1 of the City Plan clearly defines different industry land uses and provides comprehensive examples and thresholds for the respective industrial land use activities.</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This planning study will include (but not limited to) a review of industry definition thresholds to consider the appropriateness of the various industry uses at different scales/intensities alongside varied levels of assessment in the respective industrial zones.</p>	No	No	No
5.10.4	CP0141; CP0147; CP0354	Industrial activities	Requests definitions relating to High impact industry have a limit prescribed for toxic or flammable materials to ensure Special Industry uses do not occur by default.	No	Refer to response 5.10.3	No	No	No
5.10.5	CP0146	Industrial activities	Requests a limit on the amount of low impact industries with chimneys.	No	<p>The definition of Low impact industry in the City Plan states that a Low impact industry will have 'negligible impacts on sensitive land uses due to offsite emissions' and therefore low impact industry uses are unlikely to require chimney stacks.</p> <p>The City Plan includes assessment criteria to restrict the height of development (including chimneys) to 15m for all industry zones. The regulation of height will assist in managing the visual impact of the chimneys.</p>	No	No	No
5.10.6	CP0146	Industrial activities	Requests the area around Rocky Point does not allow for Special/hazardous, high impact and medium impact industries.	No	<p>The Strategic framework sets out the policy direction of the City Plan to protect sugar-cane growing as the City's principal rural activity.</p> <p>The Rocky Point Sugar Mill site has been included in the Medium impact industry zone under the City Plan, which represents a 'best-fit' translation of the Gold Coast Planning Scheme 2003 which included the site in the Industry 1 (High Impact) Domain.</p> <p>Of note, the introduction of a new planning scheme does not affect existing continuing lawful use rights.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					Further to the above, the northern Gold Coast Cane lands will be identified as an 'Investigation Area' in the City Plan (investigating land use opportunities and constraints).			
5.10.7	CP0147	Industrial activities	Concerned the definitions for high and medium impact industry will allow uses which are noxious or hazardous.	No	Refer to response 5.10.3	No	No	No
5.10.8	CP0395	Industrial activities	Concerned industrial activity near Rivermount College could impact student numbers and financial sustainability.	No	<p>Rivermount College is included in the Community Facilities zone and adjoins land included in the Rural zone, Open space zone and Rural residential zone.</p> <p>The Industrial zones are located at least 1.2km away from the school with land in the rural residential zone containing existing dwelling houses occupying the intervening land.</p> <p>The Yatala area industry zoning in the City Plan has also been arranged to have Low impact industry zoning at the periphery of Medium impact industry zoning to assist in providing a buffer between sensitive land uses and Medium and High impact industry uses.</p>	No	No	No
5.10.9	CP0446	Industrial activities	Requests the Mixed use zone (Fringe business precinct) include Warehouse as self assessable, or at least Warehouse not involving building work be self assessable, regardless of GFA.	No	In Part 5 – Tables of assessment, a Warehouse is identified as Self-assessment in the Mixed use zone (Fringe business precinct).	No	No	No
5.10.10	CP0471	Industrial activities	Requests Low and Medium Impact Industries are self-assessable on the western side of Waterway Drive. If deemed necessary by Council a trigger related to within an existing building and/or internal fit out only would be acceptable.	No	<p>A consistent approach has been applied to the Waterfront and marine industry zone in different parts of the City.</p> <p>The current zoning designation of the western side of Waterway Drive, Coomera is a direct translation of the Marine industry precinct of the Coomera local area plan of the 2003 planning scheme.</p> <p>There is only limited land in the City suitable and reserved for the Waterfront and marine industry zone. The purpose of the zone is primarily to provide for marine industry uses that rely on proximity and access to waterfront locations and marine environments. Low and Medium impact industry and Research and technology industry are code assessable to ensure the Council can assess these uses in the Waterfront and marine industry zone to ensure they have a nexus with Marine industry or otherwise do not compromise the long-term use of the land for its intended purpose.</p> <p>Part 5.5 - Tables of assessment – Waterfront and marine industry zone already prescribes self assessment for Marine industry uses where not within 250m of a zone for sensitive land uses and not directly adjoining water. Impact assessment only applies where marine industry is proposed within 250m of a zone for a sensitive land use.</p> <p>The levels of assessment for Marine industry are appropriate regardless of whether a proposed use is occurring in existing premises or not due to the potential adverse amenity impacts of air, noise and odour emissions that may be introduced with a new marine industry use in existing premises.</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.11	CP0471	Industrial activities	Requests Marine Industry in the Waterfront and marine industry zone is self assessment if not involving buildings works (other than only for an internal fit out). The trigger for greater level of assessment should be 100m, having regard to the marine precinct being separated from residential uses by the Coomera River for the most part.	No	<p>A consistent approach has been applied to the Waterfront and Marine industry zone in different parts of the City. Part 5.5 - Tables of assessment – Waterfront and marine industry zone prescribes self assessment for Marine industry uses where not within 250m of a zone for sensitive land uses and not directly adjoining water.</p> <p>Impact assessment applies where marine industry is proposed within 250m of a zone for a sensitive land use. The levels of assessment for Marine industry are appropriate regardless of whether a proposed use is occurring in existing premises or not due to the potential adverse amenity impacts of air, noise and odour emissions that may be introduced with a new marine industry use in existing premises.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to ensure local governments provide zoning for industrial land uses in areas that avoid, mitigate and manage the potential adverse impacts of industrial activities on sensitive land uses.</p> <p>In response to this State interest – 'Emissions and Hazardous Activities', the City Plan has introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p>	No	No	No
5.10.12	CP0471	Industrial activities	Requests Research and technology industry is self assessment if not involving buildings works (other than only for an internal fit out). Product development and innovation is a critical element in the marine precinct and is considered a key aspect of future growth.	No	<p>There is only limited land in the City suitable and reserved for the Waterfront and marine industry zone. The purpose of the zone is primarily to provide for marine industry uses that rely on proximity and access to waterfront locations and marine environments.</p> <p>The levels of assessment for a research and technology industry are appropriate regardless of whether a proposed use is occurring in existing premises or not due to the potential adverse amenity impacts of air, noise and odour emissions that may be introduced with a new research and technology industry use in existing premises.</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p>	No	No	No
5.10.13	CP0541	Industrial activities	Requests Marine Industry not involving building works or only internal fit out be self assessable within the Waterfront and marine industry zone.	Yes	Refer to response for 5.10.11	No	No	No
5.10.14	CP0541	Industrial activities	Requests research and technology industry not involving internal fit out only or no building works be self assessable in the Waterfront and marine industry zone.	No	Refer to response for 5.10.12	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.15	CP0614	Industrial activities	Objects to concrete batching plant being considered a High impact industry. Requests concrete batching plant be included as an example for the Medium impact industry land use definition by way of the threshold table.	No	<p>The definition of High impact industry in the <i>Queensland Planning Provisions (QPP)</i> lists concrete batching plants as an the example of High impact industry uses and in the Industry thresholds table for High impact industry.</p> <p>Module B, Section 5.2 of the Queensland Planning Provisions (version 3.1) identifies that the impact level of assessment should be applied to:</p> <p>(a) high impact developments; and</p> <p>(b) developments with unknown impacts that require greater regulation than those of self and code assessment.</p> <p>High impact industry has both a high degree and sometimes unknown level of impact.</p> <p>To fully understand these impacts Council's policy position is to ensure a comprehensive assessment against the Strategic framework.</p> <p>In addition, Council considers it appropriate to seek community input on certain industry developments to ascertain any potential impacts for the local community.</p>	No	No	No
5.10.16	CP0661	Industrial activities	Requests the City Plan 2015 takes advantage of any opportunity to facilitate the establishment of industrial land uses in appropriate locations throughout the City to strengthen and diversify the local economy.	No	<p>The City Plan has been strategically prepared to ensure that all economic opportunities are realised and the most appropriate land uses are established, consistent with the Strategic framework.</p> <p>The Employment Lands Strategic Study is endorsed for a future amendment to the City Plan and will include a review of industrial land supply for the City.</p>	No	No	No
5.10.17	CP0661; CP0668	Industrial activities	Requests amendments to SO8 and AO6.1 of the Industrial Design Code as the nominated planting space and size of the trees is considered to be excessive and could make a relatively cost efficient development economically unviable.	No	<p>Parametres relating to landscaping requirements have been included in the Industrial Design Code to improve the amenity of streetscapes and presentation to public spaces in industrial areas.</p> <p>Given there are no other specific landscape outcomes identified for Industry, the provisions for landscaping along frontages in the Industrial Design Code are considered reasonable and relevant requirements and are not expected to adversely impact on viability on this basis.</p> <p>Furthermore, applicants can choose to offer an alternate solution in order to meet the Performance Outcome to address the amenity outcomes sought in PO6 of the code.</p>	No	No	No
5.10.18	CP0662	Industrial activities	Request Council review and amend the definition thresholds for Low impact industry, Medium impact industry, and High impact industry in Schedule 1, Part SC1.1.2, Table SC1.1.2.1: Industry Thresholds of the City Plan 2015 to better reflect the intensity of contemporary industrial practice.	No	<p>The <i>Queensland Planning Provisions (QPP)</i> includes land use definitions for use in a planning scheme. The QPP does not allow changes to be made to the definitions or for new or different land use definitions to be identified in a planning scheme.</p> <p>In addition to a suite of land use definitions, the City Plan includes a table of Industry Thresholds which provide a comprehensive list of examples of activities which accompany each industry definition such as minimum and maximum thresholds (e.g. Powder coating workshop using less than 500 tonnes of coating per annum).</p> <p>In consideration of the various industrial land uses at varying intensities, and State interest – 'Emissions and Hazardous Activities', the City Plan has introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as a detailed evidence based studies is undertaken.</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific</p>	No	No	Yes

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					high impacting activities to nearby sensitive uses. This planning study will include (but not limited to) a review of industry definition thresholds to consider the appropriateness of Medium Impact industry uses at different scales/intensities alongside varied levels of assessment in the respective industrial zones.			
5.10.19	CP0668	Industrial activities	Recommend for the Medium impact industry zone, Levels of assessment - Reconfiguring a lot, Table 5.6.1, to remove the minimum lot size of 4,000m ² and the associated threshold proposed from an industrial collector road and retain the minimum lot size of 2,000m ² .	No	The minimum lot size in the Medium impact industry zone is 4,000m ² where access is proposed from an industrial collector road to limit the number of new lots with direct access to a collector road. The minimum lot size is therefore intended to protect the functioning and capacity of higher order industrial collector roads and is a reasonable and relevant requirement. Minimum lot size is the basis on which code or impact assessment is determined for all of the zones in the City Plan and a consistent approach has been adopted for the Medium impact industry zone.	No	No	No
5.10.20	CP0739	Industrial activities	Concerned A08 and A09 of the Industrial Design Code and AO7 of the General development provisions code overlap emissions compliance criteria set by the Department of Environment and Heritage Protection (DEHP). Request that these requirements be removed or include direct reference to demonstrating compliance against DEHP standards.	No	Environmentally Relevant Activities (ERAs) are regulated by the State government (Department of Environment and Heritage Protection) and must consider the air quality objectives of the Environmental Protection (Air) Policy 2008. However, many industrial uses are not identified as ERAs and yet they may still cause environmental harm or adverse amenity impacts due to offsite emissions.	No	No	No
5.10.21	CP0739	Industrial activities	Requests increased opportunities for High Impact Industry in locations where adequately separated from existing and future incompatible land uses, including locations where high impact industry uses are already established on land proposed to be included in low and medium impact industry.	Yes	The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses. Having regard to proximity to sensitive land use zones and reflecting the SPP outcomes, the Industry 1 (High Impact) Domain in the Gold Coast Planning Scheme 2003 has been identified in one of three new zones in the City Plan: <ul style="list-style-type: none">• Low Impact Industry Zone;• Medium Impact Industry Zone; or• High Impact Industry Zone. The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the Gold Coast Planning Scheme 2003 that are located in proximity to the residential areas and other sensitive land uses. In response to this State interest – 'Emissions and Hazardous Activities', the City Plan has also introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses. This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken. The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.22	CP0739	Industrial activities	Requests revision of the High impact industry zone Table of Assessment to ensure re-use or tenancy change is self assessable and Low impact industry and warehouse uses are impact assessable.	No	<p>A reuse of existing premises (e.g. tenancy change) previously approved for a High Impact Industry where not involving building work would not comprise a material change of use for High impact industry and would therefore not require a new development application (unless also identified as an Environmentally Relevant Activity and made assessable under Schedule 3 of the <i>Sustainable Planning Regulation 2009</i>).</p> <p>In addition, Council's policy position is to facilitate Low impact industry and Warehouse as Self assessable development in the High impact industry zone acknowledging the synergies and support roles these uses can provide for High impact industry through co-location.</p>	No	No	No
5.10.23	CP0739	Industrial activities	Requests revision to the Level of Assessment tables to allow code assessment of otherwise consistent uses rather than mandatory impact assessment for structures over a specific height.	No	<p>The City Plan includes acceptable outcomes for a maximum height of 15m for buildings and structures in each of the industry zone codes.</p> <p>This maximum height is an increase from 11.5m in the Industry 1 (High Impact) and Industry 2 (Low Impact) Domains in the Gold Coast Planning Scheme 2003 to better reflect the needs and operating requirements of contemporary industry development.</p> <p>In the Tables of assessment for the industry zones, any activity involving building work that exceeds 15 metres requires impact assessment. This level of assessment trigger for building height is consistent with the policy settings of the Gold Coast Planning Scheme 2003.</p> <p>Impact assessment is appropriate and will allow the community (including surrounding properties) to have the opportunity to make submissions about development proposals for heights greater than 15m.</p>	No	No	No
5.10.24	CP0739	Industrial activities	Requests revision to the zone codes to ensure that the prescribed building height requirements only apply where adjoining residential zoned land (as opposed to a 20m buffer to sensitive zoned land); and to only apply where the building is within a fixed distance (eg 10m) from the boundary of the site which contains existing or approved residential development and not to apply to material storage silos.	No	Refer to response 5.10.23	No	No	No
5.10.25	CP0739	Industrial activities	Request amendment of the Industrial Design Code so that industry's requirement for flexible operational hours is contemplated, and will be supported where compliance can be demonstrated.	No	<p>In consideration of the potential amenity impacts on the health and safety of land zoned for sensitive land uses, the code provisions for hours of operation within the City Plan Industrial design code (Self assessable outcome & Acceptable outcome) have been changed to read as follows:</p> <ul style="list-style-type: none"> 7am to 6pm Monday to Saturday and not on a public holiday 	Yes	No	No
5.10.26	CP0739	Industrial activities	Request amendment of the Level of Assessment table for industrial and rural zones to include High impact industry (where a temporary use) as exempt development.	No	<p>A temporary use is self assessable in the tables of assessment for the Industrial zones and the Rural Zone but does not include any industrial uses as identified in Part 1.7 of the City Plan.</p> <p>High impact industry is generally not supported in the Rural zone (even if temporary) and is therefore subject to Impact assessment. High impact industry uses are of a nature that require assessment to ensure potentially significant impacts are not going to adversely affect surrounding uses (particularly sensitive land uses such as dwelling houses in the Rural zone).</p>	No	No	No
5.10.27	CP0739	Industrial activities	Requests amendment of the High impact industry zone code to remove low impact industry uses (i.e. Low Impact Industry and Warehouse) as 'consistent uses' to prevent erosion of this limited resource from incompatible land uses.	No	<p>Council's policy position is to facilitate Low impact industry and Warehouse as Self assessable development in the High impact industry zone acknowledging the synergies and support roles these uses can provide for High impact industry through co-location.</p> <p>An Employment Lands Strategic Study is endorsed as part of a future amendment to the City Plan, which will include a review of industrial land supply. This may result in changes to levels of assessment and/or zones at that time.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.28	CP0739	Industrial activities	Requests amendment to clarify that Mobile and temporary crushing and screening, concrete batching and asphalt manufacturing is an example of a Temporary use.	No	<p>Section 1.7.2 (d) – Local government administrative matters a of the City Plan states:</p> <p><i>“Temporary use cannot include any industrial or residential activities”</i></p> <p>As mobile and temporary crushing plant is an industrial use. Industrial uses are excluded from the definition of ‘Temporary use’ within the City Plan.</p> <p>This policy position is reinforced through the provisions of the Market and temporary use code (Section 9.3.11) which requires that Temporary use activities do not generate soot, ash, fumes overspray or odour beyond the boundaries of the site.</p>	No	No	No
5.10.29	CP0739	Industrial activities	Requests certain High impact industry land uses (i.e. concrete batching plants and asphalt manufacturing facilities) be Code Assessable within the Medium impact industry zone.	No	Refer to response 5.10.15	No	No	No
5.10.30	CP0739	Industrial activities	Requests inclusion of PO's and AO's in the Medium impact industry zone code to provide the supporting framework to enable concrete batching plants to be code assessable in that zone.	No	Refer to response 5.10.15	No	No	No
5.10.31	CP0739	Industrial activities	Requests inclusion of PO's and AO's in the Medium impact industry zone code to provide the supporting framework to enable pre-existing asphalt manufacturing facilities to be code assessable in that zone.	No	Refer to response 5.10.15	No	No	No
5.10.32	CP0819	Industrial activities	Concern Medium impact industry is impact assessable in the Low impact industry zone within 250 metres of a sensitive place.	Yes	<p>The Low Impact Industry Zone in the City Plan is typically a reflection of locations in proximity to zones for sensitive land uses, where lower impact industry uses are appropriate.</p> <p>This zoning intent is consistent with the State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP), which sets out the requirement to appropriately zone industrial land with consideration of the potential adverse impacts of activities on sensitive land uses.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to ensure local governments provide zoning for industrial land uses in areas that avoid, mitigate and manage the potential adverse impacts of industrial activities on sensitive land uses.</p> <p>In response to the State interest – ‘Emissions and Hazardous Activities’, the City Plan has introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p>	No	No	No
5.10.33	CP0819	Industrial activities	Concern the Low impact industry zone and Low, Medium and High impact industry uses make no mention of ancillary office space (which allowed for 20% of the GFA under the 2003 scheme).	No	The City Plan provides an administrative definition to carry forward the current allowance for 20% ancillary associated with industrial land uses. This term will provide the ability to have an ancillary office/administration function for industrial land uses up to 20% of Gross Floor Area, without the need to obtain a development permit for that component of the use.	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.34	CP0856; CP1027	Industrial activities	Requests concrete batching plants be included as an example in the Medium impact industry use definition.	No	Refer to response 5.10.15	No	No	Yes
5.10.35	CP0856; CP1027	Industrial activities	Requests operating hours be included in the definition of medium impact industry with daytime hours commencing at 6am.	No	Land use definitions are mandatory and are provided by the Queensland Planning Provisions version 3.1. Land use definitions cannot be changed in the City Plan. In consideration of the potential amenity impacts on the health and safety of land zoned for sensitive land uses, the code provisions for hours of operation within the City Plan Industrial design code (Self assessable outcome & Acceptable outcome) have been changed to read as follows: <ul style="list-style-type: none"> 7am to 6pm Monday to Saturday and not on a public holiday 	Yes	No	No
5.10.36	CP0890	Industrial activities	Concerned a concrete batching plant (classified as high impact industry) is impact assessable in the Extractive industry zone. It has been identified that concrete batching and extractive industry can be successfully co-located. Requests high impact industry be code assessable in the Extractive industry zone.	No	Refer to response 5.10.15	No	No	Yes
5.10.37	CP0890	Industrial activities	Requests some flexibility over hours of operation to supply construction materials for special projection at night.	No	Refer to response 5.10.25	No	No	No
5.10.38	CP0944	Industrial activities	Concerned the proposed landscaping requirements in the Industrial design code of 1 100lt tree for every 6m of road frontage is impractical and costly.	No	Refer to response 5.10.17	No	No	No
5.10.39	CP1058	Industrial activities	Requests the definitions of industrial uses in the City Plan give clear and unambiguous minimum and maximum levels for hazardous/toxic/flammable materials.	Yes	Refer to response 5.10.3	No	No	No
5.10.40	CP1108	Industrial activities	Requests definitions of industrial uses in the City Plan give clear and unambiguous minimum and maximum levels for hazardous/toxic/flammable materials.	No	Refer to response 5.10.3	No	No	No
5.10.41	CP1208	Industrial activities	Concerned the definition of Concrete Batching Plant as High Impact Industry will force the industry away from its end use location. QPP3 Gives Council flexibility to change to Medium Impact Industry definition.	Yes	Refer to response 5.10.15	No	No	No
5.10.42	CP1208	Industrial activities	Concerned the level of assessment for Industry (concrete batching plant) under the Draft City Plan is Impact Assessable within the Medium Impact Industry Zone.	Yes	Refer to response 5.10.15	No	No	No
5.10.43	CP1208	Industrial activities	Concerned triggering Impact assessment for buildings over 15 metres in the Medium impact industry zone. This doesn't account for silos and storage hoppers which are in the order of 18-25 metres in height.	No	The City Plan includes acceptable outcomes for a maximum height of 15m for buildings and structures in each of the industry zone codes. This maximum height is an increase from 11.5m in the Industry 1 (High Impact) and Industry 2 (Low Impact) Domains in the Gold Coast Planning Scheme 2003 to better reflect the needs and operating requirements of contemporary industry development. In the Tables of assessment for the industry zones, any activity involving building work that exceeds 15 metres requires Impact assessment. This level of assessment trigger for building height is consistent with the policy settings of the Gold Coast Planning Scheme 2003.	No	No	No
5.10.44	CP1208	Industrial activities	Requests Concrete Batching Plant be included as an example of the Medium Impact Industry use definition in Table SC1.1.2: Use Definitions and Table SC1.1.2.1: Industry Thresholds. Alternatively, if concrete batching plants are retained in the high impact industry use definition, then section 2(a)(ii) of the Medium Impact Industry Zone Code should be amended to include concrete batching plants as a land use that may be considered.	Yes	Refer to response 5.10.15	No	No	No
5.10.45	CP1208	Industrial activities	Requests the 15 metre height limit be removed from the industry level of assessment tables (5.5.10). Requests building height be regulated by the relevant industrial zone code.	No	Refer to response 5.10.15	No	No	No

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5.10.46	CP1228	Industrial activities	Requests the Strategic framework acknowledges the conflict between future extractive industry (Stonemaster Quarry, Staplyton) and the Nature conservation overlay and include provisions which provide guidance to the industry (and ultimately the Council's assessment manager) on the priorities that should be considered, in assessing Extractive industry development applications.	Yes	KRAs often contain competing matters of State interest. Some components of the Nature conservation overlay mapping within the City Plan represent matters of state environmental significance identified within the State Planning Policy (July 2014) – Environment and Heritage. These environmental values compete with the economic value of KRAs, as identified by State Planning Policy (July 2014) – Mining and Extractive Resources. The impact of quarry development upon environmental values is assessed at the time of a development application. Offsets provide a mechanism to transfer important environmental values for long term community benefit in order to enable resource extraction to occur in an identified area. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
5.10.47	CP1229	Industrial activities	Requests 'concrete batching plant' be defined as Medium impact industry in both Schedule 1.1.2 Use definitions and Table SC1.1.2.1: Industry thresholds so that it is subject to code assessable applications in the Medium impact, High impact and Extractive industry zones and have a greater ability to be established within a suitable distance to the end user. This is critical given the perishable nature of pre-mixed concrete.	No	Refer to response 5.10.15	No	No	No
5.10.48	CP1229	Industrial activities	Requests the 15m height restriction be removed from the Industry zone level of assessment tables, or amended to only apply if the use is within 250m of a sensitive use, as per the Low impact industry zone.	No	Refer to response 5.10.43	No	No	No
5.10.49	CP1259	Industrial activities	Concerned the Medium impact industry zone will force such uses (asphalt plant) further away from urban areas, which is of concern given the perishable nature of the product.	Yes	An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of the localised planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses. This study will include (but not limited to) a review of industry definition thresholds for High impact industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment in the respective zones (including the Medium Impact industry zone).	No	No	Yes
5.10.50	CP1259	Industrial activities	Requests 15m height limit be removed from the Industry Level of assessment tables and that this provision be regulated by the zone code.	No	Refer to response 5.10.43	No	No	No
5.10.51	CP1261; CP1262	Industrial activities	Requests 15m height restriction be removed from the Industry zone Level of assessment tables or amend this to only apply it if the use is within 250m of a sensitive use as per the Low impact industry zone.	No	Refer to response 5.10.43	No	No	No
5.10.52	CP1261; CP1262; CP1263	Industrial activities	Requests 'concrete batching plant' be defined as Medium impact industry in both Schedule 1.1.2 Use definitions and Table SC1.1.2.1: Industry thresholds.	Yes	Refer to response 5.10.15	No	No	No
5.10.53	CP1261	Industrial activities	Requests PO1 of the Low impact industry zone code be amended to protect existing lawful uses which exceed the height limit and allow for some extension to occur. Suggested wording of: "Built form....2(c)(ii) proposed extensions to existing uses that already exceed the nominated height limits will be considered based on their relative additional impacts, the need for the height of the structure to address other applicable assessment criteria and/or the specific locational requirements of the use".	No	Refer to response 5.10.43	No	No	No
5.10.54	CP1274	Industrial activities	Supports bus manufacturing now being defined as Medium impact industry.	No	Support noted.	No	No	No
5.10.55	CP1274	Industrial activities	Supports Medium impact industry being self assessable in the Medium impact industry zone.	No	Support noted.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.10.56	CP1280	Industrial activities	Concerned the Medium impact industry zone will allow lower level industries into the area at the expense and detriment of existing higher impact industries, which will, over time, be forced elsewhere.	No	An Employment Lands Strategic Study is endorsed as part of a future amendment to the City Plan, which will include a review of industrial land supply. This may result in changes to levels of assessment and/or zones at that time. In the meantime, Council's policy position is to facilitate lower level industry activities such as Low impact industry and Warehouse as Self assessable development in the Medium impact industry zone acknowledging the synergies and support roles these uses can provide for High impact industry through co-location.	No	No	Yes
5.10.57	CP1413	Industrial activities	Requests Council broaden the range of acceptable uses in the Currumbin Industrial Estate to include commercial uses such as shops.	No	While lands within industrial zones are protected from encroachment, these areas may accommodate a limited range of complementary uses that support the immediate industrial area. Other uses not readily catered for within other areas due to their scale or nature may also be established if these activities do not compromise the long-term use of general industry land for its intended purpose.	No	No	No
5.10.58	CP1560	Industrial activities	Concerned with the 15 metre height restriction within the level of assessment table of the Medium impact industry zone.	No	Refer to response 5.10.43	No	No	No
5.10.59	CP1560	Industrial activities	Requests concrete batching plants are retained within the High impact industry definition and section 2 (a)(ii) of the Medium impact industry zone be amended to include concrete batching plants as a land use that may be considered.	Yes	Refer to response 5.10.15	No	No	No
5.10.60	CP1560	Industrial activities	Requests the definition of medium impact industry be amended to include concrete batching plants as an example.	Yes	Refer to response 5.10.15	No	No	No
5.10.61	CP2038	Industrial activities	Concerned industry/manufacturing businesses and consequently jobs are being relocated to the northern part of the Gold Coast and therefore the local workforce is moving/spending outside of the Gold Coast.	No	The Yatala/Staplyton Industry Area (the current Yatala Enterprise Local Area Plan of the 'Our Living City' Gold Coast Planning Scheme 2003) is recognised as the city's most significant industrial land resource, particularly for large scale industry. This area has been a planned major industrial area for at least 25 years and is of strategic importance for growth and diversification of the city's economic base. It is located in a strategic transport corridor providing easy access for industries to road, port, rail and airport infrastructure. This area currently is home to around 800 businesses providing jobs for around 8000 people. The City Plan has been strategically prepared to ensure that all economic opportunities are realised and the most appropriate land uses are established, consistent with the Strategic framework. The Employment Lands Strategic Study is endorsed as part of a future amendment to the City Plan and will include a review of industrial land supply. The City Plan has strategically identified industry zones across the City to set out appropriate land use patterns and employment growth/needs. Industry zones identified in the northern parts of the city are not expected to move the workforce away from other established parts of the City.	No	No	Yes

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5.10.62	CP2038	Industrial activities	Concerned the low, medium and high industry and the Industrial design code do not identify where land uses are permissible under the different levels of industry and whether existing land use rights exist.	Yes	<p>Part 5, Tables of assessment of the City Plan lists the land uses which are permissible in each zone. It is not the function of the industrial zones or the Industrial design code to list the land uses envisaged within industrial areas.</p> <p>The industrial zones do however include overall outcomes to express the types and intensity of industry uses envisaged in each zone. In particular, the overall outcomes in the Low Impact Industry Zone Code identify the Low Impact Industry Zone is intended for low impacting industrial activities. The overall outcomes also express that land uses that have higher potential for impacts on amenity may only be considered in the zone provided impacts are effectively mitigated.</p> <p>The City Plan does not affect existing use rights or rights to carry out development established by current development approvals.</p>	No	No	No
5.10.63	CP2242	Industrial activities	Concerned commercial water extraction is not separately defined and is difficult to determine which definition it falls under. It appears it may fall under 'Rural Industry'.	No	<p>Commercial water extraction may involve operational work for taking or interfering with water and may be made assessable under schedule 3 of the <i>Sustainable Planning Regulation 2009</i> or a regulation under the <i>Water Act 2000</i>. This aspect of development is not assessed against the City Plan and applicable provisions are contained in the State Development Assessment Provisions or the relevant provisions of the <i>Water Act 2000</i>.</p> <p>Other aspects of such an activity such as bottling operations, warehousing/storage, transportation and associated works may be defined as Medium or High impact industry, Transport depot, and/or Warehouse depending on the nature of the use and works involved.</p>	No	No	No
5.10.64	CP2260	Industrial activities	Requests the creation of an industrial character code for mixed-use projects within previous light industry areas.	No	Development parameters for all industry uses are included in the Industrial Design Code and in the industry zone codes. These codes appropriately regulate the scale and appearance of industrial uses to achieve appropriate amenity and industrial character.	No	No	No
5.10.65	CP1208	Industrial activities	Concerned 13 Bee Court, Burleigh Heads (Lot 11 & 12 RP180086) and others within the estate have been down zoned to the Medium impact industry zone. Requests the site be included in the High impact industry zone. Request Council give careful consideration to the range of existing uses at 13 Bee Court, Burleigh Heads and surrounds and amend the zoning to ensure existing lawful uses are not adversely affected by the draft provisions that apply under the Medium Impact Industry Zone.	No	<p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The SPP sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>The Industry 1 (High Impact) Domain in the current 2003 planning scheme has been identified in one of three new zones in the City Plan, specifically:</p> <ul style="list-style-type: none"> (a) Low impact industry zone; (b) Medium impact industry zone; or (c) High impact industry zone. <p>To meet the State interest, the zoning of high impact industrial land in the new City Plan has taken into consideration its proximity to sensitive land uses and its ability to appropriately manage any potential impacts upon amenity.</p> <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa.</p> <p>This is the case for some parts of the Industry 1 Domain in the current 2003 planning scheme that are located in proximity to the residential areas and other sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the localised planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not be limited to) a review of industry definition thresholds for different industry uses to consider the appropriateness of these uses at different scales/intensities. In addition, the study will review the appropriate level of assessment for the different industry zones.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p> <p>Of note, the new City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p>			
5.10.66	CP1261	Industrial activities	Concerned the inclusion of 1 Ellis Way, Upper Coomera, Lot 12 SP125812 in the Low impact industry zone will prevent extension/modification and modernisation of the existing concrete batching plant.	No	<p>Zoning for 1 Ellis Way, Upper Coomera has been considered and has not been revised.</p> <p>In the current 2003 planning scheme the site is largely in the Low Impact Industry precinct of the Coomera Local Area Plan.</p> <p>The City Plan policy position is to provide a limited impact industrial planning intent for this site. As such, the best fit translation from the Low Impact Industry precinct is the Low impact industry zone.</p> <p>This zoning maintains existing amenity and community expectations for outcomes in this area.</p> <p>The Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p> <p>It should also be noted that the City Plan does not affect existing lawful use rights.</p>	No	No	Yes

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5.10.67	CP0856; CP1027	Industrial activities	Requests Peachey Road, Luscombe (Lot 5 RP815163) be afforded the same level of protection envisaged and supported by the Sensitive use separation overlay code.	No	<p>The City Plan has maintained the split zoning (Extractive industry zone and Low impact industry - Low impact industry precinct) zone and overlay provisions on the site.</p> <p>The purpose of the Sensitive use separation overlay – ‘Industry protection buffer’ is to ensure the protection of the Medium impact and High impact industry zones from the encroachment of sensitive land uses. Hence, the extent of this overlay mapping on the subject site is for the purposes of the protection of the Medium Impact Industry (Future Medium Impact Industry Precinct) to the north of the subject site.</p> <p>The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not limited to) a review of industry definition thresholds for Medium Impact Industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment within the Low Impact Industry zone.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p>	No	No	Yes

Section 5.11: Industry buffers

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.11.1	CP0661	Industry buffers	Concerned sensitive land uses have been approved by Council over the preceding 30 years to encroach in close proximity to 19 Harper Street, 650 Ashmore Road and 664 Ashmore Road, Molendinar. It is considered unreasonable to now enforce unduly restrictive planning controls on a longstanding industrial area in an attempt to manage potential land use conflicts.	Yes	The site is included in the Industry 2 Domain in the Gold Coast Planning Scheme 2003 which is intended for low impact industry uses that do not have a substantial adverse impact on the amenity of the surrounding area. The City Plan Low impact industry zone is a direct or 'best fit' translation of the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003. Furthermore, the Low impact industry zone in the City Plan (and existing Industry 2 Domain in the Gold Coast Planning Scheme 2003) is a reflection of locations in proximity to zones for sensitive land uses where lower impact industry uses may be appropriate.	No	No	No
5.11.2	CP0661	Industry buffers	Requests prior to the adoption of the City Plan 2015, an interim solution to provide a 250m separation distance from the zone of a sensitive land use. This will achieve the SPP separation requirement and therefore adequately address the intent of the SPP to protect environmental values, human safety, and the continuing viability and growth of existing industry uses.	Yes	<p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The SPP sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not limited to) a review of industry definition thresholds for Medium Impact Industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment within the Low Impact Industry zone.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p>	No	No	Yes
5.11.3	CP0661	Industry buffers	Requests the sensitive land uses surrounding 19 Harper Street, 650 Ashmore Road and 664 Ashmore Road, Molendinar be designated within the Industry Protection Buffer Area on the Sensitive Use Separation Overlay Map - Map 07.	Yes	Refer to response 5.11.1	No	No	No
5.11.4	CP0819	Industry buffers	Concern that the Industry Protection buffer of the Sensitive use separation overlay is not exclusively provided around either high impact industry land uses or high impact industry zones.	Yes	<p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The SPP sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>The Industry 1 (High Impact) Domain in the current 2003 planning scheme has been identified in one of three new zones in the City Plan, specifically:</p> <ul style="list-style-type: none"> (a) Low impact industry zone; (b) Medium impact industry zone; or (c) High impact industry zone. <p>To meet the State interest, the zoning of high impact industrial land in the new City Plan has taken into consideration its proximity to sensitive land uses and its ability to appropriately manage any potential impacts upon amenity.</p> <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa.</p> <p>This is the case for some parts of the Industry 1 Domain in the current 2003 planning scheme that are located in proximity to the residential areas and other sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the localised planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not be limited to) a review of industry definition thresholds for different industry uses to consider the appropriateness of these uses at different scales/intensities. In addition, the study will review the appropriate level of assessment for the different industry zones.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p> <p>Of note, the new City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p>			
5.11.5	CP0819	Industry buffers	Concern the employment targets stated in the Strategic framework will be undermined by the separation distances applied between industrial land uses and residential zones. The chosen approach will make industrial development more difficult, time consuming and costly in the central and southern part of the city. Request a detailed industrial study for the city.	Yes	Refer to response 5.11.4	No	No	Yes
5.11.6	CP0819	Industry buffers	Request clarification on 'the need' for the Sensitive use separation overlay code and the 'distribution of the mapped buffer areas on the overlay maps.	Yes	<p>The City Plan has included the Sensitive use separation overlay code to meet State interests in the State Planning Policy (SPP) such as, 'Emissions and Hazardous Activities' and 'Agriculture'.</p> <p>The Industry protection buffer of the Sensitive use separation overlay has been identified over land in an industry zone generally where within 250m of land in the Medium impact industry zone and 500m or 750m of land in the High impact industry zone. The overlay therefore ensures if an application is made for a sensitive land use within an industrial zone in the overlay, the assessment of the application will also include an assessment against the Sensitive use separation overlay which requires that a sensitive land use mitigate the amenity impacts of nearby industry (and thereby does not constrain the operation of nearby industry).</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment of the City Plan. The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p> <p>This study will also consider the appropriateness of the reverse amenity provisions in the City Plan in order to maintain the integrity of the Medium impact zone and High impact industry zone (i.e. consider if the Industry protection buffer of the Sensitive use separation overlay should apply to lands within 500m of a High impact industry zone and over the High impact industry zone).</p> <p><i>Note: The Sensitive use separation overlay code / map is now known as the Industry, community infrastructure and agriculture land interface area overlay code / map.</i></p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.11.7	CP1217	Industry buffers	Concerned Extractive Industry uses located in the Rural Zone are not sufficiently protected from encroachment of incompatible sensitive land uses.	No	<p>The intent of the Rural zone is to provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities. Where an Extractive industry use is proposed to be established, it will require impact assessment.</p> <p>In respect to extractive industries City Plan has identified through the Extractive Resources Overlay Map areas where these activities can occur. The identified resource/processing areas are surrounded by a separation area.</p> <p>This is regulated through the Extractive resources overlay code, the intent of which is to protect extractive resource areas and their designated haulage routes from encroachment by incompatible land uses.</p>	No	No	No
5.11.8	CP1274	Industry buffers	Requests more detailed self assessable code provisions to reduce the need to impose unnecessary and inefficient impact assessment procedures on Medium impact industries that do not satisfy the simplistic and arbitrary 250m separation distance impact assessment trigger.	Yes	<p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The SPP sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not limited to) a review of industry definition thresholds for Medium Impact Industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment within the Low Impact Industry zone.</p>	No	No	Yes
5.11.9	CP1890	Industry buffers	Requests Council undertake a detailed planning study to determine appropriate Industry zone separation distances and buffers so as to retain existing zonings wherever possible.	Yes	Refer to response 5.11.1	No	No	Yes
5.11.10	CP0539	Industry buffers	Requests Council undertake a detailed planning study into industrial land within the City to determine if the best outcome for both industry and sensitive land use will be achieved by the City Plan.	Yes	<p>The City Plan does not affect existing lawful use rights or development rights established by previous development approvals.</p> <p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities'. The response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>An Employment Lands Planning Study is endorsed as part of a future amendment to the City Plan, which will involve a review industrial land supply for the City.</p> <p>In addition, the Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan.</p> <p>The purpose of the Emissions and Hazardous Activities Planning Investigation is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p>	No	Yes	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.11.11	CP0541	Industry buffers	Requests re-assessing the 250 metre sensitive land uses trigger. 100 metres is considered more appropriate.	Yes	<p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Having regard to proximity to sensitive land use zones and reflecting the SPP outcomes, the Industry 1 (High Impact) Domain in the Gold Coast Planning Scheme 2003 has been identified in one of three new zones in the City Plan:</p> <ul style="list-style-type: none"> • Low Impact Industry Zone; • Medium Impact Industry Zone; or • High Impact Industry Zone <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the Gold Coast Planning Scheme 2003 that are located in proximity to the residential areas and other sensitive land uses.</p> <p>In response to this State interest – ‘Emissions and Hazardous Activities’, the City Plan has also introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p>	No	No	Yes
5.11.12	CP0661	Industry buffers	Concerned the adopted 250m separation distance between a sensitive land use and existing industry will unreasonably and significantly limit the continuing use of 19 Harper Street, 650 Ashmore Road and 664 Ashmore Road, Molendinar for industrial purposes.	Yes	<p>19 Harper Street, 650 and 664 Ashmore Road, Molendinar are included in the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003 which is intended for low impact industry uses.</p> <p>The City Plan Low impact industry zone is a direct or ‘best fit’ zoning translation of the Industry 2 (Low Impact) Domain in the Gold Coast Planning Scheme 2003.</p> <p>The proposed Low impact industry zone in the City Plan (and existing Industry 2 Domain in the Gold Coast Planning Scheme 2003) is a reflection of locations in proximity to zones for sensitive land uses where lower impact industry uses may be appropriate.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to ensure local governments provide zoning for industrial land uses in areas that avoid, mitigate and manage the potential adverse impacts of industrial activities on sensitive land uses.</p> <p>In response to the State interest – ‘Emissions and Hazardous Activities’, the City Plan has introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p>	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.11.13	CP0662	Industry buffers	Request Council review and amend the distance criteria for self-assessment, code assessment and impact assessment for industrial activities in Part 5, Table 5.5.9 (Levels of assessment - Material Change of Use - Low impact industry zone) of the City Plan 2015 to ensure an appropriate level of assessment for industrial uses within an industry zone.	Yes	<p>The Low Impact Industry Zone in the City Plan is typically a reflection of locations in proximity to zones for sensitive land uses, where lower impact industry uses are appropriate.</p> <p>This zoning intent is consistent with the State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP), which sets out the requirement to appropriately zone industrial land with consideration of the potential adverse impacts of activities on sensitive land uses.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to ensure local governments provide zoning for industrial land uses in areas that avoid, mitigate and manage the potential adverse impacts of industrial activities on sensitive land uses.</p> <p>In response to the State interest – ‘Emissions and Hazardous Activities’, the City Plan has introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p>	No	No	Yes
5.11.14		Industry buffers	Requests review of overlay mapping to afford industry activities protection under the Sensitive use overlay code provisions. Draft mapping fails to acknowledge a number of operational high impact industry uses and does not extend to include a buffer around the High impact industry use/areas.	Yes	<p>In the City Plan, the Industry protection buffer of the Sensitive use separation overlay has only been identified over land in an industry zone where within 250m of land in the Medium impact industry zone and 500m of land in the High impact industry zone.</p> <p>The overlay does not apply in the High impact industry zone as the purpose of the High impact industry zone does not support sensitive land uses given the envisaged scale of industrial activities for this zone.</p> <p>In addition, Part 5.5 Tables of assessment for the High impact industry zone does not list any sensitive land uses to identify them as appropriate for locating in this zone. In the event of Impact assessment the Strategic framework contains policy direction to address reverse amenity and support the integrity of the High impact industry zone.</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p> <p>This study will also consider the appropriateness of the reverse amenity provisions in the City Plan in order to maintain the integrity of the Medium Impact Zone and High Impact Industry Zone (i.e. consider if the Industry Protection Buffer of the Sensitive Use Separation Overlay should apply to lands within 500m of a High Impact Industry Zone and over the High Impact Industry Zone).</p> <p><i>Note: The Sensitive use separation overlay map is now known as the Industry, community infrastructure and agriculture land interface area overlay map.</i></p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.11.15	CP0819	Industry buffers	Concern that under the Sensitive use separation overlay code, a High impact industry is not a listed or contemplated land use in either the Low impact industry zone or the Medium impact industry zone.	Yes	<p>This policy intent of this overlay code is to protect the long term integrity of lands zoned as High impact Industry for high impact industry land uses, not to identify the envisaged land uses within the Low impact industry zone or the Medium impact industry zone.</p> <p>In the City Plan, the 'Industry Protection Buffer' of the Sensitive Use Separation overlay applies to land in an industry zone where within 250m of land in the Medium impact industry zone and 500m of land in the High impact industry zone.</p> <p>Council's policy position on this matter is to ensure sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned high impact industry.</p> <p>Where land is contained within the 'Industry protection buffer', the Sensitive Use Separation Overlay Table of assessment (section 5.10 of the City Plan) elevates sensitive land uses to Code assessment to apply this policy.</p> <p>With respect to the City of Gold Coast industrial zoning, the City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities'. The response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>An Emissions and Hazardous Activities Planning Investigation is endorsed as part of a future amendment to the City Plan. The purpose of this planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby zones for sensitive uses.</p> <p><i>Note: The Sensitive use separation overlay map is now known as the Industry, community infrastructure and agriculture land interface area overlay map.</i></p>	No	No	No
5.11.16	CP2128; CP2129; CP2132; CP2360; CP2372	Industry buffers	Requests Council complete a detailed industrial land use study before arbitrarily 'downzoning' industrial lands to Low impact industry, based on the proximity to sensitive land uses and the broad application of the State Planning Policy setback distances without due regard to existing industrial uses.	Yes	<p>The City Plan does not affect continuing lawful uses or development rights established by previous development approvals.</p> <p>The State Interest for Emissions and Hazardous Activities in the State Planning Policy (SPP) sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Having regard to proximity to sensitive land use zones and reflecting the SPP outcomes, the Industry 1 (High Impact) Domain in the Gold Coast Planning Scheme 2003 has been identified in one of three new zones in the City Plan:</p> <ul style="list-style-type: none"> • Low Impact Industry Zone; • Medium Impact Industry Zone; or • High Impact Industry Zone. <p>The SPP State Interest Guideline for Emissions and Hazardous Activities acknowledges achieving the policy outcome of the SPP is made difficult in situations where there is existing medium and high impact industry development already located in close proximity to sensitive land uses and vice versa. This is the case for some parts of the Industry 1 Domain in the Gold Coast Planning Scheme 2003 that are located in proximity to the residential areas and other sensitive land uses.</p> <p>In response to this State interest – 'Emissions and Hazardous Activities', the City Plan has also introduced the concept of separation distances between industrial land uses and land zoned for sensitive land uses.</p> <p>This response is considered appropriate to meet the State interest until such time as detailed evidence based studies are undertaken.</p> <p>The matter of separation distances and the relationship of the City's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p>	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.11.17	CP2131	Industry buffers	Objects to arbitrarily 'downzoning' industrial lands based on proximity to sensitive land uses and the broad application of State Planning Policy setback distances without due regard to existing industrial uses.	Yes	Refer to response 5.11.16	No	No	Yes
5.11.18	CP2721	Industry buffers	Requests Council undertake a detailed industrial study to ensure accurate zoning of industrial land.	No	Refer to response 5.11.16	No	No	No

Section 5.12: Land use, neighbourhood character and amenity – Area specific

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.12.1	CP0581	Land use, neighbourhood character and amenity – Area specific	Concerned the ministerial response to conditions 9 -10 will result in even more environmental contamination and degradation to the amenity, quality of life of the local residential areas at Oxenford/Studio Village.	Yes	The City Plan was approved for notification by the Minister on the grounds it met a number of conditions. Council has complied with these conditions by listing development that is ancillary to an existing and operational tourist attraction as exempt.	No	No	No
5.12.2	CP0909	Land use, neighbourhood character and amenity – Area specific	Requests rural areas be left as they are.	No	The importance of the role rural areas play in defining the city's non urban landscapes and protecting both environmental assets and scenic amenity values is a principal policy element of the Strategic framework. Urban growth is managed within a settlement pattern of well serviced areas and avoids sprawl outside of those limits. The retention and zoning of rural areas is generally consistent with the SEQ Regional Plan 2009 Regional landscape and rural production area designation.	No	No	No
5.12.3	CP1385	Land use, neighbourhood character and amenity – Area specific	Requests all development in Springbrook be code or impact assessable.	No	The City Plan ensures that the level of assessment determined and applied through the zone and overlay tables provides a minimum practicable level of regulation to achieve the desired outcomes of City Plan (consistent with QPP drafting principle 5). In Springbrook, the levels of assessment reflect controlling potential development impacts and the efficient delivery of the land use policy consistent with the Strategic framework.	No	No	No
5.12.4	CP1385	Land use, neighbourhood character and amenity – Area specific	Requests any new development be predicted by the natural landforms of Springbrook rather than them being modified to suit the building.	No	The City Plan 2015 seeks to strike a balance between the built form and naturally occurring landforms. The Strategic framework sets the policy direction for the City Plan 2015 and includes specific outcomes that seek to ensure natural landforms are taken into consideration when siting development. These are supported by overall outcomes and assessment criteria in zone and overlay codes such as the Environmental significance overlay code.	No	No	No

Section 5.13: Land use, neighbourhood character and amenity – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.13.1	CP0006	Land use, neighbourhood character and amenity – General	Requests high rise buildings are not located close to the beach to prevent overshadowing.	No	<p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a focus on infill areas with an emphasis on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>The policy position for the new City Plan is that the city's tallest buildings will continue to be located in Southport, Surfers Paradise and Broadbeach, enhancing the city's iconic skyline views and building towards our status as a world-class city. Outside these areas, medium and high-rise buildings will be concentrated in mixed use centres and specialist centres to reinforce urban legibility, centre identity, sense of place and specific urban neighbourhoods.</p> <p>High-rise development will be restricted to nominated urban neighbourhoods and mixed use/specialist centres and need to satisfy the planning and design outcomes of the applicable codes in relation to scale, intensity and bulk and shadow impacts.</p> <p>Elements such as site coverage, building envelopes/footprints (heights, setbacks, building form and orientation) are detailed in relevant assessment criteria and will also need to be complied with as part of any future high rise development.</p>	No	No	No
5.13.2	CP0014	Land use, neighbourhood character and amenity – General	Concerned with the projected increases of high rise buildings and population growth.	No	Refer to response 5.13.1	No	No	No
5.13.3	CP0019	Land use, neighbourhood character and amenity – General	Requests 'minor building work' be exempt across the city.	No	<p>Building work is generally not regulated by the City Plan. Rather, it is regulated by the Building Act 1975. The City Plan regulates other aspects of development, that is, Material changes of use, Reconfiguring a lot and Operational work. The City Plan cannot make any aspect of building work exempt from building approval.</p> <p>Building work that does not constitute a Material change of use (MCU), does not require assessment against the City Plan – only against the Building Act 1975.</p> <p>City Plan refers to 'minor building work' by using this definition to reduce the level of assessment for some MCU development. Through limited nomination as self-assessment, the definition can be used constructively to avoid unnecessary triggering of certain activities/uses to an assessable MCU. For example, the change of use to a Food and drink outlet in the Centre zone is self-assessable where involving only minor building work.</p> <p>The current approach adopted specifically addresses minor building work in a managed and focused way.</p>	No	No	No
5.13.4	CP0025	Land use, neighbourhood character and amenity – General	<p>Supports density and good public transport in the Southport, Surfers Paradise and Broadbeach areas.</p> <p>Gold Coast has grown too big and ugly.</p>	No	<p>Support noted.</p> <p>The policy position for the City Plan is that the city's tallest buildings will continue to be located in Southport, Surfers Paradise and Broadbeach, enhancing the city's iconic skyline views and building towards our status as a world-class city.</p>	No	No	No
5.13.5	CP0041	Land use, neighbourhood character and amenity – General	Requests less high rise buildings.	No	Refer to response 5.13.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.13.6	CP0085	Land use, neighbourhood character and amenity – General	Concerned additional high-rises will block out more sun and create wind tunnels.	No	<p>The City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on focused infill areas with an emphasis on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>The policy position for the City Plan is that the city's tallest buildings will continue to be located in Southport, Surfers Paradise and Broadbeach, enhancing the city's iconic skyline views and building towards our status as a world-class city. Outside these areas, medium and high-rise buildings will be concentrated in mixed use centres and specialist centres to reinforce urban legibility, centre identity, sense of place and specific urban neighbourhoods.</p> <p>High-rise development will be restricted to nominated urban neighbourhoods and mixed use/specialist centres and need to satisfy the planning and design outcomes of the applicable codes in relation to scale, intensity and bulk and shadow impacts.</p> <p>Elements such as site coverage, building envelopes/footprints (heights, setbacks, building form and orientation) are detailed in relevant assessment criteria and will also need to be complied with as part of any future high rise development.</p> <p>The matter of wind tunnelling impacts will be reviewed for consideration as part of a future City Plan amendment.</p>	No	No	Yes
5.13.7	CP0085	Land use, neighbourhood character and amenity – General	Concerned developing, building and concreting will contribute to City losing its holiday feel and drive tourists away.	No	<p>The Strategic framework articulates the future vision through strategic outcomes (including increasing attraction to the tourist sector/industry).</p> <p>Well-designed buildings and places will continue to reinforce local identity and a sense of place that is attractive, functional, safe and accessible.</p> <p>The City Plan has a strong desire to see the City continue to mature into a world-class city that is prosperous, connected and liveable.</p>	No	No	No
5.13.8	CP0086	Land use, neighbourhood character and amenity – General	Requests high-rise apartments are not built south of Broadbeach as these areas should be for families.	No	Refer to response 5.13.1	No	No	No
5.13.9	CP0105; CP0106	Land use, neighbourhood character and amenity – General	Concerned the envisaged uses in the 2003 scheme equivalent of Fringe business precinct are not self assessable unless contained within an existing building. This is additional 'red tape.'	No	<p>A review of the Tables of assessment for the Fringe business precinct has been undertaken.</p> <p>The City Plan promotes the Fringe business precinct as consisting of mainly of high quality showrooms, bulk retailing, service and low-impact industry uses and outdoor sales yards that are easily accessible by a wide catchment of consumers.</p> <p>The levels of assessment for uses within the Fringe business precinct of the Mixed use zone support the Strategic framework.</p>	No	No	No
5.13.10	CP0127	Land use, neighbourhood character and amenity – General	Concerned all buildings can be high rises.	No	Refer to response 5.13.1	No	No	No
5.13.11	CP0446	Land use, neighbourhood character and amenity – General	Concerned with an increase to the levels of assessment for Material Change Use applications in the Mixed use (Fringe business precinct). This will hinder development by imposing significant red tape.	No	Refer to response 5.13.9	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.13.12	CP0446	Land use, neighbourhood character and amenity – General	Support given to the Mixed Use zone and the Fringe Business precinct designations under the draft City Plan.	No	Support noted.	No	No	No
5.13.13	CP0480	Land use, neighbourhood character and amenity – General	Objects to further residential development of Rural/Rural residential zoned land. Such development will change the uniqueness of the Hinterland and impact on flora and fauna.	No	Table 5.6.1 Reconfiguring a lot lists the minimum lot size requirements for subdivision within the City. The minimum lot size in Rural and Rural residential zoned reflects the low intensity and low-rise nature of these areas to ensure they are not expanded. Furthermore, the Landscape and environment precinct of the Rural and Rural residential zones, are areas which retain and enhance the City's important environmental features such as biodiversity and landscape character.	No	No	No
5.13.14	CP0491	Land use, neighbourhood character and amenity – General	Concerned the prevalence of high rise buildings along our foreshore and the continuation of development of these buildings is highly undesirable with the exception of the Surfers Paradise area.	No	Refer to response 5.13.1	No	No	No
5.13.15	CP0517	Land use, neighbourhood character and amenity – General	Concerned a drafting error exists in the Tables of Assessment as Child care centre code is listed as applicable in the assessment criteria for Health care services.	No	Accepted. Reference to the Child care centre code has been removed from the assessment criteria for Health care services in Table 5.5.1 – Low density residential zone.	Yes	No	No
5.13.16	CP0517	Land use, neighbourhood character and amenity – General	Concerned the following listed land uses- Veterinary Services, Community Care Centre, Community Use, Education Establishment, Emergency Services, Place of Worship, Rooming Accommodation, Multiple Dwelling, Tourism and Entertainment Activities (Bar), Transport and Infrastructure activities are not compatible with the Low density residential zone. There are more appropriate zones for such uses to be accommodated where residential amenity is not top priority.	No	The Strategic framework, together with the purpose and overall outcomes of the Low density residential zone code, establish a robust framework for managing inappropriate land uses in the Low density residential zone. A majority of the land uses listed require Impact assessment (in some cases particular limitations apply in the Table of assessment). To meet the Strategic framework, other commercial uses will only be accepted where establishing as part of a Neighbourhood centre. Any development application will have to demonstrate, amongst other things, that the proposal can maintain the reasonable amenity expectations of nearby residents, having regard to local character, built form and residential amenity in terms of noise, parking and other associated trading impacts.	No	No	No
5.13.17	CP0541	Land use, neighbourhood character and amenity – General	Concerned with the broad nature of the sensitive land use definition combined with the 250 metre sensitive land use separation trigger which has the potential to limit continued development of the Waterfront and marine industry zone.	No	The administrative definition of 'sensitive land use' in City Plan is consistent with State Planning Policy (SPP) definition. The separation distances currently in the City Plan reflect the State Planning Policy that was in effect at the time of drafting the new City Plan. Council is currently undertaking a further study to determine the most appropriate separation distances between industrial zones and sensitive uses. This study will inform a future City Plan amendment. In the interim, provisions contained within the City Plan are to be retained to control the development interface where industrial zoned land is within a certain distance of sensitive land uses (being consistent with the separation distances previously provided by the State Government).	No	No	Yes
5.13.18	CP0621; CP0623; CP0622	Land use, neighbourhood character and amenity – General	Requests Council has more separation distances between conflicting land use activities such as environment, residents and industry.	Yes	The separation distances currently in the City Plan reflect the State Planning Policy that was in effect at the time of drafting the new City Plan. Council is currently undertaking a further study to determine the most appropriate separation distances between industrial zones and sensitive uses. This study will inform a future City Plan amendment. In the interim, provisions contained within the City Plan are to be retained to control the development interface where industrial zoned land is within a certain distance of sensitive land uses (being consistent with the separation distances previously provided by the State Government).	No	No	Yes

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5.13.19	CP0741	Land use, neighbourhood character and amenity – General	Requests the reference to the non-mandatory part of Queensland Development Code in the Driveways and vehicular crossing code be removed. Concerned the requirement for an Engineer to certify a driveway designed to the Disabled Discrimination Act is impractical and very unlikely to actually occur.	No	<p>The City Plan provides for a transition to conformity across Local government areas with the adoption of the QDC NMP1.1. for limited residential uses (Class 1a buildings - dwelling houses, dual occupations and multiple dwellings i.e. townhouses).</p> <p>City Plan Policy 6.9 specifies the technical specifications for driveway design to meet the Driveways and vehicle crossing code.</p> <p>Certification is required only in those circumstances where 'particularly restrictive physical conditions exist' and compliance is to be demonstrated with the QDC or AS/NZS 2890.1:2004.</p> <p>There is a statutory obligation to address and satisfy the provisions of the <i>Disability Discrimination Act 2005</i> (DDA) where applicable to the proposed use.</p>	No	No	No
5.13.20	CP0741; CP1162	Land use, neighbourhood character and amenity – General	Concerned minor building work is only exempt in a limited number of cases which will create an increase in minor planning applications unless the scope is increased.	No	Refer to response 5.13.3	No	No	No
5.13.21	CP0823	Land use, neighbourhood character and amenity – General	Requests the Open space zone code include urban greenspace areas such as roof top gardens, green walls, pocket park, vegetated traffic islands and road reserves to be treated as a separate category. Requests encouragement of more urban greenspace opportunities such as roof top gardens and green walls wherever possible when assessing development proposals.	No	<p>The City Plan does not currently preclude the development of innovative urban greenspace opportunities. It allows for a performance-based approach to meet the private and communal open space needs for future residents.</p> <p>A Performance Solution can be provided where private open space and communal open space provision does not comply with the relevant Acceptable Outcome.</p>	No	No	No
5.13.22	CP0824	Land use, neighbourhood character and amenity – General	Requests inclusionary zoning for certain large scale developments with conditioning to provide for affordable housing or alternatively incorporating a reward based incentive program into the City Plan. Recommend to include additional requirement in the Multiple accommodation development code to address inclusionary zoning.	No	<p>The requirements of the Social and health impact assessment code and City Plan policy include a number of 'mitigation measures' that apply to large developments that may have social and health impacts, including retention or provision of affordable housing and inclusions of accessible or adaptable housing.</p> <p>The City Plan envisages that affordable living opportunities (comprising the initial and ongoing costs of housing including transport and maintenance) and will be planned for by:</p> <ul style="list-style-type: none"> (a) increasing housing choice across the city; (b) ensuring housing is appropriate to the context of the place, whether urban, suburban or rural; and (c) tailoring the city's shape, transport systems, employment lands, community facilities, neighbourhoods and homes to attain affordable lifestyles over the long term. 	No	No	No
5.13.23	CP0874	Land use, neighbourhood character and amenity – General	Concerned the City Plan does not adequately clarify exactly what heights and building foot prints would be allowable in each zone.	No	<p>The City Plan clearly identifies building height, site cover, setbacks, building form and orientation in applicable codes and overlay maps.</p> <p>Building height is found on the Building height overlay map or in the zone code.</p> <p>Setbacks and site cover are also found in the zone codes.</p>	No	No	No
5.13.24	CP0944	Land use, neighbourhood character and amenity – General	Requests the City Plan be revised to allow a zero setback for industrial zoned lots when the abutting open space is a drainage reserve.	No	<p>The request would be difficult to codify, given that many drainage reserves have a shared function.</p> <p>Acceptable Outcome AO6.2 of the Industrial design code provides for a 10 metre landscape buffer where an industrial development site adjoins a non-industrial zoned lot. This allows for visual screening of the site and physical buffering to non-industrial zones land. However, this is an Acceptable Outcome only and reduced setbacks can be sought by demonstrating compliance with the associated Performance Outcome.</p>	No	No	No

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5.13.25	CP0985	Land use, neighbourhood character and amenity – General	Requests 'sensitive use' referenced in the table of assessment for the Extractive resources overlay and any other part of the plan should be referenced as 'sensitive land use' as per the administrative definition.	No	Accepted. 'Sensitive use' has been replaced with 'sensitive land use'.	Yes	No	No
5.13.26	CP1164	Land use, neighbourhood character and amenity – General	Requests separation distances to Seqwater infrastructure (attached to submission) be used as a level of assessment trigger to protect infrastructure from encroachment of sensitive land uses activities.	Yes	Council has met the state interest obligations required by Ministerial condition 17 and have undertaken the necessary changes to the City Plan including the provision of the 'community infrastructure buffer' over additional SEQ Water assets. The associated Overlay table of assessment elevates sensitive land uses to Code assessment in consideration of ensuring the optimal operation of existing and planned community infrastructure.	Yes	Yes	No
5.13.27	CP1201	Land use, neighbourhood character and amenity – General	Requests broadening the list of acceptable land uses in the Limited development (Constrained land) zone to include community activities, business activities, recreational and environmental activities, residential activities, tourism and infrastructure activities groups appropriate to the character of the locality.	No	<p>The levels of assessment for particular uses have been determined having regard to the purpose and overall outcomes of the Limited development (constrained land) zone. This zone identifies land known to be significantly affected by one or more development constraints (including flooding). These constraints limit the ability of the land to be fully developed.</p> <p>It is not considered any of the requested changes advance the purpose for this zone/site, as the land use intent is to include limited opportunities for low-medium intensity, low-medium rise and tourism-related activities in the least flood affected and environmentally sensitive areas.</p>	No	No	No
5.13.28	CP1206	Land use, neighbourhood character and amenity – General	<p>Requests amendment to the Innovation zone table of assessment: Warehouse use - should be included as Exempt Development when establishing in an existing building and Code Assessable when involving new premises.</p> <p>Veterinary Services – should be included as Exempt Development when establishing in an existing building and Code Assessable when involving new premises.</p> <p>Transport Depot – should be included as a Code Assessable use.</p> <p>Showroom – the GFA limitation of 300m² should be increased to 400m² as 300m² is considered too small and 400m² is the GFA used consistently in other parts of the draft scheme.</p>	No	<p>The levels of assessment for particular uses have been determined having regard to the purpose and overall outcomes of the Innovation zone. This is to accommodate innovative and creative activities; newly emerging activities not readily accommodated elsewhere in the City and to promote knowledge creation and entrepreneurial activities.</p> <p>It is not considered that any of the requested changes advance the current consistency between the levels of assessment and the Innovation zone's purpose.</p> <p>Veterinary services allows for short-term accommodation of the animals on the premises. As such, there may be acoustic impacts associated with the use that should be considered through Code assessment.</p> <p>Given the purpose of this zone, the land use Transport depot is impact assessable to ensure a merit based assessment against the City Plan.</p> <p>The GFA restriction for showrooms (self-assessment) is consistent with that applied for other zones e.g. Centre zone.</p>	No	No	No
5.13.29	CP1219	Land use, neighbourhood character and amenity – General	Concerned there is insufficient zoned land to cater for Aldi's needs across the City. Aldi is wishing to provide additional stores across the Gold Coast, in particular Aldi is targeting new stores in Currumbin, Palm Beach, Ormeau and Pacific Pines.	No	<p>Centre zoned land is provided throughout the City. Additionally, the City Plan addresses the planning issue of in and out-of-centre development. There is sufficient zoned land to cater for grocery retailing in the City, where appropriately located.</p> <p>The City Plan policy position is that 'shops' over 1500m² are to be located within Centre zoned areas. 'Shops' up to 1500m² can be provided within the Neighbourhood centre zone. Smaller shops (e.g. Up to 150m² or 400m²) are facilitated in a number of zones.</p> <p>Out-of-centre proposals will be assessed against their merits on a site-by-site basis.</p> <p>Of note, the Employment Lands Planning Study endorsed as part of a future amendment, will investigate whether there is an additional need for employment land within the City, including the areas identified.</p>	No	No	No

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5.13.30	CP1378	Land use, neighbourhood character and amenity – General	Concerned the Gold Coast is relying on a casino to achieve economic prosperity - need to think of a more inspiring way to generate economic growth in Gold Coast than to build another casino complex.	No	<p>The City Plan is strategically aligned with the City's Economic Development Strategy 2013-2023 and establishes a land use planning platform to facilitate economic opportunities identified.</p> <p>The Economic Development Strategy 2013-2023 identifies 18 signature projects and over 60 key actions where a casino is not included. The strength of the City of Gold Coast's local economy lies in its diversity and potential to focus growth on key sectors to drive a creation of new jobs, growing emerging industries and building business and investor confidence.</p> <p>The City Plan does note that casinos may be included in the city's central business district, Broadbeach centre and Surfers Paradise centre.</p>	No	No	No
5.13.31	CP1385	Land use, neighbourhood character and amenity – General	Concerned the creation of village nodes as an urban classification has allowed inappropriate housing developments at odds with Springbrook's World Heritage Area. Concerned private certifiers are ticking off inappropriate housing developments and houses being made of shipping containers.	No	<p>The village areas of Springbrook area are located the Township zone. Contained in the Township zone are a number of provisions relating to design and appearance which seek to ensure development does not compromise the areas character or other important features. The City Plan is not responsible for regulating private certifiers or building standards.</p>	No	No	No
5.13.32	CP1385	Land use, neighbourhood character and amenity – General	Requests signage, fencing and colours be discreet and in keeping with Springbrook's World Heritage Area.	No	<p>The village areas Springbrook area are located in the Township zone. Contained in the Township zone are design and appearance provisions, including ensuring colours used are complementary to those of nearby buildings.</p> <p>The City Plan is not responsible for the regulation of fencing or signage (which is addressed by the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> and a local law, respectively).</p>	No	No	No
5.13.33	CP1409	Land use, neighbourhood character and amenity – General	Concerned the City is starting to look like a concrete jungle.	No	<p>City Plan's Strategic framework articulates the future vision for the city through its strategic outcomes. The framework will manage and control future development to achieve these outcomes (including development intensity, form and aesthetic appeal).</p> <p>Well-designed buildings and places will continue to reinforce local identity and a sense of place that is attractive, functional, safe and accessible.</p> <p>The strong desire to see the City of Gold Coast continue to mature into a world-class city that is prosperous, connected and liveable is facilitated by the City Plan.</p>	No	No	No
5.13.34	CP1409	Land use, neighbourhood character and amenity – General	Objects to development on 'brown areas' and requests Council save 'green areas'.	No	<p>The City Plan takes a balanced approach to a compact urban form, anticipating that 2/3 of this growth will occur in infill sites, with the remainder in broadhectare areas, predominantly in nominated new Emerging communities.</p>	No	No	No
5.13.35	CP1462	Land use, neighbourhood character and amenity – General	Requests the City retain both suburban and acreage estates, particularly within Willow Vale.	No	<p>The zoning of the Willow Vale area are consistent with Council's policy position and have not changed from the 2003 planning scheme.</p> <p>Willow Vale is primarily located outside of the 'Designated Urban Area' of the City Plan. The City Plan seeks to protect non-urban areas from inappropriate development, support small-scale opportunities for diversification where consistent with this protection and avoid sprawl outside of urban areas.</p>	No	No	No
5.13.36	CP1468	Land use, neighbourhood character and amenity – General	Concerned the Gold Coast Highway between Broadbeach and Nobbys Beach is being underutilised. Requests the area is used for mixed use development.	No	<p>The City's urban structure as articulated by the Strategic framework, reinforces urban legibility, centre identity, sense of place and specific urban neighbourhoods.</p> <p>The clear transition from Broadbeach south is represented by the Coastal transects (Figures 4 and 5b of the Strategic framework) and provides a contrasting development form between the higher intensity of Surfers–Broadbeach and the Miami–Burleigh Heads coastal strips (predominantly zoned High density residential).</p> <p>A Mixed use zone is limited to highway frontage land south of Broadbeach, consistent with current land use patterns and a wide range of land use types</p>	No	No	No

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					<p>including (but not limited to) retail, commercial, food outlets and tourist accommodation. A height limit of 24m facilitates constructive redevelopment opportunities in this location.</p> <p>Opportunity for redevelopment is afforded through the Medium density residential zone at a scale and intensity consistent with the purpose and overall outcomes of the zone.</p> <p>Any further extension of the Mixed Use zone along the Gold Coast Highway to the south is contingent on the findings of the Urban Neighbourhoods and Transit Corridors Investigation which intends to provide an evidence-based and comprehensive growth/planning framework for targeted urban renewal and transformation areas.</p>			
5.13.37	CP1468	Land use, neighbourhood character and amenity – General	Supports further casino development on the Gold Coast, both an extension of Jupiter's and a new casino on the Spit.	Yes	Support noted.	No	No	No
5.13.38	CP2136	Land use, neighbourhood character and amenity – General	Requests Council give consideration to maintaining the current planning scheme land uses.	No	<p>The suite of definitions included in the City Plan is provided by the <i>Queensland Planning Provisions (QPP)</i>, which are mandated by the <i>Sustainable Planning Act 2009 (SPA)</i>. Council is required to include these to meet the State legislative requirements.</p> <p>The function of a major planning scheme review is to undertake a contemporary review of the current plan; reflect current legislation, policy direction and contemporary studies; deliver the city's vision endorsed by the community and reflect new advances in design and technology developments, etc.</p>	No	No	No
5.13.39	CP2238	Land use, neighbourhood character and amenity – General	Concerned the restricting of residential and commercial land supply in a highly uncertain environment, dependent on the decision of a few large land owners, is not good for public interest.	No	<p>The City Plan zoning and density designations accommodate the City's projected growth to 2031 and beyond.</p> <p>Consistent with Council's strong commitment to a compact urban form, the new City Plan anticipates that two-thirds of this growth will occur in infill sites with the remainder in broadhectare areas. This will achieve an orderly and economically efficient settlement pattern and ensure our existing non-urban areas, places like the hinterland ranges and foothills, are protected.</p> <p>Partially, this broadhectare growth will be accommodated in a number of 'new communities' identified through use of an Emerging community zone e.g. in parts of Coomera, Pimpama, Ormeau, Maudsland and Reedy Creek.</p>	No	No	No
5.13.40	CP2238	Land use, neighbourhood character and amenity – General	Objects to the inter-urban break of the northern Gold Coast. The Gold Coast inter-urban break is barely perceived by users of the Pacific Motorway and does not have the same level of community support as the Sunshine Coast inter-urban break.	Yes	<p>A key consideration with regard to the City's preferred settlement pattern and urban area mapping is the retention of the '<i>Inter-Urban Break</i>', which provides a green break between the urban corridor from Brisbane City and the northern suburbs of the Gold Coast, and incorporates a significant hinterland to coast critical corridor. The inter-urban break is also identified in the <i>South East Queensland Regional Plan 2009-2031</i>.</p> <p>The corridor is also identified as being a bio-regional corridor and as being a significant natural landscape feature.</p> <p>Council has sought to strengthen the biodiversity values of the inter-urban break through the adoption of the Gold Coast Nature Conservation Strategy 2009-2019. This is supported by the southern Moreton Bay to Wongawallen Critical Corridor Report which forms part of the new City Plan.</p> <p>The width of the inter-urban break between two waterways and as identified on the Strategic framework map 2, is a constructive approach to linking the broader greenspace areas to the east (between Redlands and Northern Gold Coast) and south west (between Logan and Brisbane.) It is important to retain this inter-urban break.</p>	No	No	No

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5.13.41	CP2260	Land use, neighbourhood character and amenity – General	Concerned there is more medium density development in poorly serviced areas (northern suburbs) than in well established, well serviced areas (Inner city areas) which is a fundamental error in planning.	No	<p>Part 3.2.2 describes the city shape and urban transformation. The city's shape (or settlement pattern) is made up of urban a number of different urban and non-urban areas.</p> <p>In line with this settlement pattern, Medium density residential zoned land is identified as an 'urban neighbourhood'.</p> <p>In Part 3.3.2.1 (3) – Urban neighbourhoods, it is recognised that certain locations not within or near high frequency public transport corridors reflect long-term locations of medium and high intensity development and have the potential for increased public transport services.</p> <p>As such, these areas will remain in the Medium density residential zone to maintain the current and future development expectations.</p>	No	No	No
5.13.42	CP2260	Land use, neighbourhood character and amenity – General	Requests a provision in the Low impact industry zone code to allow housing, cultural and retail uses into the mix albeit at a small scale, in particular areas with potential for regeneration e.g. Miami, Burleigh Heads, Mermaid Beach, Palm Beach, Bundall and Southport.	No	<p>The purpose of the Low impact industry zone is to provide for service and low impact industry uses.</p> <p>This zone also serves another purpose, by acting as a buffer to Medium and High impact industry zones.</p> <p>Residential, cultural and retail uses are not envisaged in this zone. Proposals for these types of uses require a merit based assessment through an Impact assessable development application.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment for and/or zones at that time.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p>	No	No	No
5.13.43	CP2260	Land use, neighbourhood character and amenity – General	Requests areas zoned Medium density residential should be adjacent to main public transport routes.	No	Refer to response 5.13.41	No	No	No
5.13.44	CP2260	Land use, neighbourhood character and amenity – General	Requests greater clarification across the City Plan with respect to land uses. Within the Centre zone code, greater emphasis should be attributed to local business owners and local products and produce. This issue can be dealt with as reduced infrastructure charges or increased bonus provisions. There is potential to link this to the production areas such as the rural zone or potential urban agriculture.	No	<p>The City Plan provides certainty of desired land uses for the Centre zone through both the Table of assessment and the purpose and overall outcomes of the code.</p> <p>The matter of promoting local business, products and produce is not something regulated by the City Plan.</p>	No	No	No
5.13.45	CP2260	Land use, neighbourhood character and amenity – General	Requests Medium density residential zone code uses are clarified. Permitted uses should be required to be consistent with surrounding built form and encouraged to be located at ground level. The submission states that if carwashes, service stations and the like are acceptable they should be dense models of such to ensure greater consistency with respect to the built form.	No	<p>The City Plan provides certainty of desired land uses for the Medium density residential zone code through both the Table of assessment and the purpose and overall outcomes of the code.</p> <p>As part of the drafting of the City Plan, careful consideration has been given to what the desired land uses, built form and character outcomes are for each zone and appropriate development criteria to achieve these outcomes.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.13.46	CP2260	Land use, neighbourhood character and amenity – General	Requests the creation of a coastal character code and expansion of the Heritage overlay code. These codes would encourage adaptive reuse of existing buildings with character. Requests the scope of the Heritage Code to include provisions for buildings of significant character.	No	There are currently sufficient provisions within the City Plan, which seek to protect the coastal character of the various centres and neighbourhood areas within the City. It is also considered that there are sufficient provisions within the City Plan, to address heritage matters and values. Part 3.8.4.1 (2) of the Strategic framework supports the reuse of places of cultural heritage value where it is considered appropriate and the potential impacts can be managed to an acceptable level.	No	No	No
5.13.47	CP2260	Land use, neighbourhood character and amenity – General	Requests the creation of a pilot project code to encourage small to large scale pilot projects.	No	The City Plan provides sufficient flexibility within the various zones, use and other development codes, to guide the development and assessment of projects of this nature.	No	No	No
5.13.48	CP2260	Land use, neighbourhood character and amenity – General	Requests the High density residential zone be adjacent to main public transport routes.	No	Refer to response 5.13.41	No	No	No
5.13.49	CP2260	Land use, neighbourhood character and amenity – General	Supports the preservation of natural landscape and waterway corridors. Requests encouragement of low impact activities and ancillary uses within these areas.	No	Support noted.	No	No	No
5.13.50	CP2260	Land use, neighbourhood character and amenity – General	Supports the Ridges and significant hills protection overlay code. Requests the code applies to Kirra Hill, Greenmount, North and South Nobby.	No	Support for the code is noted. At this time, Council has not considered extending the application of the overlay to include other areas. However, future studies may further inform the application of the code.	No	No	No
5.13.51	CP2680	Land use, neighbourhood character and amenity – General	Concerned with extending/allowing high rise development in the southern Gold Coast.	No	Refer to response 5.13.1	No	No	No
5.13.52	CP2682	Land use, neighbourhood character and amenity – General	Objects to high rise.	No	Refer to response 5.13.1	No	No	No
5.13.53	CP1300	Land use, neighbourhood character and amenity – General	Requests Strategic outcome 3.5.1 (9) be amended to be clear about Council's intent to ensure the prudent use of non-renewable natural resources.	No	Element 3.5.5 – Natural Resources of the Strategic framework provides additional specific outcomes on the prudent use of renewable and non-renewable natural resources. These uses only occur where it supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be ameliorated to an acceptable level. No change has been made to the City Plan.	No	No	No
5.13.54	CP0848	Land use, neighbourhood character and amenity – General	Requests a new sub-point under 3.3.4.1, Item 5 to read (e) foster and protect the amenity, character, privacy and utility of adjacent non-urban areas, especially those designated for protection of environment and landscape values.	No	The City Plan seeks to balance a range of competing objectives. This is clearly reflected in the Strategic framework which identifies six city shaping themes that play an important role in shaping future growth and managing change across the city. The provisions of the Strategic framework state that although each theme has its own section, the framework is to be read in its entirety as the policy direction for the new City Plan. Section 3.7.1 – Living With Nature provides strategic outcomes to ensure non-urban land is protected to maintain the extent and diversity of the City's natural and productive rural landscapes and define a hard edge to the City's urban areas. No changes to the City Plan have been made.	No	No	No

Section 5.14: Overlays

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.14.1	CP0614	Overlays	Requests Council provide confirmation of the method that was utilised in determining the extent of buffers depicted on the Sensitive use separation overlay map and whether these buffers have been determined in accordance with the requirements of the SPP. This issue is raised in relation to the application of Sensitive use separation overlay mapping applying over existing KRA areas.	Yes	<p>The purpose of the Sensitive use separation overlay is to ensure Sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned community infrastructure, agricultural land or high impact industry. This overlay will not affect extractive industry operations which are not defined as sensitive land uses.</p> <p>At the time the City Plan was submitted for review of State interests the current State Planning Policy 2014 (SPP) and guidelines were not in effect. Regardless, the SPP and guidelines do not provide default separation distances and require each local government to determine what is suitable.</p> <p>The City Plan Industry protection buffers are derived from default separation distances provided in the guideline for the relevant state planning policy at the time (<i>State Planning Policy 5/10 Air, Noise and Hazardous Materials</i>).</p> <p>Community infrastructure (wastewater treatment plants, landfill, motorsport facilities) protection buffers are derived from Council subject matter experts with regard to State environmental licencing requirements.</p> <p>The Agriculture land buffer is derived from the default separation distance (for night time noise mitigation) in 'Planning Guidelines: Separating Agricultural and Residential Land Uses' (Queensland Government Department of Natural Resources, August 1997). The application of the Sensitive use separation overlay code has been amended to restrict application of the Agriculture land buffer to the Emerging community zone only.</p> <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>	No	No	No
5.14.2	CP1822	Overlays	Requests the Light rail urban renewal area overlay map includes more areas - especially west of rail line. Consider residential detached dwelling areas in Broadbeach Waters etc.	No	As part of a future amendment to the City Plan, Council will undertake the Urban Neighbourhoods and Transit Corridors Investigation which intends to provide an evidence- based and comprehensive growth/planning framework for targeted urban renewal and transformation areas. The study area will be determined as part of the investigation and may result in more areas being included in the Light rail urban renewal area.	No	No	Yes

Section 5.15: Quarries / KRA's – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.15.1	CP0135	Quarries / KRA's – General	Requests no to the Boral Quarry.	No	Any current development applications for extractive industry are subject to a legislated assessment process whereby the merits of the proposal are considered. The City Plan does not dictate the outcome of any existing development applications or appeals. Any further intensification of quarry operations, beyond that provided for under any existing development approval will require an impact assessable development application.	No	No	No
5.15.2	CP0141	Quarries / KRA's – General	Objects to properties at The Plateau having access cut off due to the location of the 'resource and processing area' on the Extractive resources overlay map.	Yes	The Extractive resource overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The identification of an area within the resource and processing area of this overlay does not dictate that extractive resource operations should be located there, only that the resource exists in this location and should be protected. The overlay does not alter or remove any existing transport or access routes used by residential properties at The Plateau, Ormeau hills.	No	No	No
5.15.3	CP0141	Quarries / KRA's – General	Objects to zoning and Extractive resources overlay mapping conflicts. These conflicts expose residents to future conflicts over the true meaning and consequential development in our area. The City Plan should provide certainty to all parties.	No	The Extractive resources overlay and the Extractive resource zone serve different purposes. The Extractive resource overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The separation area of the overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts. Specific buffer requirements for quarrying are determined during the development assessment process. Zoning maps reflect the current or intended use for areas. The Extractive industry zone reflects where commitments have been made to extract resources on that lot.	No	No	No
5.15.4	CP0192	Quarries / KRA's – General	Objects to quarry and any expansion.	No	Any current development applications for extractive industry are subject to a development assessment process whereby the merits of the proposal are considered. The City Plan does not dictate the outcome of any existing development applications or appeals. Any further intensification of quarry operations, beyond that provided for under any existing development approval will require an impact assessable development application.	No	No	No
5.15.5	CP0269	Quarries / KRA's – General	Objects to Boral quarry.	No	Any current development applications for extractive industry are subject to a development assessment process whereby the merits of the proposal are considered. The City Plan does not dictate the outcome of any existing development applications or appeals.	No	No	No
5.15.6	CP0536	Quarries / KRA's – General	Concerned quarries are not adhering to regulations and negatively impacting on the surrounding community.	No	Any further intensification of quarry operations, beyond that provided for under any existing development approval will require an impact assessable development application. The application will be assessed on its merits as per the requirements of the <i>Sustainable Planning Act 2009</i> . A development application for an extractive industry in committed resource areas is required to demonstrate compliance with Strategic framework section 3.5.5.1(8), which states that extraction and haulage of the resource must protect environmental values on the land as far as practicable, prevent significant impacts on nearby sensitive uses and must not scar vegetated ridgelines and elevated land when viewed from outside the resource area. The Extractive industry zone code, Extractive industry use code and Extractive resource overlay code include provisions regarding the protection of residential amenity and environmental values.	No	No	No

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5.15.7	CP0542	Quarries / KRA's – General	Requests quarries adhere to strict regulations to mitigate any negative impact on the surrounding community.	No	Refer to response 5.15.6	No	No	No
5.15.8	CP0572; CP0573	Quarries / KRA's – General	Concerned with the vague definitions given for quarry, buffer, rural and conservation zone, plus requirements for quarry start times. Requests terms be clearer and buffer zones be retained.	No	<p>The use and administrative definitions within Schedule 1 of the City Plan are generally standard definitions used in planning schemes in Queensland. The purpose of each zone is communicated through 'purpose' statements at the beginning of each zone code. Recommended operational hours for extractive resource activities are contained within the Extractive industry code. These operational hours do not vary the approved operational hours for any existing quarries.</p> <p>The City Plan includes provisions requiring that any new extractive resource operations include buffer areas to appropriately mitigate impacts upon nearby sensitive land uses, which are determined through the development assessment process.</p>	No	No	No
5.15.9	CP0588; CP0589	Quarries / KRA's – General	Objects to Holcim Quarry Operations requests to change the existing Planning Scheme on Lot 7 RP815163, Lot 69 RP802362 and Lot 58 W31548 for extractive and industrial rights on these lots.	No	Any current development applications for extractive industry are subject to a legislated assessment process whereby the merits of the proposal are considered. The City Plan does not dictate the outcome of any current development applications or appeals.	No	No	No
5.15.10	CP0614	Quarries / KRA's – General	Concerned Boral quarry sites affected by the Sensitive use separation overlay mapping does not consider existing KRA areas, the fact that sensitive land uses cannot be developed within the KRA area (or Extractive industry zone) and the onus should be on an applicant to demonstrate that development is designed to mitigate impacts of surrounding uses.	Yes	The Sensitive use separation area overlay is not considered to conflict with KRA designations under the State Planning Policy or the Extractive resource overlay. Uses and activities typically associated with resource extraction are not 'sensitive land uses' and will therefore not be affected by the provisions of the Sensitive use separation area code.	No	No	No
5.15.11	CP0614	Quarries / KRA's – General	Requests all references to 'Committed Resource Area' and 'Non-Committed Resource Area' are deleted and replaced with the term 'Extractive Resource Area'. Requests the terms 'Committed Resource Area' and 'Non-Committed Resource Area' to be included within Schedule 1 – Definitions. Requests these amendments are made to the relevant Strategic framework mapping as well as the Specific outcomes associated with the Natural Resources designation of the Strategic framework.	Yes	<p>The use of 'Committed Resource Area' and 'Non-Committed Resource Area' does not conflict with the purpose of the State Planning Policy as it relates to KRAs. Committed areas identify where extractive resource operations have been approved and extraction has been committed to. Non-Committed areas identify locations in KRA resource processing areas that are not currently the subject of an extractive resource approval and are not zoned as such.</p> <p>The Strategic framework identifies that Non-Committed areas may be the subject of extraction when it can be demonstrated that the use appropriately mitigates any potential impacts on residential, environmental and landscape amenity.</p>	No	No	No
5.15.12	CP0614	Quarries / KRA's – General	Requests Boral KRA areas (KRA69, KRA67, KRA70 and KRA96) are excluded from the Nature conservation - biodiversity areas overlay map, Nature conservation - priority species overlay map, Nature conservation - Vegetation management overlay map and the Nature conservation - Wetlands and watercourses overlay map. The inclusion of the overlay over the KRA areas prohibits the expansion of quarries.	Yes	<p>Parts of KRA69, KRA67, KRA70 and REA96 are appropriately included in the Nature conservation biodiversity areas overlay, Nature conservation priority species overlay and Nature conservation vegetation overlay. The inclusion of parts of the site within these overlays recognises that these parts of the site contain significant habitat and vegetation, and that the site is part of the wider habitat system.</p> <p>The Nature conservation code includes provisions relevant to resource operations and site rehabilitation. New or expanded extractive activities should consider these values. As such, no changes to this map will be made.</p> <p><i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i></p>	No	No	No
5.15.13	CP0614	Quarries / KRA's – General	Requests Extractive industry development code PO4 be amended to: Upon the cessation of Extractive industry activities within the West Burleigh KRA, future possible land uses for urban purposes are to be consistent with the surrounding urban land uses.	Yes	The inclusion of point (b) in PO4 of the Extractive industry zone code remains relevant. It is appropriate for the eventual urban re-use of the site to restore and protect the areas of environmental importance identified on the site (by the Environmental significance overlays). In particular, the site forms part of the Hinterland to Coast Critical Corridor. Protection of these areas will not prevent the re-use of the majority of site for urban purposes.	No	No	No

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5.15.14	CP0614	Quarries / KRA's – General	Requests Extractive industry zone level of assessment be amended. Requests Extractive industry be listed as code assessable in the Extractive industry zone. This is appropriate considering the land use is clearly acknowledged in the purpose and overall outcomes of the zone.	Yes	Extractive industry is consistent with the intentions of the Extractive industry zone. It is appropriate; however, that extractive industry uses be impact assessable in the zone, to allow public scrutiny of proposals and transparency in the decision-making process. Extractive industry, particularly in locations that are near sensitive land uses or have environmental value, is a land use that the community expects to be well-informed on.	No	No	No
5.15.15	CP0614	Quarries / KRA's – General	Requests Staplyton Quarry, Rossman Road, Staplyton (Lot 20 SP132860, Lot 135 RP109915) be included in the Industry and business area of Strategic framework map 2. Requests inclusion of the site in the General industry designation on Strategic framework focus area for economic activity map - map 5. Requests inclusion of the site as a future land fill site on Strategic framework strategic infrastructure sites and corridors map - map 7. Requests the site be included in the High impact industry zone. Requests removal of the resource area, separation area, transport route and 100m transport route separation area associated with KRA 69 from the Extractive resources overlay. Requests removal of the site from the Good Quality Agricultural Land Buffer and identify the site as a Community infrastructure - Future land fill site on the Sensitive use separation overlay map.	Yes	The requested alterations to the City Plan, for the future re-use of the site (KRA 69) are premature whilst quarrying activities are occurring on the site.	No	No	No
5.15.16	CP0614	Quarries / KRA's – General	Requests the CCAA Extractive Industry Model Codes are incorporated in full into the City Plan 2015. These Model Codes will replace the Extractive industry zone, Extractive resources overlay and Extractive industry use codes.	Yes	The CCAA model codes were considered in the drafting of the City Plan. The City Plan Extractive industry zone code, Extractive resources overlay code and Extractive industry use codes respond to the local circumstances of the Gold Coast and the site specific circumstances of particular KRAs.	No	No	No
5.15.17	CP0614	Quarries / KRA's – General	Requests the Extractive industry development code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Concerned AO4 applies a ridgeline buffer that restricts extractive reserves reducing the available material in the City. Requests the provision be amended which requires the applicant to demonstrate the resource can be extracted whilst considering amenity impacts.	Yes	Extractive industry development code AO4 is an acceptable outcome for the protection of visual character and amenity. Proponents may demonstrate compliance with the code by demonstrating a performance solution that achieves the PO4.	No	No	No
5.15.18	CP0614	Quarries / KRA's – General	Requests the Extractive industry development code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Concerned PO3 is an absolute statement and impractical in reality. Requests amendment to PO3 to include the statement 'Measures are implemented to reduce the visual impacts of quarries as they are viewed from roads and residential areas'.	Yes	Extractive industry development code PO3 is not considered overly prescriptive. It ensures that proponents either screen or locate development in visually unobtrusive locations. The alternative suggested wording for PO3 does not provide enough certainty to the community that significant and specific measures will be taken to mitigate impacts on amenity.	No	No	No
5.15.19	CP0614	Quarries / KRA's – General	Requests the Extractive industry development code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests PO6 be amended to reflect the various components of extractive industry operation by stating: Blasting operations are limited to 9:00am to 5:00pm, Monday to Friday; Extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm, Monday to Saturday; Maintenance of equipment and vehicles outside of normal operating hours is carried out so as not to cause nuisance at nearby sensitive land uses.	Yes	The operational hours contained in AO6.1 and AO6.2 is considered appropriate to assist in mitigating the impacts of extractive industry on sensitive land uses. Proponents may demonstrate compliance with the code by demonstrating a performance solution that achieves the PO6.	No	No	No
5.15.20	CP0614	Quarries / KRA's – General	Requests the Extractive industry development code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests PO7 be amended to detail that a quarry has road access that: is of a sufficient standard to carry traffic of the nature that the use would be likely to generate; does not compromise traffic safety in the area.	Yes	The requirement for extractive industry to use only the designated transport routes shown on the Extractive resource overlay map is reasonable, as these routes have been determined during the State-led KRA designation process. It is reasonable that extractive industry transport routes are limited to these routes.	No	No	No
5.15.21	CP0614	Quarries / KRA's – General	Requests the Extractive industry overlay code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Concern PO4 application of the 'Road Planning and Design Manual' is unclear. Requests Council confirm whether this document is referenced in the SPP in terms of the requirement not to increase traffic impacts.	Yes	The 'Road Planning and Design Manual' aims to ensure that all road projects in Queensland are built in accordance with an agreed set of standards that include considerations of local circumstances. Reference to this manual is to ensure that routes connecting with identified KRA transport routes are constructed to standards do not compromise the efficient and safe transport of resource material.	No	No	No

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5.15.22	CP0614	Quarries / KRA's – General	Requests the Extractive industry overlay code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests amendment to the code to allow regulation of development in KRA resource processing and separation areas.	Yes	The purpose statement, overall outcomes, performance outcome PO1 are considered to sufficiently regulate the type of development that takes place within the resource processing areas identified by the Extractive resource overlay code.	No	No	No
5.15.23	CP0614	Quarries / KRA's – General	Requests the Extractive industry overlay code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests PO1 be amended to rule out the potential for incompatible development to be established.	Yes	PO1 requires that development within the Resource processing area does not compromise the ability to extract the natural resource or introduce uses that are sensitive to the impacts of extractive industry are established. This is considered to appropriately protect the resource from incompatible development.	No	No	No
5.15.24	CP0614	Quarries / KRA's – General	Requests the Extractive industry overlay code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests PO3 be included in the Extractive industry development code, this is a more appropriate location.	Yes	PO3 of the Extractive industry overlay code is appropriately located. It is supported by Purpose statement (2) (d) and overall outcome (c) (ii). The Extractive industry overlay achieves a dual purpose of protecting the extractive resource and protecting sensitive land uses from the impacts of extraction. This does not conflict with the resource extraction component of the State Planning Policy.	No	No	No
5.15.25	CP0614	Quarries / KRA's – General	Requests the Extractive industry overlay code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests point 2(d) be amended to protect Extractive industry from encroachment by other land uses.	Yes	The Extractive industry overlay achieves a dual purpose of protecting the extractive resource and protecting sensitive land uses from the impacts of extraction. As such, point (2) (d) is appropriate. This does not conflict with the resource extraction component of the State Planning Policy.	No	No	No
5.15.26	CP0614	Quarries / KRA's – General	Requests the Extractive industry overlay table of assessment be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Concern with the level of Assessment for Extractive resource overlay code. It has not been drafted in accordance with the SPP in the context that quarries are to be protected from both sensitive land uses and commercial land uses. Requests appropriate amendments.	Yes	The Extractive resource overlay and code have the purpose of protecting Extractive industry zoned land, or land that is within a KRA, from encroachment of incompatible development. Sensitive land uses are subject to impact assessment when proposed on land in the Extractive resource overlay resource processing area or separation areas. The provisions within the overlay code appropriately ensure that development does not compromise the ability to extract natural resources in an efficient manner.	No	No	No
5.15.27	CP0614	Quarries / KRA's – General	Requests the Extractive industry zone code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests performance outcomes 1,2 and 3 be included in either the Extractive industry development code or the Extractive industry zone code. These codes are considered more appropriate.	Yes	The provisions in the Extractive industry zone code, Extractive resource overlay code and the Extractive industry use code are appropriately located and relate to the purpose and overall outcomes sought by the respective code.	No	No	No
5.15.28	CP0614	Quarries / KRA's – General	Requests the Extractive industry zone code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests PO2 be amended to remove the specified height limit, height should be based on impacts on the surrounding areas (from a visual amenity perspective).	Yes	The height limit identified in PO2 is considered appropriate for extractive resource activities. Should an alternative be proposed, the proponent may demonstrate that the overall outcomes of the code are satisfied.	No	No	No
5.15.29	CP0614	Quarries / KRA's – General	Requests the Extractive industry zone code be amended in the event that the CCAA Extractive Industry Model Code is not incorporated in the City Plan 2015. Requests the Purpose statement be amended to protect the viability of existing and future extractive industry from intrusion by incompatible development.	Yes	All extractive industry zoned land is also within the extractive resource overlay. The provisions of the Extractive resource overlay code, including the purpose, overall outcomes and performance outcomes, ensure that land identified as resource/processing area is protected from encroachment of incompatible development.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.15.30	CP0614	Quarries / KRA's – General	Requests West Burleigh Quarry, Bermuda Street, Burleigh Heads (Lot 1 RP167430, Lot 112 SP106901 and Lot 4 RP183125, KRA 70) be removed from the Sensitive use separation overlay map. Requests Lot 1 be included in the Low density residential zone. Requests site be removed from the Bushfire hazard overlay map.	Yes	<p>The inclusion of part of KRA70 within the Sensitive use separation overlay map does not affect the current operations of the quarry. The associated overlay code only applies to "sensitive uses". Sensitive uses do not include extractive industry activities and therefore will not impinge upon development on the site. It is appropriate for part of KRA70 to be included on the Bushfire hazard overlay map, as part of the site is heavily vegetated and the overlay communicates bushfire risk associated for these areas. The inclusion of KRA70 in the overlay does not affect the current operations of the quarry. Zoning Lot 1 within KRA70 for residential purposes prior to extractive operations ceasing in the KRA would be premature and could potentially allow the encroachment of sensitive uses adjacent to quarry land.</p> <p>A detailed planning investigation once quarrying operations have ceased on the adjoining site would be required to determine if the site was appropriate or required for residential development.</p> <p><i>Note: The Sensitive use separation overlay map is now known as the Industry, community infrastructure and agriculture land interface area overlay map.</i></p>	No	No	No
5.15.31	CP0614	Quarries / KRA's – General	Requests Yatala Quarry, Peachey Road, Yatala (Lot 1 RP813599, KRA 67) be excluded as a Hinterland Core Habitat from Strategic framework map 4. Requests quarry site be removed from the Bushfire hazard overlay map.	Yes	<p>Inclusion of the Yatala quarry (KRA67) in the Hinterland core habitat area of Strategic framework Map 4, does not impinge on its current operation as a quarry. The site is within the Extractive industry zone and the Extractive resource overlay, confirming that the current and intended use of the site is for extractive activities.</p> <p>The sites inclusion within the Core habitat area and Nature conservation overlay recognises the site's environmental habitat and biodiversity value. It is appropriate for part of the KRA to be included on the Bushfire hazard overlay map, as part of the site is heavily vegetated and the overlay communicates bushfire risk associated for these areas.</p> <p>The inclusion of the KRA in the overlay does not affect the current operations of the quarry.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
5.15.32	CP0621; CP0622; CP0623	Quarries / KRA's – General	Concerned with the requests by Holcim Quarry Operations for extractive industry and industrial rights over Lot 7 RP815163, Lot 69 RP802362 & Lot 58 W31548.	No	Any current development applications for extractive industry are subject to a development assessment process whereby the merits of the proposal are considered. The City Plan does not dictate the outcome of any current development applications or appeals.	No	No	No
5.15.33	CP1155	Quarries / KRA's – General	Requests Council include a map showing actual unbroken wildlife corridors beside quarries and rural/residential land holding and alternative fire escape routes for local residents using public roads, Darlington Ridge Road and Cliff Barrons Road.	No	<p>Land in the Extractive resource zone is also shown on the Nature conservation overlays to indicate areas of significant vegetation, habitat or biodiversity value.</p> <p>The use of these overlays and related code provisions ensures that future development protects or mitigates impacts upon these values. Habitat corridors are also protected by Strategic framework section 3.7.4.1. Information and mapping for existing bushfire escape routes is available from Council's Local Disaster Management Group and the Rural Fire Brigade. New fire escape routes or bushfire management trails are regulated in the Bushfire hazard overlay code. They are also designed and located through an approved Bushfire Management Plan which is resolved during the development assessment process.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

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5.15.34	CP1155	Quarries / KRA's – General	Requests the City Plan acknowledge the need for land within quarry owned property to be protected from further development, for example, areas with environmental value or areas which should be zoned conservation.	No	<p>Significant areas of land in the Extractive industry zone and the Extractive resource overlay are also shown on the Nature conservation overlays to indicate areas of significant vegetation, habitat or biodiversity value.</p> <p>The use of these overlays and related code provisions ensures that future development protects or mitigates impacts upon these values. Any further intensification of quarry operations, beyond that provided for under any existing development approval, will require an impact assessable development application.</p> <p><i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / maps.</i></p>	No	No	No
5.15.35	CP1217	Quarries / KRA's – General	Concerned the application of the Nature Conservation - Biodiversity Area Overlay Mapping and the Nature conservation overlay code to land identified as KRA's will result in significant additional costs and delay the ability to extract in these areas. Requests all KRAs are excluded from the Nature conservation overlay code mapping. Requests amendment to the Nature conservation overlay code and Environmental Offsets Policy to state the provisions do not apply to 'committed development' in the form of existing valid development approvals .	Yes	<p>Some areas within identified KRAs are appropriately included in the Nature conservation biodiversity areas overlay, Nature conservation priority species overlay and Nature conservation vegetation overlay.</p> <p>The inclusion on the overlays recognises that these parts of the site contain significant habitat and vegetation, and that the site is part of the wider habitat system.</p> <p>The Nature conservation overlay code includes provisions relevant to resource operations and site rehabilitation. New or expanded extractive activities should consider these values.</p> <p><i>Note: The Nature conservation overlay code is now known as the Environmental significance overlay code.</i></p>	No	No	No
5.15.36	CP1217	Quarries / KRA's – General	Concerned the Strategic framework casts doubt about future extractive industry use of land identified by the State as Key Resource Areas by identifying some areas as 'Non-Committed Resource Areas'. Requests all references to terms 'Committed Resource Areas' and 'Non-Committed Resource Areas' be deleted and replaced with 'Extractive Resource Area' and that related Specific Outcome and subsequent note be deleted (3.5.5.1 (11)).	Yes	<p>The use of 'Committed Resource Area' and 'Non-Committed Resource Area' does not conflict with the purpose of the State Planning Policy as it relates to KRAs. Committed areas identify where extractive resource operations have been approved and extraction has been committed to. Non-Committed areas identify locations in KRA resource processing areas that are not currently the subject of an extractive resource approval and are not zoned as such.</p> <p>The Strategic framework (section 3.5.5.1(11)) identifies that some Non-Committed areas may be the subject of extraction if it can be demonstrated that extraction appropriately mitigates impacts upon residential amenity, environmental and landscape amenity.</p>	No	No	No
5.15.37	CP1284	Quarries / KRA's – General	Requests City Plan 2015 identifies committed and non-committed resource areas.	No	Strategic framework Map 5 identifies Committed and Non-Committed Resource Areas. The Extractive industry use code contains an explanation of Non-Committed resource areas.	No	No	No
5.15.38	CP1284	Quarries / KRA's – General	Requests Council reconsider the impact of vegetation clearing offset policies on the basis that quarries, by their very nature, require vegetation clearing to facilitate existing Boral approvals.	Yes	<p>KRAs often contain competing matters of State interest. Some components of the Nature conservation overlay mapping within the City Plan represents matters of state environmental significance identified within the <i>State Planning Policy (July 2014) – Environment and Heritage</i>. These environmental values compete with the economic value of KRAs, as identified by <i>State Planning Policy (July 2014) – Mining and Extractive Resources</i>.</p> <p>The impact of quarry development upon environmental values is assessed at the time of a development application. Offsets provide a mechanism to transfer important environmental values for long term community benefit in order to enable resource extraction to occur in an identified area. Applicants with an existing development permit or section 242 preliminary approval issued prior to commencement of the City Plan will be exempt from undertaking offsets for those approvals.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No

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5.15.39	CP1300	Quarries / KRA's – General	Requests a note regarding the 'indicative separation area' be deleted from the 3.5.5.1 (11) of the Strategic framework.	No	The editor's note within 3.5.5.1 provides clarification on the purpose of the 'indicative separation areas' shown within some areas of Extractive industry zoned land. This 'indicative buffer' visually represents the provisions within the Extractive industry zone code to provide buffers to adjoining sensitive uses and residential zoned land.	No	No	No
5.15.40	CP1300	Quarries / KRA's – General	Requests Specific outcome 3.5.5.1 (11) be amended to delete all reference to 'committed' and 'non committed' extractive resource areas. Council's meaning of 'non-committed' extractive resource areas does not reflect the State government's Key Resource Area mapping and its intent to protect the Key Resource Area.	Yes	Refer to response 5.15.11	No	No	No
5.15.41	CP1300	Quarries / KRA's – General	Requests Specific outcome 3.5.5.1 (11) be deleted and that the statements contained in (7) and (8) in Part 3.5.5.1 apply to all land in the Key Resource Area.	Yes	The Strategic framework (section 3.5.5.1 (11)) identifies that some Non-Committed areas may be the subject of extraction when it can be demonstrated that extraction appropriately mitigates impacts upon residential amenity, environmental and landscape amenity. On balance, the 'Non Committed' status of these areas communicates the importance of protecting the resource, whilst protecting other identified features, including Matters of State Environmental Significance (MSES). The removal of section 3.5.5.1(11) is not appropriate.	No	No	No
5.15.42	CP1469	Quarries / KRA's – General	Concerned with the inconsistencies between zone maps and overlay maps. Particularly relating to extractive resource overlays.	Yes	The Extractive resources overlay (including the separation area) and the Extractive resource zone (including the indicative buffer areas) serve different purposes and are not intended to align. The Extractive resource overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. As such, the separation area is external to extractive resource land. In some instances the resource/processing area of the overlay extends onto land used for rural residential purposes. In these instances, an "indicative buffer" has been shown in the Extractive resources overlay to visually represent the requirement that all new extractive activities must be appropriately buffered from sensitive uses so that amenity is not unreasonably affected. Zoning maps reflect the current or intended use for areas. The Extractive industry zone reflects where commitments have been made to extract resources on that lot.	No	No	No
5.15.43	CP1480; CP1481; CP1482; CP1483; CP1489; CP1491; CP1492; CP1513; CP1514; CP1515; CP1530; CP1531; CP1532; CP1533; CP1535	Quarries / KRA's – General	Concerned the Extractive industry zoning map and the Extractive resources overlay map are different.	Yes	Refer to response 5.15.42	No	No	No

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5.15.44	CP1529	Quarries / KRA's – General	Concerned with Council and State Government giving unreasonable priority to quarry interests.	Yes	Council is required to reflect matters of State interest in the City Plan, including protecting identified Key Resource Areas. This involves limiting encroaching sensitive development and facilitating the efficient extraction of the resource. Council has balanced the economic importance of extractive industry with the protection of environmental features, scenic amenity and residential amenity, through the use of Nature conservation mapping and through scheme provisions. The City Plan differentiates 'committed' and 'non committed resource areas'. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
5.15.45	CP1529	Quarries / KRA's – General	Requests operating hours for any quarry remain under the existing local settlement.	No	The operational hours contained within the acceptable outcomes of the Extractive industry code will not replace any conditions imposed by the development approval for any existing quarry operations. The conditions of such approvals remain valid and in force. Proponents may seek to amend such conditions through a legislated process, at which time any original appellants would have the opportunity to provide representations.	No	No	No
5.15.46	CP1538	Quarries / KRA's – General	Concerned with Harts Road, Yatala Quarry because further development would increase impacts.	No	Refer to response 5.15.6	No	No	No
5.15.47	CP1593	Quarries / KRA's – General	Concerned any increased dust levels from quarries would have a negative health impact.	No	Refer to response 5.15.6	No	No	No
5.15.48	CP1593	Quarries / KRA's – General	Concerned with quarry blasting impacting on house at 34 Vennor Drive - Ormeau.	No	Refer to response 5.15.6	No	No	No
5.15.49	CP1663; CP1664	Quarries / KRA's – General	Concerned the Upper Coomera quarry and other quarries will be allowed to expand operations and negatively impact on the surrounding residents.	No	Refer to response 5.15.6	No	No	No
5.15.50	CP1663; CP1664	Quarries / KRA's – General	Concerned with the inconsistencies between the Extractive Resource Overlay map and the zone map, as the zone map allows for expansion of the Upper Coomera quarry.	Yes	Refer to response 5.15.42	No	No	No
5.15.51	CP1669	Quarries / KRA's – General	Concerned with quarries and the impact it has on the natural landscape and quality of life.	No	The City Plan does not affect the conditions or regulations of any existing approved extractive operations. The City Plan contains provisions ensuring that any new or expanding extractive operations avoid, mitigate and minimise impacts on the amenity of nearby sensitive land uses. The specific conditions applying to any new extractive operations are determined through the development assessment process	No	No	No
5.15.52	CP1669	Quarries / KRA's – General	Concerned with the possibility of quarry expansion and the effect it will have on the Darlington Range habitat.	No	Refer to response 5.15.6	No	No	No
5.15.53	CP1700	Quarries / KRA's – General	Requests consistency between the Extractive resource overlay map and zone map series.	Yes	Refer to response 5.15.42	No	No	No
5.15.54	CP1703; CP1704; CP1706; CP1707	Quarries / KRA's – General	Concerned there are inconsistencies between the Extractive Resource Overlay map and Zone maps, as the Zone map allows for the expansion of mining activities and consequently increases negative impacts on surrounding residents.	Yes	Refer to response 5.15.42	No	No	No
5.15.55	CP1775	Quarries / KRA's – General	Objects to Extractive industry zone over illegal quarry operations at part of Lot 5 RP15911 (Unnamed Road, Ormeau Hills - Holcim quarry).	No	The City Plan does not resolve any existing compliance issues for operating quarries and does not alter the conditions of approval for any existing lawful quarry. Any further intensification of quarry operations, beyond that provided for under any existing development approval, will require an impact	No	No	No

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					assessable development application. The application will be assessed on its merits as per the requirements of the <i>Sustainable Planning Act 2009</i> .			
5.15.56	CP1864	Quarries / KRA's – General	Objects to mapping of an inactive quarry on the edge of Springbrook Road.	No	No quarry 'designation' can be identified on any strategic framework map, overlay map or zoning map in the vicinity indicated by the submitter. Without more specific detail it is not possible to determine the 'designation' the submitter is objecting to.	No	No	No
5.15.57	CP1886	Quarries / KRA's – General	Requests Council establishes collaborative planning processes, in the interests of land owners and the public interest, to guide resource extraction and plan for the ultimate use of landscapes following extraction, for example by creating artificial water bodies and sport and recreation facilities.	No	This is a not a matter addressed by the City Plan. The new City Plan is not responsible for initiating collaborative arrangements.	No	No	No
5.15.58	CP1913	Quarries / KRA's – General	Concerned the flora and fauna of the KRA 67 area has been given high value in the City Plan placing restrictions on landholders. However the super quarry does not comply with Extractive industry code or any of the outcomes required of the Rural residential land holders in the surrounding area.	No	Existing quarries must operate in accordance with conditions imposed by the relevant authorising body. The City Plan is not retrospective and does not influence existing lawful quarry operations. An intensification of extractive industry will require a development application that will address potential impacts upon sensitive land uses and the natural environment. The area's inclusion within Strategic framework mapping and Environmental significance overlay mapping recognises its environmental habitat and biodiversity value, which must be considered during the development assessment process.	No	No	No
5.15.59	CP1913	Quarries / KRA's – General	Concerned the over allocated resource area (KRA 67) is in contradiction with the intent of the City Plan.	Yes	The Extractive resource overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The economic importance of extractive industry has been balanced with environmental values, scenic amenity and residential amenity. Areas within KRA 67 are identified as 'committed' and 'non-committed' resource areas. This indicates where extractive commitments have already been made, and where extraction may only extend if it can be demonstrated that the high environmental values, scenic amenity and residential amenity of nearby uses can be protected.	No	No	No
5.15.60	CP1918; CP1919	Quarries / KRA's – General	Objects to Extractive industry buffer zone changes as it will impact on local residents quality of life.	No	Any further intensification of quarry operations, beyond that provided for under any existing development approval will require an impact assessable development application. Specific buffer requirements will be determined through the development assessment process and will respond to site specific characteristics including vegetation, topography and proximity to sensitive land uses. A development application for an extractive industry in committed resource areas is required to demonstrate compliance with Strategic framework section 3.5.5.1(8), which states that extraction and haulage of the resource must protect environmental values on the land as far as practicable, prevent significant impacts on nearby sensitive uses and must not scar vegetated ridgelines and elevated land when viewed from outside the resource area.	No	No	No
5.15.61	CP2136	Quarries / KRA's – General	Objection to future mining extensions as they will add traffic and dust for Shaws Pocket Road residents.	No	Any further intensification of quarry operations, beyond that provided for under any existing development approval, will require an impact assessable development application. The application will be assessed on its merits as per the requirements of the <i>Sustainable Planning Act 2009</i> . A development application for an extractive industry in committed resource areas is required to demonstrate compliance with Strategic framework section 3.5.5.1(8), which states that extraction and haulage of the resource must protect environmental values on the land as far as practicable, prevent significant impacts on nearby sensitive uses and must not scar vegetated ridgelines and elevated land when viewed from outside the resource area. The traffic impacts caused by the development will be assessed during the development assessment process.	No	No	No

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5.15.62	CP2305	Quarries / KRA's – General	Requests removal of 1115 Pimpama Jacobs Well Road, Jacobs Well from the Natural Resource Areas as identified in Strategic framework map 2.	Yes	1115 Pimpama Jacobs Well Road is appropriately included in the Natural resource area of Strategic framework map 2, as it contains separation area for KRA.	No	No	No
5.15.63	CP2388; CP2389	Quarries / KRA's – General	Concerned if the quarry expansion is allowed, degradation and destruction of habitat in environmentally sensitive areas will occur, loss of wildlife corridors and endangered species such as Ormeau Bottle Tree and koalas.	No	Refer to response 5.15.6	No	No	No
5.15.64	CP2388; CP2389	Quarries / KRA's – General	Concerned the expanded quarry activity will result in extended operating hours and therefore a loss of amenity from increased hours, noise, dust etc.	No	Refer to response 5.15.45	No	No	No
5.15.65	CP2388; CP2389	Quarries / KRA's – General	Concerned the State and Council are favouring the interests of quarry companies over the health of the natural environment against the wishes of the local residents.	No	Refer to response 5.15.6	No	No	No
5.15.66	CP2633	Quarries / KRA's – General	Objects to the changed operational hours for the quarry.	No	Refer to response 5.15.45	No	No	No
5.15.67	CP0507	Quarries / KRA's – General	Requests Extractive industry be code assessment in the Extractive industry zone. This zoning only appears to apply to existing established extractive industry uses, therefore any Material Change of Use applications will most likely be for extensions to these uses.	No	Module B, Section 5.2 of the Queensland Planning Provisions (version 3.1) identifies that the impact level of assessment should be applied to: (a) high impact developments; and (b) developments with unknown impacts that require greater regulation than those of self and code assessment. Extractive industry has both a high degree and sometimes unknown levels of impact. To fully understand these impacts a comprehensive assessment is required. Council considers allowing residents to make comment on developments affecting the local community is important to the assessment of these types of uses.	No	No	No
5.15.68	CP0507	Quarries / KRA's – General	Requests High impact industry uses are code assessment in the Extractive industry zone where the use is an extension of an existing Extractive industry use. Locating a concrete batching plant on the same site as an extractive industry use has many benefits, including reduced external truck movements; and increased efficiencies.	No	Module B, Section 5.2 of the Queensland Planning Provisions (version 3.1) identifies that the impact level of assessment should be applied to: (a) high impact developments; and (b) developments with unknown impacts that require greater regulation than those of self and code assessment. A concrete batching plant has both a high degree and sometimes unknown level of impact and a comprehensive assessment is required to fully understand its impact. Council considers public comment on impacts affecting the local community is important to the assessment of these types of uses.	No	No	No
5.15.69	CP0507	Quarries / KRA's – General	Requests the City Plan utilises the State Model Codes and Guidelines for Extractive Industry. The Model Codes and Guidelines provide the most suitable development controls for extractive industry, whilst also ensuring the protection of the local environment surrounding extractive industry uses. Submission raises various points in Concerned with the Extractive Industry Code, Industrial Design Code and Social and Health Impact Assessment Code and associated planning policy.	No	Council considered the CCAA industry model codes as part of the City Plan drafting process. The codes contained within the City Plan are considered to most effectively respond to localised extractive industry issues in the Gold Coast area.	No	No	No
5.15.70	CP0614	Quarries / KRA's – General	Requests Extractive industry zone level of assessment be amended. Requests Medium impact industry and High impact industry uses be code assessable.	No	Module B, Section 5.2 of the Queensland Planning Provisions (version 3.1) identifies that the impact level of assessment should be applied to: (a) high impact developments; and (b) developments with unknown impacts that require greater regulation than those of self and code assessment. Medium and high impact industry has both a high degree and sometimes unknown level of impact and a comprehensive assessment is required to fully understand its impact. Council considers public comment on impacts affecting the local community is important to the assessment of these types of uses.	No	No	No

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5.15.71	CP0701	Quarries / KRA's – General	Objects to PO5 - Re-use or rehabilitated areas in the Extractive industry zone code. It is too prescriptive for a performance based provision. It is premature to be as specific as nominating certain areas for environmental, open space or low intensity development.	No	Council has identified that there is sufficient scope within the uses identified in PO5(a) and (b) to accommodate a range of specific land use outcomes.	No	No	No
5.15.72	CP0764	Quarries / KRA's – General	Requests the 'extractive industry' land use is code assessment in the Extractive industry zone.	No	Refer to response 5.15.67	No	No	No
5.15.73	CP0856; CP1027	Quarries / KRA's – General	Requests concrete batching plants be code assessable in the Extractive industry zone.	No	Refer to response 5.15.68	No	No	No
5.15.74	CP0890	Quarries / KRA's – General	Concerned with PO6/AO6 of the Extractive industry zone code and PO5/AO5 of the Extractive industry overlay code. These provisions seek to constrain particular activities on certain parcels of land prior to any reasonable 'end-uses' occurring. It is also considered that these provisions do not accord with DSDIP drafting procedures.	No	Operational hours contained in AO6.1 and AO6.2 are considered appropriate to assist in mitigating the impacts of extractive industry on sensitive land uses. They were produced to effectively respond to localised extractive industry issues in the Gold Coast area. Proponents may propose an alternative, through a development application, by demonstrating compliance with PO6. The provision will not affect existing lawful operating quarries.	No	No	No
5.15.75	CP0890	Quarries / KRA's – General	Concerned with the hours of operation as stipulated in PO6/AO6.1, AO6.2 of the Extractive industry zone. The hours are contrary to the adopted industry standards and unworkable. Requests using the Extractive industry model code.	No	Refer to response 5.15.74	No	No	No
5.15.76	CP0890	Quarries / KRA's – General	Objects to the Extractive industry zone code PO2 limiting height of operational equipment to 15m. Many pieces of operational equipment exceed this height and it is often positioned below natural ground level. Requests that the PO is deleted of made into an AO with an amended PO.	No	The height limit identified in PO2 is considered appropriate for extractive resource activities. Should an alternative be proposed, it will be impact assessment and assessed on its merits.	No	No	No
5.15.77	CP0890	Quarries / KRA's – General	Requests extractive industry uses be code assessable if located within the Extractive industry zone.	No	Refer to response 5.15.67	No	No	No
5.15.78	CP0985	Quarries / KRA's – General	Concerned with the proposed level of assessment for 'extractive industry' in the Extractive industry zone. Requests 'extractive industry' be code assessment.	No	Refer to response 5.15.67	No	No	No
5.15.79	CP0985	Quarries / KRA's – General	Concerned with the proposed level of assessment for 'high impact industry - concrete batching plants'. Requests code assessment as concrete batching plants operate ancillary to extractive industries.	No	Refer to response 5.15.68	No	No	No
5.15.80	CP1217	Quarries / KRA's – General	Concerned Extractive resources overlay code specific outcomes for resource extraction in the Draft Plan are too prescriptive.	No	Much of the content contained in the overlay reflects the <i>State Planning Policy (July 2014) – Mining and Extractive Industry</i> . The outcomes sought by the overlay are performance based and there is sufficient scope to accommodate alternative outcomes in the assessment process.	No	No	No
5.15.81	CP1217	Quarries / KRA's – General	Requests the Draft Plan incorporate the CCAA Extractive Industry Model Codes (Extractive Industry Zone Code, Extractive Industry Overlay Code and Extractive Industry Use Code) in full.	No	Refer to response 5.15.69	No	No	No
5.15.82	CP1228	Quarries / KRA's – General	Requests the Extractive industry zone table of assessment lists High impact industry (if Concrete batching plant) code assessable.	No	Refer to response 5.15.68	No	No	No
5.15.83	CP1228	Quarries / KRA's – General	Requests the Extractive industry zone table of assessment lists Park impact assessable.	No	Council's policy position has been to apply low assessment levels to Parks across the entire Gold Coast area. Only parks with impacts created by lighting in sensitive locations (such as within a residential zone, for example) are impact assessable.	No	No	No
5.15.84	CP1228	Quarries / KRA's – General	Requests the Extractive industry zone table of assessment lists Extractive industry as code assessable.	No	Refer to response 5.15.67	No	No	No
5.15.85	CP1284	Quarries / KRA's – General	Requests amendments to the various codes applicable to Extractive industry in the event that the Cement Concrete & Aggregates Australia Extractive Industry Model Codes and Guidelines are not implemented by Council.	No	Refer to response 5.15.69	No	No	No

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5.15.86	CP1284	Quarries / KRA's – General	Requests City Plan includes the Cement Concrete & Aggregates Australia Extractive Industry Model Codes and Guidelines.	No	Refer to response 5.15.69	No	No	No
5.15.87	CP1284	Quarries / KRA's – General	Requests Council reconsider the level of assessment for Extractive industry land use within the Extractive industry zone.	No	Refer to response 5.15.67	No	No	No
5.15.88	CP1284	Quarries / KRA's – General	Requests the identification of High impact and Medium impact industries that are required to support Boral quarry operations and reconsider their level of assessment.	No	Refer to response 5.15.70	No	No	No
5.15.89	CP1300	Quarries / KRA's – General	Requests Extractive industry zone code PO2 become an Acceptable Outcome with screening plant and/or concrete batching plant having a permitted maximum height of 30 metres and a new Performance Outcome be developed.	No	Refer to response 5.15.76	No	No	No
5.15.90	CP1300	Quarries / KRA's – General	Requests level of assessment for Extractive industry within the Extractive industry zone be made code assessable.	No	Refer to response 5.15.67	No	No	No
5.15.91	CP1778	Quarries / KRA's – General	Concerned with differences between the extractive resources overlay map and Extractive industry zone. Additional quarry activities will add extra traffic bringing extra noise, dust and pollution to Shaws Pocket Rd, Cedar Creek / Luscombe.	Yes	The Extractive resource overlay reflects Key Resource Areas (KRAs) identified by <i>State Planning Policy (July 2014) – Mining and Extractive Resources</i> . Council has a legislative requirement to map these resources. The Extractive industry zone is slightly different as it reflects existing development commitments and any expansion would require assessment of an impact assessable development application by Council.	No	No	NO
5.15.92	CP2586	Quarries / KRA's – General	Concerned the City Planning map and the Extractive Resources Overlay Maps are very different in where the zones are, the second allows the quarry to do further mining - this will add extra traffic which will in turn bring extra noise, dust, and pollution to Shaws Pocket Road if the current plan goes ahead.	Yes	Refer to response 5.15.91	No	No	No
5.15.93	CP1217	Quarries / KRA's – General	Concerned if extractive industry is located in the rural zone there is little protection from encroachment of incompatible development such as animal husbandry, intensive horticulture, community use, cemetery, crematorium, major electricity infrastructure, substation, utility installation, community residence, dwelling house, rural workers accommodation as these uses are either exempt or self-assessable development.	No	A proposal to establish an extractive industry in the Rural zone requires the lodgement of a development application where the merits of the proposal are considered. In the instance that an extractive industry land use is approved in a Rural zone, considerable consideration would have been undertaken to determine the proposals appropriateness for the area and its interface with surrounding land uses.	No	No	No
5.15.94	CP1217	Quarries / KRA's – General	Requests Extractive industry be code assessable if located within the Extractive resources overlay.	Yes	Module B, Section 5.2 of the Queensland Planning Provisions (version 3.1) identifies that the impact level of assessment should be applied to: (a) high impact developments; and (b) developments with unknown impacts that require greater regulation than those of self and code assessment. Extractive industry has both a high degree and sometimes unknown levels of impact. To fully understand these impacts a comprehensive assessment is required. Council considers allowing residents to make comment on developments affecting the local community is important to the assessment of these types of uses.	No	No	No

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5.15.95	CP0791	Quarries / KRA's – General	Objects to all mining on the Gold Coast.	Yes	<p>The City Plan cannot prohibit uses under the <i>Sustainable Planning Act 2009</i>. The City Plan sets levels of assessment for land uses (including mining) in Part 5 – Tables of assessment.</p> <p>In the City Plan, mining would be defined as Extractive industry. It is envisaged that this use occurs in the Extractive industry zone. Extractive industry has both a high degree and sometimes unknown levels of impact. To fully understand these impacts a comprehensive assessment is required. Council considers allowing residents to make comment of developments affecting the local community is important to the assessment of these types of land uses.</p>	No	No	No
5.15.96	CP0763	Quarries / KRA's – General	Requests 893 - 901 Pimpama- Jacobs Well Road, Jacobs Well be removed from the Rural zone and included in the Extractive industry zone.	No	<p>The City Plan has maintained these sites in the Rural zone based on the following:</p> <ul style="list-style-type: none"> (a) The sites are not identified as being zoned for Extractive industry in the current 2003 Planning Scheme; (b) The sites have approval for extractive industry however the approval has not been enacted over the subject sites; (c) City Plan does not affect existing use rights in relation to development approvals. 	No	No	No
5.15.97	CP0890	Quarries / KRA's – General	Requests the whole of Lot 400 on SP174766 be included within the Extractive Industry Zone instead of multiple zones.	No	<p>The City Plan has maintained these sites in the respective zones based on the following:</p> <ul style="list-style-type: none"> (a) The zoning changes were made to align with the latest State Planning Policy Key Resource Area mapping –KRA66. (b) The portion of the lot not included within a Resource Area/Processing Area (and the Extractive industry zone) is included in the Separation Areas of the Key Resource Area. (c) The City Plan zoning provisions for the site are considered the most appropriate zoning for the lot to ensure the lot reflects the role of the Separation Area and the Key Resource Area. 	No	No	No
5.15.98	CP0890	Quarries / KRA's – General	Requests the whole of Lot 571 on FTY1816 be included within the Extractive Industry Zone.	No	<p>The City Plan has maintained this site in the Conservation zone based on the following:</p> <ul style="list-style-type: none"> (a) The lot is not zoned for Extractive industry under the current 2003 Planning Scheme. (b) The lot does not currently have development approvals for extraction activity. 	No	No	No
5.15.99	CP0985	Quarries / KRA's – General	Requests all of 145 Harts Road, Luscombe (Lot 2 on RP15903, Lot 117 on CP893560, Lot 5 on CP893561 and Lot 101 on CP893561) be included within the Extractive Industry Zone.	No	<p>The City Plan has maintained the zoning of the sites based on the following:</p> <ul style="list-style-type: none"> (a) The lots are not currently zoned Extractive industry in the current 2003 Planning Scheme; (b) The lots are located outside the identified State KRA – Resource/Processing area; (c) No approval for extraction applies to the identified lands. <p>The best fit zoning for the sites are considered the most appropriate zoning for the lands to ensure the lands continue to maintain the role of the Separation Area in the respective Key Resource Area.</p>	No	No	No

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5.15.100	CP0507	Quarries / KRA's – General	Requests Cedar Creek Road, Cedar Creek (Lot 1 SP238024) and 89 Tamaree Rd, Cedar Creek (Lot 14 RP151378) be entirely included in the Extractive industry zone.	No	<p>Zoning for Cedar Creek Road, Cedar Creek (Lot 1 SP238024) and 89 Tamaree Road, Cedar Creek (Lot 14 RP151378) has been considered and has not been revised based on the following:</p> <p>(a) The lands are not currently zoned for extractive industry in the 2003 Planning Scheme.</p> <p>(b) The lands are not included within a Resource Area/Processing Area and are included in the Separation Area of the respective Key Resource Area.</p> <p>(c) The lands are not currently being used for Extractive industry and do not currently have development approvals for extraction beyond the Resource/Processing Area.</p> <p>(d) The best fit zoning for the sites are considered the most appropriate zoning for the lands to ensure the lands continue to maintain the role of the Separation Area in the respective Key Resource Area.</p>	No	No	No
5.15.101	CP1300	Quarries / KRA's – General	Requests the lots identified with the Northern Darlington Key Resource Area as a Key Resource Area – Resource / Processing Area are included in the Extractive industry zone. This includes Holcim's land described as Lots 71 and 88 RP865173, and Lot 2 RP 174510.	No	<p>Zoning for the lots identified in the Northern Darlington Range as Key Resource Area – Resource / Processing Area has been considered and has not been revised as the identified lands:</p> <p>(a) are not currently being used for Extractive industry and do not have development approvals for Extractive industry;</p> <p>(b) are recognised in the <i>State Planning Policy (July 2014) – Environment and Heritage</i> as having habitat and vegetation value of State significance;</p> <p>(c) have environmental and scenic amenity value of local significance as evidenced by a range of Strategic framework outcomes and overlay maps. In non-committed areas of KRA67 (which includes the subject lands), environmental values have been identified as the most important to protect.</p>	No	No	No
5.15.102	CP1300	Quarries / KRA's – General	Requests Lot 69 RP 802362 be included in the Rural zone.	No	<p>Zoning for Lot 69 RP802362 has been considered and has not been revised.</p> <p>In the current 2003 Planning Scheme the site is included in the Yatala Enterprise Area Local Area Plan, Precinct 5, Open space.</p> <p>The City Plan policy position is to provide an open space planning intent for this site. As such, the best fit translation from the 2003 Planning Scheme designation is the Open space zone.</p> <p>This zoning maintains existing amenity and community expectations for outcomes on this site.</p> <p>It should also be noted that the City Plan does not affect existing lawful use rights.</p>	No	No	No
5.15.103	CP2662	Quarries / KRA's – General	Requests correction of zone mapping to indicate Lot 50 on SP233762 and Lot 276 on WD130 as Extractive industry, not Rural zone to reflect approvals for extractive purposes on the site.	Yes	<p>The site is currently approved for and being used for Extractive industry and within the Resource/Processing Area of KRA 65 (Deposit A). The site is also identified in the State interest response (advice section C5f) for the Extractive industry zone to be applied to these sites.</p> <p>Therefore, City Plan has been amended to include the sites in the Extractive industry zone.</p>	No	Yes	No

Section 5.16: Quarries / KRA's – Ormeau

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5.16.1	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0697; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1155; CP1172; CP1202; CP1244; CP1253; CP1349; CP1367; CP1536; CP1700; CP1756; CP1765; CP1773; CP1775; CP1863; CP1882; CP1914; CP2660; CP2661; CP2696; CP2700	Quarries / KRA's – Ormeau	Requests an exception be included in the City Plan to maintain the Boral Ormeau Quarry start times. Requests 7am weekdays and 8am Saturdays from the entrance at Tillyroen Road near the motorway.	No	<p>The operational hours contained within the acceptable outcomes of the Extractive industry code of the City Plan will not replace any conditions that relate to operational hours imposed on any existing quarry operations. The new City Plan is not retrospective in its application, but guides future development. As such, no amendments to the new City Plan are required to account for the circumstances of existing extractive industry.</p> <p>In reviewing extractive industry operational hours, Council has reduced 'acceptable outcome' hours of operation, so that no operations occur on public holidays.</p>	Yes	No	No
5.16.2	CP0141	Quarries / KRA's – Ormeau	Objects to the quarry at Ormeau Hills.	No	<p>The provisions within the City Plan do not retrospectively apply to existing approved development. The Ormeau Quarry is the subject of an existing approval that has conditions which must be complied with.</p> <p>The City Plan includes provisions which require new or expanding extractive operations to mitigate impacts upon sensitive land uses and environmental features.</p>	No	No	No
5.16.3	CP0280	Quarries / KRA's – Ormeau	Requests Boral's Ormeau quarry court ordered start time (7pm weekdays and 8am on Saturdays) be reflected in City Plan.	No	Refer to response 5.16.1	Yes	No	No
5.16.4	CP0614	Quarries / KRA's – Ormeau	Requests Kingsholme Resource, Cliff Barons Road, Ormeau Hills (Lot 1 RP174509 and Lot 2 RP15912, KRA 67) be included with the Natural resources designation on Strategic framework map 2. Requests quarry area be excluded from the Hinterland core habitat area on Strategic framework map 4.	Yes	<p>The 'Kingsholme Resource' site contains a range of extractive resource, scenic amenity, biodiversity and other environmental values of state and local significance. These values are recognised through a number of strategic framework and overlay maps. The designation of the lots as 'Natural Landscape' on Strategic framework map 2, on balance, recognises the diverse values of the site and the status of the extractive resource as a 'Non-Committed Resource Area'.</p> <p>The Kingsholme Resource's location in the Hinterland Core Habitat area on Strategic framework map 4 does not conflict with the site's designation within the Committed Resource Area or Non-Committed Resource Area of Strategic framework map 5 or its designation as a KRA under the State Planning Policy. The site's inclusion in the Hinterland Core Habitat area recognises the area has extensive intact habitat areas.</p>	No	No	No
5.16.5	CP0614	Quarries / KRA's – Ormeau	Requests Ormeau Quarry, Upper Ormeau Road, Ormeau (Lot 1 RP164904, Lot 43 W31376, Lot 4 RP29989 and Lot 1 RP172507, KRA 67) be excluded as a Hinterland Core Habitat from Strategic framework map 4. Requests Lot 4 RP29989 and Lot 1 RP172507 be included in the Extractive industry zone. Requests Lot 43 W31376, Lot 4 RP29989 and Lot 1 RP172507 be removed from the Good quality agricultural land buffer and the Sensitive use separation overlay map. Requests the removal of quarry land from the Water catchment and dual reticulation overlay map. Requests the KRA area being removed from the Bushfire hazard overlay map.	Yes	<p>The Ormeau Quarry (Lot 1 RP164904, Lot 43 W31376, Lot 4 RP29989 and Lot 1 RP172507) is appropriately included in the Hinterland Core Habitat Strategic framework map 4. The site contains areas of habitat significance outside of the existing extraction pit. While the site contains an operating quarry, significant adverse environmental impacts should be avoided or mitigated and impacts on biodiversity values should be minimised and considered as part of any future development application. As such, no changes to this map are required.</p> <p>Lot 4 RP29989 and Lot 1 RP17250 are appropriately included within the Rural Zone (Rural Landscape and Environment Precinct) as no resource extraction is approved on the lots. The relevant development approval over the lots continues to apply.</p> <p>The Sensitive use separation overlay code is not considered to conflict with KRA designations under the State Planning Policy or the Extractive Resource</p>	No	No	No

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					<p>Overlay. Uses and activities typically associated with resource extraction are not 'sensitive land uses' and will not be affected by the provisions of the Sensitive use separation overlay code.</p> <p>The inclusion of the Ormeau Quarry in the Woongoolba Flood Mitigation Catchment Area of the Water catchments and dual reticulation overlay is appropriate as it is located in this catchment.</p> <p>The identification of part of the Ormeau Quarry site as Bushfire hazard area is appropriate as part of the site is heavily vegetated. Removal of the overlay would inaccurately reflect the level of bushfire risk on the site for existing operations and future development.</p> <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>			
5.16.6	CP0765	Quarries / KRA's – Ormeau	Requests Boral Quarry at Upper Ormeau Road maintains current restrictions on quarry opening times and no vehicle entrance to Upper Ormeau Road prior to 7am.	No	Refer to response 5.16.1	Yes	No	No
5.16.7	CP0765	Quarries / KRA's – Ormeau	Requests the City Plan enforces conditions regarding amenity, dust and noise emissions and vehicle operations around the Ormeau quarry.	No	Refer to response 5.16.2	No	No	No
5.16.8	CP1069	Quarries / KRA's – Ormeau	Concerned Holcim quarry does not include a buffer zone with the exception of a small area to the North west of The Plateau. Concerned this provides the mine with an opportunity to expand operations and potential amenity impact.	Yes	<p>Conditions were imposed by the State Government to remove the Extractive Industry -indicative buffer within the Extractive industry zone (with the exception of land adjacent to Lot 11 and 900 on SP127985 on Zone Map 6) prior to formal public notification of the City Plan.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive industry zoned land has been reinstated in the new City Plan in the following locations:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67;</p> <p>(b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67;</p> <p>(c) Vennor Drive, Ormeau;</p> <p>(d) Emerson Way, Oxenford; and</p> <p>(e) Western edge of KRA67 adjacent to Harts Road, Luscombe</p> <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p>	No	Yes	No
5.16.9	CP1069	Quarries / KRA's – Ormeau	Concerned the land around Holcim's Ormeau quarry and Boral's quarry have areas of high environmental value and these areas are included in the Extractive industry indicative buffers instead of being included in the Rural landscape and environment precinct.	No	<p>The Environmental significance overlay mapping identifies the land around the quarry as areas of environmental significance.</p> <p>The Environmental significance overlay code has development criteria that require the protection of vegetation from clearing and damage, protection of fauna movement corridors, linkage of significant natural features, improvements to natural connectivity and rehabilitation of disturbed areas. The nature and extent of corridors for environmental purposes in extractive industry areas takes into account these tests and is determined through the development assessment process.</p>	No	No	No
5.16.10	CP1069; CP1116; CP1125; CP1137; CP1138	Quarries / KRA's – Ormeau	Requests appropriate zoning of land around Holcim's Ormeau quarry and Boral's quarry to "Rural, Rural Landscape and Environment" or "Conservation Area" to protect high environmental value.	No	Land that is the subject of existing extractive industry approval is generally best represented by the Extractive industry zone. Land in the Extractive industry zone may also be shown on the Environmental significance overlay maps to indicate areas of significant vegetation, habitat or biodiversity value. The use of these overlays and related code provisions ensures that these issues and values can be considered as part of any future development application and measures are included to ensure their protection and/or impacts mitigated.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.16.11	CP1069; CP1116; CP1125; CP1137; CP1138	Quarries / KRA's – Ormeau	Requests the City Plan confirms the Boral Ormeau Quarry cartage times. Requests 7am weekdays and 8am Saturdays for Upper Ormeau Road from the beginning of the haul road at Tillyroen Road.	No	Refer to response 5.16.1	Yes	No	No
5.16.12	CP1069; CP1125; CP1137; CP1138	Quarries / KRA's – Ormeau	Requests the City Plan is made clear and unambiguous in relation to the zoning map 6 for the Holcim quarries and Extractive Resources Overlay map 1 aligning in content relating to buffer and separation zones.	Yes	The Extractive resources overlay and the Extractive industry zone serve different purposes. The Extractive resource overlay mapping reflects State Planning Policy mapping that must be included in the new City Plan to protect resources from the encroachment of sensitive land uses. The separation area of the overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts. Specific buffer requirements for quarrying are determined during the development assessment process. Zoning maps reflect the current or intended use for areas. The Extractive industry zone reflects where commitments have been made to extract resources on that lot.	No	No	No
5.16.13	CP1116	Quarries / KRA's – Ormeau	Requests the land to the north-west of The Plateau, Ormeau Hills is protected from the impacts of the quarry activities, due to residential and environmental concerns.	Yes	The area to the north-west of The Plateau, while being in the Extractive industry zone, is protected through the application of Environmental significance overlay maps and buffer requirements for extractive industry. An 'indicative buffer' is shown on the Extractive industry zone in this location to communicate that any expansion to quarry activities must be appropriately buffered to sensitive uses. Environmental significance overlay maps indicate areas of significant vegetation, habitat or biodiversity value. The use of these overlays and related code provisions ensures that these issues and values can be considered as part of any future development application.	No	No	No
5.16.14	CP1155	Quarries / KRA's – Ormeau	Requests inclusion of a similar exemption from any standardised state regulations for early start times on the Tillyroen Road haulage route and Boral quarry by Boral to adhere to the prior court settlement.	No	Refer to response 5.16.1	Yes	No	No
5.16.15	CP1300	Quarries / KRA's – Ormeau	Concerned overlays on the North Darlington Key Resource Area contradict the State Planning Policy and good planning practice which allows for the protection (and extraction) of non-renewable resources.	Yes	The identification of parts of KRA 67 within Environmental significance overlay maps (and other overlay maps) recognise that significant habitat and vegetation values exist within the KRA. Strategic outcome (11) in Part 3.5.5.1 allows for the expansion of extractive activities within the KRA, where the amenity of nearby sensitive land uses and significant ecological features can be protected. This does not preclude future extraction from the area, but balances the interests of nearby residents and the environmental values of the area. The State Planning Policy guidance material for KRA 67 specifically recognises that the KRA contains areas of State significance in terms of habitat for endangered, vulnerable and rare species. Identification of the site on the Environmental significance overlay maps ensure that values and impacts on biodiversity, vegetation and habitat can be considered in the assessment of future development applications and appropriate measures included to protect and/or mitigate impacts on values, including opportunities to offset.	No	No	No
5.16.16	CP1378	Quarries / KRA's – Ormeau	Concerned with the impacts of quarrying and heavy industry on population of Ormeau and surrounds.	No	A Key Resource Area (KRA 67) is located in the Ormeau area. Council is required by the State Government to ensure that the resource deposit is protected from encroaching residential development so that it may be efficiently extracted. The City Plan includes provisions that seek to minimise and mitigate the effects of extractive industry on sensitive land uses and environmental values.	No	No	No
5.16.17	CP1427	Quarries / KRA's – Ormeau	Objects to changes in the City Plan 2015 to reduce the buffer zone between the Holcim Quarry and existing residential properties (including 22 Vennor Drive, Ormeau). Modifying the buffer will exacerbate problems relating to impacts of dust and noise emissions from the quarry.	Yes	Refer to response 5.16.8	No	Yes	No

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5.16.18	CP1442	Quarries / KRA's – Ormeau	Concerned with the 4 quarries in Ormeau having small buffers. This is destroying the environment and causing dust, soil erosion and noise nuisance.	No	The City Plan does not alter existing approved development or conditions of approval for existing quarries. All new or expanding extractive industry requires an impact assessable development application to be made to Council where buffer requirements will be considered, particularly in terms of impacts upon sensitive land uses and environmental features. Areas of significance within the Extractive industry zone are also shown on the Environmental significance overlay maps. The actual width of buffers to sensitive land uses is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.	No	No	No
5.16.19	CP1499	Quarries / KRA's – Ormeau	Objects to Holcim Quarry operating hours being increased.	No	Refer to response 5.16.1	Yes	No	No
5.16.20	CP1510	Quarries / KRA's – Ormeau	Request Shaws Pocket Road around the quarry retains its current land uses.	No	The general area of Shaw Pocket Rd is identified as 'Rural Subdivision' area under the current planning scheme. Under the City Plan, the area retains a 'Rural' zoning. Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the new City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive industry zoned land has been reinstated in the City Plan. This includes Shaws Pocket Road North, Cedar Creek and further south within KRA67.	No	Yes	No
5.16.21	CP1529	Quarries / KRA's – Ormeau	Concerned with the Luscombe range quarry environmental impacts as it will devalue the submitters property and reduce quality of life due to dust, noise and vibration.	No	A Key Resource Area (KRA 67) is located in the Ormeau area. Council is required by the State Government to ensure that the resource deposit is protected. The City Plan includes provisions that seek to minimise and mitigate the effects of extractive industry on sensitive land uses and environmental values. Existing quarries must operate in accordance with conditions imposed by the relevant authorising body. Any expansion or new extractive industry will require a development application that will address potential impacts upon sensitive land uses and the natural environment.	No	No	No
5.16.22	CP1544; CP1545; CP1546; CP1557	Quarries / KRA's – Ormeau	Objects to change in hours of operation for the Boral Quarry or the times that trucks are allowed to enter Upper Ormeau Road.	No	Refer to response 5.16.1	Yes	No	No
5.16.23	CP1551	Quarries / KRA's – Ormeau	Requests Darlington Range area green corridors and green buffer zones be designated, maintained, quarantined and not available for development.	No	The City Plan identifies areas within the Darlington Range area that are of significant habitat, vegetation and biodiversity value. Any development is required to avoid or mitigate impact upon these areas.	No	No	No
5.16.24	CP1551	Quarries / KRA's – Ormeau	Requests the Darlington Range quarries start times remain 7am on weekdays and 8am Saturdays.	No	Refer to response 5.16.1	Yes	No	No
5.16.25	CP1553	Quarries / KRA's – Ormeau	Objects to any changes in Boral Quarry hours of operation or the times that trucks are allowed to enter Upper Ormeau Road.	No	Refer to response 5.16.1	Yes	No	No
5.16.26	CP1624	Quarries / KRA's – Ormeau	Enquiry - what are the noise restrictions for the Boral Ormeau quarry and who is monitoring this?	No	Existing quarries must operate in accordance with conditions imposed by the relevant authorising body. The City Plan does not retrospectively apply to already approved development.	No	No	No
5.16.27	CP1624	Quarries / KRA's – Ormeau	Requests better signage relating to heavy vehicles travelling along Peachy Road to and from the Boral Ormeau quarry.	No	The City Plan includes provisions relating traffic safety and management for future developments. The City Plan does not retrospectively apply to already approved development.	No	No	No
5.16.28	CP1624	Quarries / KRA's – Ormeau	Requests Boral Ormeau quarry and Council make changes to the quarry's perimeter fencing, including security checks to restrict entry by 4x4, motorbikes, hikers and the like.	No	This issue is an operational matter associated with an existing land use and is not a matter that can be regulated by the City Plan. Existing quarries must operate in accordance with conditions imposed by the relevant authorising body. The City Plan does not retrospectively apply to already approved development.	No	No	No

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5.16.29	CP1624	Quarries / KRA's – Ormeau	Requests Boral Ormeau quarry minimise the dust cloud that results from blasts and excavations.	No	This issue is an operational matter associated with an existing land use and is not a matter that can be regulated by the City Plan. Existing quarries must operate in accordance with conditions imposed by the relevant authorising body. The City Plan does not retrospectively apply to already approved development. Any new or expanded extractive industry operations will require a development application to Council to demonstrate that that impacts upon the amenity of sensitive land uses and on environmental values are mitigated and avoided.	No	No	No
5.16.30	CP1624	Quarries / KRA's – Ormeau	Requests Boral Ormeau quarry provide data to local residents outlining how blast levels are monitored to ensure no foundation damage is occurring to surrounding houses.	No	Refer to response 5.16.29	No	No	No
5.16.31	CP1624	Quarries / KRA's – Ormeau	Requests residents surrounding Boral Ormeau quarry be issued with blasting timetables/schedules.	No	Refer to response 5.16.29	No	No	No
5.16.32	CP1624	Quarries / KRA's – Ormeau	Requests the Boral Ormeau quarry buffer zone between the quarry and Vennor Drive be extended to minimise the negative impacts on surrounding residents.	Yes	Refer to response 5.16.8	No	Yes	No
5.16.33	CP1660	Quarries / KRA's – Ormeau	Objects to the removal of the Ormeau quarry extractive industry buffer as surrounding residents already experience many negative impacts from quarry operations.	Yes	Refer to response 5.16.8	No	Yes	No
5.16.34	CP1700	Quarries / KRA's – Ormeau	Objects to Extractive industry buffer/ separation zone being located on residential properties at The Plateau, Ormeau Hills.	Yes	Refer to response 5.16.8	No	Yes	No
5.16.35	CP1700	Quarries / KRA's – Ormeau	Requests an exemption for Ormeau quarry haul route from any standardised state regulations due to the existing legally negotiated settlement.	No	Refer to response 5.16.1	Yes	No	No
5.16.36	CP1700	Quarries / KRA's – Ormeau	Requests Key Resource Area (KRA) 67 include a prescriptive, clear and green buffer zone, to be located within the Ormeau quarry site.	Yes	Refer to response 5.16.8	No	Yes	No
5.16.37	CP1700	Quarries / KRA's – Ormeau	Requests the land to the northwest of The Plateau, Ormeau Hills be zoned as a conservation precinct or Rural zone (landscape and environment precinct).	No	Environmental significance overlay maps recognise that significant habitat and vegetation exists north west of The Plateau, Ormeau Hills. An extractive industry indicative buffer is shown on Extractive industry zoned land near The Plateau, Ormeau Hills to visually represent extractive industry buffer requirements.	No	No	No
5.16.38	CP1764	Quarries / KRA's – Ormeau	Objects to the Extractive industry zoning of KRA 67 Darlington Range. Specifically, objects to The Plateau, Ormeau Hills being included in the Processing and separation area.	Yes	Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the new City Plan. To show that the amenity of residential land is to be protected from new or expanding extractive resource activity, an "indicative buffer" is shown on Extractive industry zoned land in close proximity to The Plateau.	No	No	No
5.16.39	CP1764; CP1765; CP1775	Quarries / KRA's – Ormeau	Requests Key Resource Area 67 is defined as only the areas zoned as Extractive industry through development approvals. The area must be amended to correctly comply with the State Planning Policy and its environmental value must be described in the City Plan as per 'special considerations' for the KRA (identified in the SPP).	Yes	The Extractive resources overlay map shows resource areas and separation areas that reflect mapping within the State Planning Policy. The City Plan is required by the State Government to reflect this mapping and to protect the integrity of identified resource deposits. The identification of parts of KRA 67 on the Environmental significance overlay maps recognises that significant habitat and vegetation exists within the KRA. Strategic outcome (11) in Part 3.5.5.1 allows for the expansion of extractive activities within the KRA, only where the amenity of nearby sensitive land uses and significant ecological features can be protected.	No	No	No

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5.16.40	CP1765; CP1775	Quarries / KRA's – Ormeau	Objects to KRA 67 Darlington Range Resource Processing Area over residential land (The Plateau, Ormeau Hills) and within 1km to existing residential areas. The State Planning Policy defines the Separation Area as 500m from the outermost boundary of available resource, which is defined as the edge of and parcels currently zoned for extractive industry.	Yes	Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the City Plan. To show that the amenity of residential land is to be protected from new or expanding extractive resource activity, an “indicative buffer” is shown on Extractive industry zoned land in close proximity to The Plateau. The actual width of buffers is resolved through the development assessment process and takes into account contextual factors such as topography, vegetation, habitat and proximity to sensitive uses.	No	No	No
5.16.41	CP1805; CP2103; CP2395; CP2481	Quarries / KRA's – Ormeau	Requests an exception be included in the City Plan 2015 to maintain the start times of all quarries in the Darlington Range Key Resource Area. Requests 7am weekdays and 8am Saturdays.	No	Refer to response 5.16.1	Yes	No	No
5.16.42	CP1863	Quarries / KRA's – Ormeau	Concerned with illegal operations of Holcim Ormeau quarry on part of Lot 58 RP15911 within a previously approved buffer zone. Concerned with Council and State government priorities, especially when quarry interests are prioritised ahead of environmental concerns.	Yes	It is not the purpose of the City Plan to resolve any compliance issues or respond to complaints regarding unlawfully operating development. Complaints, in regards to existing development operations can be made online, in writing or by phone to the City's Development Compliance section. The City Plan sets the development framework and provisions for future development. The Strategic framework sets the policy direction for the new City Plan. It will help to protect and enhance the Gold Coast by ensuring appropriate and sustainable development occurs within the City. Section 3.5.5.1 (1) of the Strategic framework refers to the prudent use of renewable and non-renewable natural resources to support long-term community needs and occurs only where any immediate or long-term environmental and social impacts can be ameliorated to an acceptable level.	No	No	No
5.16.43	CP1922	Quarries / KRA's – Ormeau	Concerned the quarry near Luscombe 500m buffer area is provided on land adjacent to the quarry and not contained within quarry land. This can result in quarrying to the boundary and increase noise, dust and air pollution into the Albert Valley. Requests compensation for property value impacts.	Yes	Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the new City Plan. To show that the amenity of residential land is to be protected from new or expanding extractive resource activity, an “indicative buffer” is shown on Extractive industry zoned land in close proximity to Western edge of KRA67 adjacent to Harts Road, Luscombe All new or expanding extractive industry is impact assessable under the City Plan. The actual width of buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation, habitat and proximity to sensitive uses. Provisions within the City Plan require all proposed extractive industry to demonstrate that there will be no unreasonable impact upon the amenity of any sensitive uses.	No	No	No
5.16.44	CP2103	Quarries / KRA's – Ormeau	Requests buffer zone definitions are more clearly defined and unambiguous to decrease conflict between residential properties, quarry/industrial companies and developers, in relation the Darlington Key Resource Area.	Yes	The City Plan does not prescribe a specific distance for buffer areas, which are determined through the development assessment process and takes into account contextual factors such as topography, vegetation, habitat and proximity to sensitive uses. Any new or expanded extractive operations are ‘impact assessable’ and are required to demonstrate that there will be no unreasonable impacts on the amenity of sensitive land uses.	No	No	No
5.16.45	CP2103	Quarries / KRA's – Ormeau	Requests the word 'indicative' is deleted from the zone definitions, in relation to extractive industry, and the Darlington Key Resource Area.	No	Any expansion or new extractive industry within KRA 67 will require a development application that will address potential impacts upon sensitive land uses and the natural environment. The City Plan does not prescribe a specific distance for buffer areas, which are determined through the development assessment process.	No	No	No
5.16.46	CP2180	Quarries / KRA's – Ormeau	Requests Boral Quarry start times remain 7am weekdays and 8am Saturdays.	No	Refer to response 5.16.1	Yes	No	No
5.16.47	CP2389	Quarries / KRA's – Ormeau	Requests the cartage times remain as per current planning scheme, being 7am on weekdays 8am on Saturdays.	No	Refer to response 5.16.1	Yes	No	No

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5.16.48	CP2402	Quarries / KRA's – Ormeau	Concerned with the City Plan 2015 as it relates to Key Resource Area 67, as it is unacceptable to: <ul style="list-style-type: none"> use residential property to provide buffer/separation area; allow quarry expansion; allow blasting impacts on residences; allow continual noise; allow decrease of property values; allow quarries in core habitat areas. 	Yes	<p>Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the new City Plan.</p> <p>Buffers will vary in width depending on contextual factors such as topography, vegetation, habitat and proximity to sensitive uses. The buffers are 'indicative only' as the appropriate buffer width can only be determined through detailed development assessment processes. All new or expanding extractive industry requires 'impact assessment' under the new City Plan.</p> <p>The City Plan includes provisions that require the protection and/or mitigation of impacts upon residential amenity and nature conservation values.</p>	No	No	No
5.16.49	CP2649	Quarries / KRA's – Ormeau	Requests Council make amendments to City Plan 2015 as per attached map (Ormeau).	No	The State government requires Council, through the State Planning Policy, to protect significant extractive resource deposits, including KRA 67 located at Ormeau. This State interest is balanced with other State interests and local interests that relate to habitat, vegetation and biodiversity as well as the need to protect the amenity of residential land uses. Mapping contained within the Strategic framework, Zones and overlays all function together to communicate the values of the area.	No	No	No
5.16.50	CP1624	Quarries / KRA's - Ormeau	Requests better signage relating to heavy vehicles travelling along Peachy Road to and from the Boral Ormeau quarry.	No	<p>This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for improving road signs throughout the city.</p> <p>Of note, new road signs are required to meet relevant Australian Standards and other legislative requirements.</p> <p>Existing road signs that are damaged or require replacement can be reported to Council (for local roads) or Department of Transport and Main Roads (for State controlled roads).</p>	No	No	No
5.16.51	CP1624	Quarries / KRA's – Ormeau	Requests Boral Ormeau quarry minimise the dust cloud that results from blasts and excavations.	No	The Boral Quarry in Ormeau is a lawfully established use. Complaints regarding negative impacts from the operation of this use can be forwarded to the City's Development Compliance section.	No	No	No
5.16.52	CP1624	Quarries / KRA's – Ormeau	Requests Boral Ormeau quarry provide data to local residents outlining how blast levels are monitored to ensure no foundation damage is occurring to surrounding houses.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the provision of data to local residents outlining how blast levels are being monitored.	No	No	No
5.16.53	CP1624	Quarries / KRA's – Ormeau	Requests residents surrounding Boral Ormeau quarry be issued with blasting timetables/schedules.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for issuing blasting timetables or schedules for the Boral quarry in Ormeau.	No	No	No
5.16.54	CP0621; CP0623	Quarries / KRA's – Ormeau	Concerned about the loss of the current planning scheme buffers to residential areas and Halfway Creek from the Holcim quarry at Ormeau. It is unacceptable for Council to change the current scheme to allow Holcim to further damage residents and remove the creek.	No	<p>Conditions were imposed by the State Government to remove the Extractive industry -indicative buffer within the Extractive industry zone (with the exception of land adjacent to Lot 11 and 900 on SP127985 on Zone Map 6) prior to formal public notification of the City Plan.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive Industry zoned land has been reinstated in the new City Plan in the following locations:</p> <ul style="list-style-type: none"> Shaws Pocket Road North, Cedar Creek and further south within KRA67; Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67; Vennor Drive, Ormeau; Emerson Way, Oxenford; and Western edge of KRA67 adjacent to Harts Road, Luscombe. <p>The actual width of these buffers is resolved in the development assessment</p>	No	Yes	No

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					<p>process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p> <p>The Environmental significance overlay mapping identifies areas of environmental significance. The Environmental significance overlay code has development criteria that require the protection of vegetation from clearing and damage, protection of fauna movement corridors, linkage of significant natural features, improvements to natural connectivity and rehabilitation of disturbed areas.</p> <p>The nature and extent of corridors for environmental purposes in extractive industry areas takes into account these tests and is determined through the development assessment process.</p>			
5.16.55	CP0621; CP0622; CP0623	Quarries / KRA's – Ormeau	Requests the buffer zones to residents and Halfway Creek are not reduced to benefit Holcim quarry operations in Ormeau, particularly in light of Holcim's illegal use of the land and Council's inaction to prosecute them.	No	<p>Conditions were imposed by the State Government to remove the Extractive industry -indicative buffer within the Extractive industry zone (with the exception of land adjacent to Lot 11 and 900 on SP127985 on Zone Map 6) prior to formal public notification of the City Plan.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive industry zoned land has been reinstated in the City Plan in the following locations:</p> <ul style="list-style-type: none"> • Shaws Pocket Road North, Cedar Creek and further south within KRA67; • Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67; • Vennor Drive, Ormeau; • Emerson Way, Oxenford; and • Western edge of KRA67 adjacent to Harts Road, Luscombe. <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p> <p>Existing quarries must operate in accordance with conditions imposed by the relevant authorising body.</p>	No	Yes	No
5.16.56	CP1544; CP1545; CP1546; CP1557	Quarries / KRA's - Ormeau	Objects to 369 Upper Ormeau Road, Kingsholme being included in the Resource, Processing and Separation Area on the Extractive industry overlay map.	Yes	<p>Council are required under the <i>Sustainable Planning Act 2009</i> to reflect State interests in the City Plan including the mapping of Key Resource Area resource/ processing areas and separation areas from the State Planning Policy.</p> <p>The Extractive resource overlay mapping reflects State Planning Policy mapping to protect resources from the encroachment of sensitive land uses. The separation area of the overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts. Specific buffer requirements for quarrying are determined during the development assessment process.</p>	No	No	No

Section 5.17: Quarries / KRA's – Reedy Creek

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.17.1	CP0158; CP0159; CP0160; CP0161; CP0162; CP0163; CP0183; CP0184; CP0185; CP0186; CP0187; CP0213; CP0214; CP0215; CP0216; CP0217; CP0218; CP0221; CP0223; CP0224; CP0236; CP0237; CP0239; CP0246; CP0247; CP0248; CP0249; CP0250; CP0251; CP0253; CP0254; CP0256; CP0257; CP0258; CP0259; CP0260; CP0265; CP0266; CP0267; CP0268; CP0270; CP0271; CP0277; CP0279; CP0297; CP0304; CP0306; CP0307; CP0308; CP0312; CP0314; CP0317; CP0318; CP0319; CP0321; CP0322; CP0323; CP0324; CP0325; CP0326; CP0327; CP0328; CP0329; CP0330; CP0333; CP0344; CP0349; CP0355; CP0356; CP0360; CP0362; CP0364; CP0368; CP0405; CP0406; CP0407; CP0408; CP0409; CP0410; CP0411; CP0412; CP0413; CP0414; CP0417; CP0451; CP0452; CP0455; CP0465; CP0466; CP0549; CP0569; CP0570; CP0591; CP0607; CP0608; CP0676; CP0677; CP0678; CP0679; CP0775; CP0801; CP0802; CP0803; CP0804; CP0882; CP0934; CP0935; CP0936; CP0937; CP1032; CP1033; CP1056; CP1057; CP1061; CP1104; CP1245; CP1246; CP1247; CP1269; CP1319; CP1320; CP1336; CP1346; CP1354; CP1359; CP1360; CP1379; CP1380; CP1387; CP1591; CP1616; CP1686; CP1693; CP1857; CP1883; CP1885; CP1908; CP2340; CP2364; CP2632; CP2666	Quarries / KRA's – Reedy Creek	Concerned the proposed Boral quarry at Reedy Creek will destroy an internationally recognised biodiversity corridor.	Yes	<p>The site's biodiversity values are protected through three key aspects of the City Plan.</p> <p>The Environmental significance overlay code requires development to avoid, protect or mitigate impacts on ecological features through minimising clearing, protecting fauna movement corridors, linking significant natural features, improving ecological connectivity and rehabilitating disturbed areas. A detailed ecological assessment must also accompany development applications. The study must identify key values and measures to protect or appropriately address impacts.</p> <p>The site is included in the Rural landscape and environment precinct of the Rural zone. The precinct requires development to protect ecological, landscape and scenic features of the land.</p> <p>Section 3.5.5.1(11) of the Strategic framework provides that a quarry operation can only occur on the site if it can be demonstrated that any critical environmental corridors and areas of ecological significance are retained.</p> <p>It is considered that this matter is appropriately addressed by the City Plan.</p>	No	No	No
5.17.2	CP0158; CP0159; CP0160; CP0161; CP0162; CP0163; CP0183; CP0184; CP0185; CP0186; CP0187; CP0213; CP0214; CP0215; CP0216; CP0217; CP0218; CP0221; CP0223; CP0224; CP0236; CP0237; CP0239; CP0246; CP0247; CP0248; CP0249; CP0250; CP0251; CP0253; CP0254; CP0256; CP0257; CP0258; CP0259; CP0260; CP0265; CP0266; CP0267; CP0268; CP0270; CP0271; CP0277; CP0279; CP0297; CP0304; CP0306; CP0307; CP0308; CP0312; CP0314; CP0317; CP0318; CP0319; CP0321; CP0322; CP0323; CP0324; CP0325; CP0326; CP0327; CP0328; CP0329; CP0330; CP0333; CP0344; CP0349; CP0355; CP0356; CP0360; CP0362; CP0364; CP0368; CP0405; CP0406; CP0407; CP0408; CP0409; CP0410; CP0411; CP0412; CP0413; CP0414; CP0417; CP0451; CP0452; CP0455; CP0465; CP0466; CP0549; CP0569; CP0570; CP0587; CP0591; CP0607; CP0608; CP0676; CP0677; CP0678; CP0679; CP0775; CP0801; CP0802; CP0803; CP0804; CP0882; CP0934; CP0935; CP0936; CP0937; CP1032; CP1033; CP1056; CP1057; CP1061; CP1104; CP1245; CP1246; CP1247; CP1319; CP1320; CP1336; CP1346; CP1354; CP1359; CP1360; CP1379; CP1380; CP1387; CP1591; CP1857; CP1860; CP1883; CP1885; CP2340; CP2364; CP2632; CP2666	Quarries / KRA's – Reedy Creek	Concerned the rural zoning of Boral quarry site, Reedy Creek may allow Boral to be exempt from paying an industrial, mining usage levy for Tallegbudgera Creek Road and Old Coach Road.	Yes	The new City Plan is not responsible for regulating the payment of levies.	No	No	No
5.17.3	CP0158; CP1056; CP1057; CP1061; CP1104; CP1616; CP1686; CP1693; CP1857; CP1885; CP2340; CP2666	Quarries / KRA's – Reedy Creek	Objects to size of proposed Boral quarry at Reedy Creek and proximity to existing residences. Issues such as noise, dust, traffic, social impacts, existence of asbestos and health issues have not been addressed.	No	<p>This matter relates to the recent assessment of a development application at the site of the Reedy Creek KRA (KRA96), described as Lot 105 on SP144215 and does not relate to City Plan.</p> <p>The application was assessed and refused by Council on 11 July 2014 and is currently being contested in the Planning and Environment Court.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.17.4	CP0158; CP0159; CP0160; CP0161; CP0162; CP0163; CP0183; CP0184; CP0185; CP0186; CP0187; CP0213; CP0214; CP0215; CP0216; CP0217; CP0218; CP0221; CP0223; CP0224; CP0236; CP0237; CP0239; CP0241; CP0242; CP0246; CP0247; CP0248; CP0249; CP0250; CP0251; CP0253; CP0254; CP0255; CP0256; CP0257; CP0258; CP0259; CP0260; CP0265; CP0266; CP0267; CP0268; CP0270; CP0271; CP0277; CP0279; CP0297; CP0304; CP0306; CP0307; CP0308; CP0312; CP0314; CP0317; CP0318; CP0319; CP0321; CP0322; CP0323; CP0324; CP0325; CP0326; CP0327; CP0328; CP0329; CP0330; CP0333; CP0344; CP0349; CP0355; CP0356; CP0360; CP0362; CP0364; CP0368; CP0405; CP0406; CP0407; CP0408; CP0409; CP0410; CP0411; CP0412; CP0413; CP0414; CP0417; CP0451; CP0452; CP0455; CP0465; CP0466; CP0549; CP0569; CP0570; CP0587; CP0591; CP0607; CP0608; CP0676; CP0677; CP0678; CP0679; CP0775; CP0801; CP0802; CP0803; CP0804; CP0882; CP0934; CP0935; CP0936; CP0937; CP1032; CP1033; CP1056; CP1057; CP1061; CP1104; CP1319; CP1320; CP1336; CP1346; CP1354; CP1359; CP1360; CP1379; CP1380; CP1387; CP1857; CP1860; CP1885; CP1908; CP2364; CP2341	Quarries / KRA's – Reedy Creek	Objects to the Boral quarry site at Reedy Creek being included in the Rural zone. The Rural zone changes expectations about the use of the land by people surrounding it and will make it easier for Boral to argue that quarry will have no impact on future residential uses, conservation and provisions of open space. Requests current zoning be applied in the City Plan.	Yes	<p>The current precincts in the Reedy Creek Structure Plan cannot be transferred to the City Plan as this would conflict with the <i>State Planning Policy (July 2014) – Mining and Extractive Resources</i> provisions. Zoning that would encourage a long-term residential community would not protect the state-identified resource and therefore not meet the State's interests.</p> <p>The resource is protected through the Extractive resources overlay and Strategic framework map 5, which identify the site as a non-committed resource'. Section 3.5.5.1(11) of the Strategic framework acknowledges the constraints of the site and identifies that extractive industry may only occur where strictly protecting the amenity of nearby residences, where areas of environmental importance are retained and where the green backdrop of ridges is not reduced when viewed from major roads and surrounding residential land.</p> <p>Sections 3.7.2, 3.7.3, 3.7.4, 3.5.5.1(1), 3.5.5.1(9) of the Strategic framework; the Rural zone code; Extractive industry use code, Extractive industry overlay code and Environmental significance overlay code regulate impacts on residential amenity and seek to protect the natural and scenic values of the land.</p> <p>The provisions of the Rural landscape and environment precinct of the Rural zone apply to the site and further seek to protect the ecological, landscape and scenic values of the land.</p> <p>It is considered that this matter is appropriately addressed by the City Plan.</p>	No	No	No
5.17.5	CP0158; CP0159; CP0160; CP0161; CP0162; CP0163; CP0183; CP0184; CP0185; CP0186; CP0187; CP0213; CP0214; CP0215; CP0216; CP0217; CP0218; CP0221; CP0223; CP0224; CP0236; CP0237; CP0239; CP0246; CP0247; CP0248; CP0249; CP0250; CP0251; CP0253; CP0254; CP0256; CP0257; CP0258; CP0259; CP0260; CP0265; CP0266; CP0267; CP0268; CP0270; CP0271; CP0277; CP0279; CP0297; CP0304; CP0306; CP0307; CP0308; CP0312; CP0314; CP0317; CP0318; CP0319; CP0321; CP0322; CP0323; CP0324; CP0325; CP0326; CP0327; CP0328; CP0329; CP0330; CP0333; CP0344; CP0349; CP0355; CP0356; CP0360; CP0362; CP0364; CP0368; CP0405; CP0406; CP0407; CP0408; CP0409; CP0410; CP0411; CP0412; CP0413; CP0414; CP0417; CP0451; CP0452; CP0455; CP0465; CP0466; CP0549; CP0569; CP0570; CP0587; CP0591; CP0607; CP0608; CP0676; CP0677; CP0678; CP0679; CP0775; CP0801; CP0802; CP0803; CP0804; CP0882; CP0934; CP0935; CP0936; CP0937; CP1032; CP1033; CP1056; CP1057; CP1061; CP1104; CP1245; CP1246; CP1247; CP1269; CP1319; CP1320; CP1336; CP1346; CP1354; CP1359; CP1360; CP1379; CP1380; CP1387; CP1591; CP1616; CP1686; CP1693; CP1857; CP1860; CP1883; CP1885; CP1908; CP2340; CP2364; CP2632; CP2666	Quarries / KRA's – Reedy Creek	Objects to the KRA designation of the Boral quarry site at Reedy Creek due to lack of town planning or environmental grounds. There is no need for a quarry at Reedy Creek when existing approved quarries provide the capacity to service the city for 150-200 years.	Yes	<p>KRA designations form part of the <i>State Planning Policy (July 2014) – Mining and Extractive Resources</i> and are determined and administered by the Queensland Government. The Reedy Creek KRA (KRA96) has been recognised through a state planning instrument for more than 7 years and has been subject to community consultation undertaken by the Queensland Government. The Queensland Government has directed Council to include KRA96 in the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.17.6	CP0159; CP0160; CP0161; CP0162; CP0163; CP0179; CP0183; CP0184; CP0185; CP0186; CP0187; CP0213; CP0214; CP0215; CP0216; CP0217; CP0218; CP0221; CP0223; CP0224; CP0236; CP0237; CP0239; CP0246; CP0247; CP0248; CP0249; CP0250; CP0251; CP0253; CP0254; CP0256; CP0257; CP0258; CP0259; CP0260; CP0265; CP0266; CP0267; CP0268; CP0270; CP0271; CP0277; CP0279; CP0297; CP0304; CP0306; CP0307; CP0308; CP0312; CP0314; CP0317; CP0318; CP0319; CP0321; CP0322; CP0323; CP0324; CP0325; CP0326; CP0327; CP0328; CP0329; CP0330; CP0333; CP0344; CP0349; CP0355; CP0356; CP0360; CP0362; CP0364; CP0368; CP0405; CP0406; CP0407; CP0408; CP0409; CP0410; CP0411; CP0412; CP0413; CP0414; CP0417; CP0451; CP0452; CP0455; CP0465; CP0466; CP0549; CP0569; CP0570; CP0587; CP0591; CP0607; CP0608; CP0676; CP0677; CP0678; CP0679; CP0775; CP0801; CP0802; CP0803; CP0804; CP0882; CP0934; CP0935; CP0936; CP0937; CP1032; CP1033; CP1319; CP1320; CP1336; CP1346; CP1354; CP1359; CP1360; CP1379; CP1380; CP1387; CP1591; CP1860; CP1883; CP1908; CP2364; CP2632	Quarries / KRA's – Reedy Creek	Objects to the size of proposed Boral quarry at Reedy Creek and proximity to existing residences. Issues such as noise, dust, traffic, social impacts, existence of asbestos and health issues have not been addressed.	Yes	Refer to response 5.17.3	No	No	No
5.17.7	CP0222	Quarries / KRA's – Reedy Creek	Objects to the Reedy Creek quarry.	Yes	Refer to response 5.17.3	No	No	No
5.17.8	CP0238	Quarries / KRA's – Reedy Creek	Concerned the Reedy Creek quarry will not benefit people of the Gold Coast. Requests any plans for this quarry be abolished.	Yes	Refer to response 5.17.3	No	No	No
5.17.9	CP0296	Quarries / KRA's – Reedy Creek	Concerned with the proposed rezoning of the Boral quarry site at Reedy Creek from residential to rural.	Yes	Refer to response 5.17.4	No	No	No
5.17.10	CP0614	Quarries / KRA's – Reedy Creek	Requests Gold Coast Quarry, Old Coach Road, Reedy Creek (Lot 105 SP144215, KRA 96) be included in the Natural resources area of Strategic framework map 2. Requests Strategic framework map 1 be amended to include the quarry disturbance footprint inside the urban area. Requests the quarries disturbance footprint be included within the Extractive industry zone. Requests the quarries disturbance footprint from the Bushfire hazard overlay map.	Yes	<p>The Extractive resources overlay in City Plan identifies the site as a KRA and protects it from encroachment of incompatible uses and for potential future extraction.</p> <p>Lot 105 SP144215 contains scenic amenity values, biodiversity and other environmental values of state and local significance. The designation of Lot 105 SP144215 as Natural landscape on Strategic framework map 2 and the Non-urban area in Strategic framework map 1 recognises the diverse values of the site, its non-urban characteristics and the status of the extractive resource as a non-committed resource area. Only those extractive resources indicated on Strategic framework map 5 as a 'Committed Resource Area' is shown on Strategic framework map 2 as a Natural Resource Area.</p> <p>It is appropriate for reasons of safety and public awareness that the lot be the subject of the Bushfire hazard overlay.</p> <p>It is considered that this matter is appropriately addressed by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.17.11	CP0660	Quarries / KRA's – Reedy Creek	Concern regarding the impact on property values resulting from quarry establishments to the submitter's residence at 16 Bellatrix Street, Reedy Creek.	Yes	Property values are not a matter regulated by the City Plan. This matter also relates to the recent assessment of a development application at the site of the Reedy Creek KRA (KRA96), described as Lot 105 on SP144215. The application was assessed and refused by Council on 11 July 2014 and is currently being contested in the Planning and Environment Court.	No	No	No
5.17.12	CP0660	Quarries / KRA's – Reedy Creek	Objects to Boral Quarry due to its close proximity and resulting noise intrusion to residence at 16 Bellatrix Street, Reedy Creek.	Yes	Refer to response 5.17.3	No	No	No
5.17.13	CP0823; CP2304	Quarries / KRA's – Reedy Creek	Concerned the Burleigh to Springbrook greenspace corridor is in danger of disruption and loss of integrity and viability due to the presence of proposed Boral Quarry in West Burleigh. Requests the corridor in the vicinity of the Boral quarry/residential area is changed to greenspace conservation.	Yes	This matter relates to the recent assessment of a development application at the site of the Reedy Creek KRA (KRA96), described as Lot 105 on SP144215. The application was assessed and refused by Council on 11 July 2014 and is currently being contested in the Planning and Environment Court. The site's biodiversity values are protected through three key aspects of the City Plan. The Environmental significance overlay code requires development to avoid, protect or mitigate impacts on ecological features through minimising clearing, protecting fauna movement corridors, linking significant natural features, improving ecological connectivity and rehabilitating disturbed areas. A detailed ecological assessment must also accompany development applications. The study must identify key values and measures to protect or appropriately address impacts. The site is included in the Rural Landscape and Environment Precinct of the Rural Zone. The precinct requires development to protect ecological, landscape and scenic features of the land. Section 3.5.5.1(11) of the Strategic framework provides that a quarry operation can only occur on the site if it can be demonstrated that any critical environmental corridors and areas of ecological significance are retained.	No	No	No
5.17.14	CP1245; CP1246; CP1247	Quarries / KRA's – Reedy Creek	Objection to the Boral quarry site at Reedy Creek being included in the Rural zone. The Rural zone changes expectations about the use of the land by people surrounding it and will make it easier for Boral to argue that quarry will have no impact on future residential uses, conservation and provisions of open space. Request current zoning be applied in the City Plan.	Yes	Refer to response 5.17.4	No	No	No
5.17.15	CP1245; CP1246; CP1247	Quarries / KRA's – Reedy Creek	Objection to the size of proposed the Boral quarry at Reedy Creek and proximity to existing residences. Issues such as noise, dust, traffic, social impacts, existence of asbestos and health issues have not been addressed.	Yes	Refer to response 5.17.3	No	No	No
5.17.16	CP1269	Quarries / KRA's – Reedy Creek	Concerned the Boral Quarry site at Reedy Creek is a completely incompatible use and the quarry will not be able to comply with conditions, such as noise, dust, traffic, social impacts and asbestos management.	Yes	Refer to response 5.17.3	No	No	No

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5.17.17	CP1269	Quarries / KRA's – Reedy Creek	Concerned the Boral Quarry site at Reedy Creek will be the biggest in Queensland and will be in close proximity to existing residential areas.	Yes	Refer to response 5.17.3	No	No	No
5.17.18	CP1269	Quarries / KRA's – Reedy Creek	Concerned the environmental, economic and social cost of the Boral Quarry site at Reedy Creek would be met by Gold Coast residents. The demand for the quarry material is from New South Wales (NSW) and Gold Coast should not carry the burden for NSW's benefit.	Yes	Refer to response 5.17.3	No	No	No
5.17.19	CP1269	Quarries / KRA's – Reedy Creek	Concerned there is no basis to the Boral Quarry's State Government designation as a Key Resource Area. The decision was not based on town planning or environmental reports. The town plan's Extractive industry zone is based on policy which lacks foundation.	Yes	Refer to response 5.17.5	No	No	No
5.17.20	CP1269	Quarries / KRA's – Reedy Creek	Objects to the Boral Quarry site at Reedy Creek being zoned as Rural. The site has always been part-Residential, Open space, Park residential and Conservation. It may be easier to develop the site as a quarry and for Boral to argue no impact on future residential, conservation and provision of open space.	Yes	Refer to response 5.17.4	No	No	No
5.17.21	CP1423	Quarries / KRA's – Reedy Creek	Concerned with the introduction of Key Resource Area 96 (KRA96) is not consistent with community expectation or adjoining land uses.	Yes	Refer to response 5.17.5	No	No	No
5.17.22	CP1591; CP1616; CP1686; CP1693; CP1860; CP1883; CP2340; CP2632; CP2666	Quarries / KRA's – Reedy Creek	Objects to Boral quarry site at Reedy Creek being included in the Rural zone. The Rural zone changes expectations about the use of the land by people surrounding it and will make it easier for Boral to argue that quarry will have no impact on future residential uses, conservation and provisions of open space. Requests current zoning be applied in the City Plan.	Yes	Refer to response 5.17.4	No	No	No
5.17.23	CP1616; CP1686; CP1693; CP1908	Quarries / KRA's – Reedy Creek	Concerned rural zoning of Boral quarry site at Reedy Creek may allow Boral to be exempt from paying an industrial, mining usage levy for Tallegbudgera Creek Road and Old Coach Road.	Yes	Refer to response 5.17.2	No	No	No
5.17.24	CP1857; CP1860; CP1883; CP1885	Quarries / KRA's – Reedy Creek	Concerned if Boral Reedy Creek Quarry proceeds it will be the largest in Queensland and will effectively be retrofitting a Quarry into a major residential area, which is unprecedented anywhere in Australia. Other major quarries are serviced by rail networks and are isolated from communities. The Boral quarry is located 300 metres from residences.	Yes	Refer to response 5.17.3	No	No	No
5.17.25	CP1864	Quarries / KRA's – Reedy Creek	Objects to the Boral quarry site at Reedy Creek being included in the Rural zone. This could make it easier for Boral to develop as a quarry. Objects to any future residential development of the site also because of high biodiversity value and extreme landscape constraints.	Yes	Refer to response 5.17.4	No	No	No

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5.17.26	CP1908	Quarries / KRA's – Reedy Creek	Concerned with tremors generated by blasting impacting on residences.	Yes	Extractive industry is subject to a development application and must demonstrate that impacts generated from blasting (such as vibration, dust and noise) can be mitigated to protect the amenity of surrounding residences. These requirements are contained in the sections 3.5.5.1(1) and (11) of the Strategic framework; (2)(c), (2)(d), (3)(c)(ii) and PO3 of the Extractive resources overlay; and (1), (2)(a) and PO1 of the Extractive industry use code.	No	No	No
5.17.27	CP1990	Quarries / KRA's – Reedy Creek	Objects to the Boral Reedy Creek quarry as it is situated within a wildlife corridor and will adversely impact on surrounding residential area.	Yes	Refer to response 5.17.3	No	No	No
5.17.28	CP2341	Quarries / KRA's – Reedy Creek	Concerned a quarry in a residential area, whether designated rural or otherwise can be considered a preferable land use. It is solely in the best interests of the proponent. The public interest in this instance relates to the availability of the hard rock resource and it is known that there is sufficient of this resource from other quarries on the Gold Coast to negate the necessity of this particular quarry at Tallebudgera.	Yes	Refer to response 5.17.3	No	No	No
5.17.29	CP2341	Quarries / KRA's – Reedy Creek	Concerned the Burleigh to Springbrook ecological corridor will be at risk from the operation of the quarry.	Yes	Refer to response 5.17.1	No	No	No
5.17.30	CP2341	Quarries / KRA's – Reedy Creek	Concerned the Gold Coast Quarry project is an unsustainable industry which fails to adequately consider the sustainability of the community and the necessity of maintaining the integrity of the Burleigh to Springbrook greenspace corridor.	Yes	Refer to response 5.17.3	No	No	No
5.17.31	CP2341	Quarries / KRA's – Reedy Creek	Concerned the proposed Gold Coast Quarry construction and operation will threaten existing flora and fauna.	Yes	Refer to response 5.17.3	No	No	No
5.17.32	CP2341	Quarries / KRA's – Reedy Creek	Concerned the Rural zoning of the Gold Coast Quarry site will not protect from the impacts of dust, air pollution, light pollution, blasting and truck movements.	Yes	Refer to response 5.17.4	No	No	No
5.17.33	CP2341	Quarries / KRA's – Reedy Creek	Concerned there is conflict between the designations in the current Gold Coast Planning Scheme of the quarry area as residential, while being identified as a KRA in the South East Queensland Regional Plan.	Yes	The current zoning of the site is changing, under City Plan, to the Rural zone and a number of provisions in the Strategic framework, including 3.5.5.1(11), specifically address the potential development of extractive industry on Lot 105 on SP144215. Strategic framework Map 5 also identifies the site as a 'non-committed resource' to acknowledge the existence of KRA96.	No	No	No

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5.17.34	CP2341	Quarries / KRA's – Reedy Creek	Objects to the potential construction of the Gold Coast Quarry in the midst of a residential area and the severe damage to a viable greenspace corridor. This is essential to the survival of native species in the Gold Coast.	Yes	<p>This matter relates to the recent assessment of a development application at the site of the Reedy Creek KRA (KRA96), described as Lot 105 on SP144215.</p> <p>The matter does not relate to the City Plan.</p> <p>The application was assessed and refused by Council on 11 July 2014 and is currently being contested in the Planning and Environment Court.</p> <p>The site's biodiversity values are protected through three key aspects of the City Plan.</p> <p>The Environmental significance overlay code requires development to avoid, protect or mitigate impacts on ecological features through minimising clearing, protecting fauna movement corridors, linking significant natural features, improving ecological connectivity and rehabilitating disturbed areas. A detailed ecological assessment must also accompany development applications. The study must identify key values and measures to protect or appropriately address impacts.</p> <p>The site is included in the Rural Landscape and Environment Precinct of the Rural Zone. The precinct requires development to protect ecological, landscape and scenic features of the land.</p> <p>Section 3.5.5.1(11) of the Strategic framework provides that a quarry operation can only occur on the site if it can be demonstrated that any critical environmental corridors and areas of ecological significance are retained.</p>	No	No	No

Section 5.18: Quarry buffers

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.1	CP0012; CP0017; CP0044; CP0045; CP0046; CP0096; CP0134; CP0136; CP0538; CP0540; CP1066; CP1108; CP1127; CP1176; CP1270; CP1891	Quarry buffers	Concerned with the removal of the quarry buffers from Zone map 6 due to impacts on wildlife, vegetation and separation to residences.	Yes	<p>Conditions were imposed by the State Government to remove the Extractive industry -indicative buffer within the Extractive industry zone (with the exception of land adjacent to Lot 11 and 900 on SP127985 on Zone Map 6) prior to formal public notification of the City Plan.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive Industry zoned land has been reinstated in the City Plan in the following locations:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67;</p> <p>(b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67;</p> <p>(c) Vennor Drive, Ormeau;</p> <p>(d) Emerson Way, Oxenford; and</p> <p>(e) Western edge of KRA67 adjacent to Harts Road, Luscombe.</p> <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p>	Yes	Yes	No
5.18.2	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0697; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1172; CP1202; CP1244; CP1253; CP1349; CP1367; CP1536; CP1756; CP1765; CP1773; CP1775; CP1805; CP1863; CP2395; CP2481; CP2660; CP2661; CP2696	Quarry buffers	Requests Council acknowledge the need for and location of wildlife passages and green buffer zones on quarry land. Requests these passages and buffer zones be unavailable for development.	No	<p>The Environmental significance overlay maps identify areas of environmental significance. Significant areas external to existing quarry pits are shown as containing various forms of nature conservation value, including 'Hinterland to Coast Critical Corridors'.</p> <p>A development application for an extractive industry in committed resource areas is required to demonstrate compliance with Strategic framework section 3.5.5.1(8), which states that extraction and haulage of the resource must protect environmental values on the land as far as practicable.</p> <p>Strategic framework section 3.5.5.1(11) states that expansion of extractive activities into 'non-committed' resource areas is only allowed if critical corridors are accommodated and areas of ecological significance can be retained.</p>	No	No	No
5.18.3	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1155; CP1172; CP1202; CP1253; CP1349; CP1367; CP1536; CP1756; CP1773; CP1775; CP1805; CP1882; CP1914; CP2395; CP2481; CP2660; CP2661; CP2696	Quarry buffers	Requests the reinstatement of the 'buffer zones' on Extractive industry zone – Darlington Range Key Resource Area.	Yes	Refer to response 5.18.1	Yes	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.4	CP0141	Quarry buffers	Objects to Holcim quarries buffers being identified on residential properties on the Extractive resources overlay map.	Yes	<p>Separation areas on the Extractive resources overlay map are taken from mapping in the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the City Plan.</p> <p>Any further intensification of quarry operations, beyond that provided for under any existing development approval will require an impact assessable development application.</p> <p>The actual width of buffers to sensitive land uses are resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p> <p>The Extractive industry zone code requires that development provides sufficient buffers to adjoining sensitive uses and residential zoned land to prevent significant impacts on amenity.</p>	No	No	No
5.18.5	CP0141	Quarry buffers	Requests clear wildlife corridors be incorporated into the City Plan around all quarry developments.	No	Refer to response 5.18.2	No	No	No
5.18.6	CP0141	Quarry buffers	Requests KRA67 (Holcim) has a prescriptive and clear buffer zone.	No	Refer to response 5.18.1	Yes	Yes	No
5.18.7	CP0280	Quarry buffers	Concerned with quarry land has no buffer zone except near The Plateau which is indicative, the buffer should be definite and not 'indicative'.	No	Refer to response 5.18.1	Yes	Yes	No
5.18.8	CP0572; CP0573	Quarry buffers	Concerned with the deletion of buffer zones on quarry land in Ormeau.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.9	CP0697	Quarry buffers	Concerned with 25 Barrenjoey Drive, Ormeau Hills becoming part of the buffer zone for the extractive industry located in the Darlington Ranges Key Resource area. Requests buffer zones are located within the boundaries of the quarry operation.	Yes	Refer to response 5.18.4	No	No	No
5.18.10	CP0765	Quarry buffers	Concerned the current buffer zones around the Ormeau quarry are being reduced.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.11	CP0767	Quarry buffers	Objects to 369 Upper Ormeau Road, Kingsholme (Lot 3 SP147079) being included in the Resource, processing and separation areas on the Extractive resources overlay map as it is privately owned freehold land.	Yes	Refer to response 5.18.4	No	No	No
5.18.12	CP1069; CP1125	Quarry buffers	Objects to the separation/buffer zones for quarries being outside quarry land, as shown in the Extractive Resources Overlay Map, as it would impose on residential properties.	Yes	Refer to response 5.18.4	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.13	CP1069; CP1116; CP1125; CP1137; CP1138	Quarry buffers	Objects to the word "indicative" in reference to the extractive industries buffer zone, as it does not provide protection for residents and the environment.	No	<p>Buffers will vary in width depending on contextual factors such as topography and vegetation. The buffers are 'indicative only' as the appropriate buffer width can only be determined through detailed development assessment processes.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive industry zoned land has been reinstated in the City Plan in the following locations:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67;</p> <p>(b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67;</p> <p>(c) Vennor Drive, Ormeau;</p> <p>(d) Emerson Way, Oxenford; and</p> <p>(e) Western edge of KRA67 adjacent to Harts Road, Luscombe.</p>	Yes	Yes	No
5.18.14	CP1069	Quarry buffers	Objects to wildlife corridors being located within the Extractive industry buffer area, which is also located on residential land. Concerned as wildlife corridors are supposed to be undisturbed areas. Requests the wildlife corridor be located on quarry land.	No	Refer to response 5.18.2	No	No	No
5.18.15	CP1105; CP1106; CP1107	Quarry buffers	Concerned the Holcim quarry at Lot 7 RP815163, Lot 69 RP802362 and Lot 58 W31548 does not provide adequate buffers to residential properties.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.16	CP1105; CP1106; CP1107	Quarry buffers	Objects to the reduction of the buffer zone for Holcim's quarry at Lot 7 RP815163, Lot 69 RP802362 and Lot 58 W31548.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.17	CP1116; CP1125; CP1137; CP1138	Quarry buffers	Concerned land around Holcim's Ormeau quarry and Boral's quarry are of high environmental value and these are included in the extractive industry indicative buffers.	No	Refer to response 5.18.13	No	No	No
5.18.18	CP1116; CP1125; CP1138	Quarry buffers	Concerned the Holcim quarry does not include a buffer zone, except a small area to the North west of The Plateau due to negative impacts of mining and likelihood of mining expansion.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.19	CP1116	Quarry buffers	Objects to the lack of a wildlife corridor around the Holcim quarry; wildlife corridors should be on quarry land, not by buffers on residential properties. Requests that the wildlife corridors should be quarantined for the environment only, and not available for residential or extractive industry development.	No	Refer to response 5.18.13	No	No	No
5.18.20	CP1116	Quarry buffers	Objects to the separation/buffer zones for quarries being outside quarry land, as shown in the Extractive Resources Overlay Map, and the imposition onto residential properties, affecting accessibility, residential amenity and loss of habitat.	Yes	Refer to response 5.18.4	No	No	No

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5.18.21	CP1116	Quarry buffers	Requests the City Plan is made clear, unambiguous and non-conflicting in relation to the zoning map for the Holcim quarries and Extractive Resources Overlay aligning in content relating to buffer and separation zones; the City Plan does not offer certainty.	No	<p>The Extractive resources overlay and the Extractive resource zone serve different purposes. The Extractive Resource Overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The separation area of the overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts. Specific buffer requirements for quarrying are determined during the development assessment process and consider site-specific features such as topography and vegetation.</p> <p>Zoning maps reflect the current or intended use for areas. The Extractive industry zone reflects where commitments have been made to extract resources on that lot. An 'indicative buffer' is shown in areas on the Extractive industry zone, to visually communicate requirements within the new City Plan for extractive activities to be appropriately buffered to sensitive residential land uses. These areas include:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67; (b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67; (c) Vennor Drive, Ormeau; (d) Emerson Way, Oxenford; and (e) Western edge of KRA67 adjacent to Harts Road, Luscombe.</p>	Yes	Yes	No
5.18.22	CP1125; CP1137; CP1138	Quarry buffers	Objects to the lack of a wildlife corridor around the Holcim quarry; wildlife corridors should be on quarry land, not by placing buffers on residential properties.	Yes	Refer to response 5.18.2	No	No	No
5.18.23	CP1137	Quarry buffers	Concerned Holcim quarry does not include a buffer zone, except a small area to the North west of The Plateau. Concerned this may increase the negative impacts of mining activities on the surrounding residential and increase the likelihood of mining expansion.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.24	CP1137	Quarry buffers	Objects to the separation/buffer zones for quarries being located outside quarry land, as shown on the Extractive Resources Overlay Map. Concerned this buffer/separation area is an imposition on residential landholders.	Yes	Refer to response 5.18.4	No	No	No
5.18.25	CP1138	Quarry buffers	Objects to the separation/buffer zones for quarries being outside quarry land, as shown in the Extractive Resources Overlay Map, and imposition onto residential properties such as non-accessibility.	Yes	Refer to response 5.18.4	No	No	No
5.18.26	CP1155	Quarry buffers	<p>Concerned overriding development approval outcomes without due process is unfair.</p> <p><i>Example: the rezoning approval for Holcim which indicated part of Lot 58 on RP15911 as buffer zone, however, Holcim is unlawfully using some of this land for their quarrying operations. The deletion of buffer zones within the draft City Plan conveniently removes the illegal use of pre-existing buffer zone.</i></p>	No	The City Plan does not affect the conditions or regulations of any existing approved extractive operations. Compliance matters are not dealt with by the City Plan. The City Plan contains provisions ensuring that any new or expanding extractive operations avoid, mitigate and minimise impacts on the amenity of nearby sensitive land uses. The specific conditions applying to any new extractive operations are determined through the development assessment process.	No	No	No
5.18.27	CP1155	Quarry buffers	Concerned there is not designated green buffer zone for the area north-west of The Plateau.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.28	CP1155; CP1480; CP1481; CP1482; CP1483; CP1486; CP1489; CP1491; CP1492; CP1513; CP1514; CP1530; CP1515; CP1531; CP1532; CP1533; CP1535; CP1510; CP1703; CP1776; CP1778; CP1792; CP1806; CP1807; CP1976; CP2136; CP2175; CP2176; CP2363; CP2583; CP2585; CP2586	Quarry buffers	Objects to having a separation buffer zone outside quarry land and imposed on to private residential and rural land holders.	Yes	Refer to response 5.18.4	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.29	CP1244	Quarry buffers	Requests reinstatement of the 'buffer zones' on Extractive Industry zone – Darlington Range Key Resource Area.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.30	CP1330	Quarry buffers	Concerned with the removal of buffers around extractive industry and the potential impacts of extractive industry on rural uses and residents of the area. Requests more consideration be given to the health and amenity of residents of Ormeau and Yatala.	Yes	Refer to response 5.18.1	Yes	Yes	No
5.18.31	CP1365	Quarry buffers	Objects to any changes to the City Plan 2015 that allows expansion of the quarry (near Shaws Pocket Road), eroding the buffer zone surrounding it and earlier start times for associated trucks and machinery.	No	<p>Any further intensification of quarry operations, beyond that provided for under any existing development approval will require an impact assessable development application.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive industry zoned land has been reinstated in the City Plan in the following locations:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67;</p> <p>(b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67;</p> <p>(c) Vennor Drive, Ormeau;</p> <p>(d) Emerson Way, Oxenford; and</p> <p>(e) Western edge of KRA67 adjacent to Harts Road, Luscombe.</p> <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p> <p>The operational hours contained within the acceptable outcomes of the Extractive industry code will not replace any conditions imposed by the Court on any existing quarry operations.</p>	Yes	Yes	No
5.18.32	CP1370	Quarry buffers	Concerned with the potential loss of buffers to Holcim Quarry operations, and proposals for the quarry encroaching into the surrounding rural area and creek environment.	Yes	Refer to response 5.18.31	Yes	Yes	No
5.18.33	CP1434	Quarry buffers	Objects to changes in buffer zones between extraction zones, rural zones and the buffer now being placed on private properties. This allows the quarries to bring trucks up Shaws Pocket Road which is not suitable for that traffic. Associated run off will result in destruction of the Pimpama River catchment.	Yes	Refer to response 5.18.31	Yes	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.34	CP1466	Quarry buffers	Concerned the buffers around quarry land impact on surrounding uses and do not manage amenity impacts successfully. Requests the extractive industry buffers are contained within quarry land (assumed this means the extractive industry zone).	Yes	<p>The Extractive Resource Overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The separation area of the Overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive industry zoned land has been reinstated in the City Plan in the following locations:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67;</p> <p>(b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67;</p> <p>(c) Vennor Drive, Ormeau;</p> <p>(d) Emerson Way, Oxenford; and</p> <p>(e) Western edge of KRA67 adjacent to Harts Road, Luscombe.</p> <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p>	Yes	Yes	No
5.18.35	CP1469	Quarry buffers	Objects to land around Extractive industry zones having extractive industry buffers applied to them.	Yes	Refer to response 5.18.4	No	No	No
5.18.36	CP1476	Quarry buffers	Concerned with KRA62 Blue Rock Quarry buffer extends out from the quarry onto property owners land (instead of being contained in the quarry).	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.37	CP1477	Quarry buffers	Concerned with KRA 67 does not require a large separation zone when there is one imposed on KRA 62.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.38	CP1477	Quarry buffers	Objects to Council applying quarry separation zones on neighbouring properties.	Yes	Refer to response 5.18.4	No	No	No
5.18.39	CP1485; CP1486	Quarry buffers	Objects to 293 Shaws Pocket Road, Cedar Creek being formed as part of the separation buffer zone because it should be on the quarry land.	Yes	Refer to response 5.18.4	No	No	No
5.18.40	CP1499	Quarry buffers	Objects to the elimination of Holcim Quarry buffers that would allow all work to be carried out to the boundary 66-68 Vennor Drive, Ormeau.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.41	CP1528	Quarry buffers	Objects to 9 Shaws Pocket Road North, Luscombe being used as a buffer for quarries.	Yes	Refer to response 5.18.34	No	No	No
5.18.42	CP1529	Quarry buffers	Objects to the removal of quarry buffer zones as stated in the City Plan 2015.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.43	CP1535	Quarry buffers	Requests the current quarry buffer zones are kept how they are.	Yes	Refer to response 5.18.34	Yes	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.44	CP1538	Quarry buffers	Concerned with the possible rezoning of buffer zones around the extractive industries.	No	<p>The City Plan does not affect the conditions or regulations of any existing approved extractive operations.</p> <p>The Extractive resource overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The separation area of the overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts.</p> <p>Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive Industry zoned land has been reinstated in the new City Plan in the following locations:</p> <p>(a) Shaws Pocket Road North, Cedar Creek and further south within KRA67;</p> <p>(b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67;</p> <p>(c) Vennor Drive, Ormeau;</p> <p>(d) Emerson Way, Oxenford; and</p> <p>(e) Western edge of KRA67 adjacent to Harts Road, Luscombe.</p> <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p>	Yes	Yes	No
5.18.45	CP1539	Quarry buffers	Objects to 3 Soper Way, Luscombe being encroached on for further open space when the northern boundary adjoins Lot 69 on RP865173, already designated by Council and quarries as Open space. This open space also includes a quarry overlay.	Yes	Refer to response 5.18.4	No	No	No
5.18.46	CP1539	Quarry buffers	Objects to 3 Soper Way, Luscombe being zoned for resource separation area.	Yes	Refer to response 5.18.4	No	No	No
5.18.47	CP1539	Quarry buffers	Objects to quarries utilising private land as a separation area to increase their resource possessing area.	Yes	Refer to response 5.18.4	No	No	No
5.18.48	CP1540	Quarry buffers	Concerned with 3 Soper Way, Luscombe being entirely used as a separation area for local quarries.	Yes	Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the City Plan.	No	No	No
5.18.49	CP1541	Quarry buffers	Concerned with the quarry buffer zones extending beyond the boundary of resource areas onto privately owned land. The buffers will restrict rights.	Yes	Refer to response 5.18.4	No	No	No
5.18.50	CP1551	Quarry buffers	Requests Darlington Range quarry buffers be reinstated in the Extractive industry zone so that buffers are provided on quarry land.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.51	CP1551	Quarry buffers	Requests the quarry buffer definitions be more clearly defined and unambiguous.	Yes	Buffers will vary in width depending on contextual factors such as topography and vegetation. The buffers are 'indicative only' as the appropriate buffer width can only be determined through detailed development assessment processes.	No	No	No
5.18.52	CP1551	Quarry buffers	Requests the word 'indicative' be deleted from Extractive Industry Zone buffer definition.	No	Refer to response 5.18.51	No	No	No
5.18.53	CP1552	Quarry buffers	Concerned with the ambiguity regarding Extractive industry zone buffers making it difficult for residents to know the impact on rural areas.	No	Refer to response 5.18.51	No	No	No
5.18.54	CP1553	Quarry buffers	Objects to the Kingsholme and Ormeau Extractive industry buffer areas located within privately owned freehold property.	Yes	Refer to response 5.18.4	No	No	No

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5.18.55	CP1593	Quarry buffers	Concerned with the proposed changes to Holcim quarry buffer zones. Requests additional buffer areas be provided as per attached map.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.56	CP1663	Quarry buffers	Objects to buffer zones being located outside of quarry land in the Upper Coomera area.	Yes	Refer to response 5.18.4	No	No	No
5.18.57	CP1664; CP1704; CP1706; CP1707	Quarry buffers	Objects to City Plan 2015 using rural properties as 'buffer zones' to extractive industry. Buffer zones are unacceptable outside quarry land.	Yes	Refer to response 5.18.4	No	No	No
5.18.58	CP1665; CP1666	Quarry buffers	Objects to 256 Halls Road, Luscombe and surrounds becoming the buffer zone to the Northern Darlington Range Key Resource Area through changes to the buffer zones at the boundaries of quarries. Changes in the buffer will impact on property values and the loss of quality of life through impacts on flora and fauna, noise and air quality.	Yes	Refer to response 5.18.4	No	No	No
5.18.59	CP1669	Quarry buffers	Objects to Darlington Range Key Resource Area buffer zones being moved onto resident's rural properties.	Yes	Refer to response 5.18.4	No	No	No
5.18.60	CP1670	Quarry buffers	Concerned 228 Shaws Pocket Road, Cedar Creek and the surrounding area will be negatively affected by changes to quarry buffer zones including impacts on property values, lifestyle and nature. It is unacceptable to have buffer zones outside quarry land and on rural land owned by residents.	Yes	Refer to response 5.18.4	No	No	No
5.18.61	CP1700	Quarry buffers	Requests the word 'indicative' in relation to the Extractive industry indicative buffer be deleted and the area be zoned as either a buffer zone or Rural zone (landscape and environment precinct).	No	Refer to response 5.18.51	No	No	No
5.18.62	CP1764	Quarry buffers	Requests an Extractive industry buffer and Environmental precinct around KRA 67 Darlington Range.	Yes	Where the State Planning Policy mapping (shown as the Extractive resource overlay mapping in the City Plan) identifies resource/processing area in close proximity to sensitive uses, the 'indicative buffer' on Extractive Industry zoned land has been reinstated in the new City Plan in the following locations: (a) Shaws Pocket Road North, Cedar Creek and further south within KRA67; (b) Upper Ormeau Road, Kingsholme at the south-eastern end of KRA67; (c) Vennor Drive, Ormeau; (d) Emerson Way, Oxenford; and (e) Western edge of KRA67 adjacent to Harts Road, Luscombe. The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.	Yes	Yes	No
5.18.63	CP1773	Quarry buffers	Requests the Ormeau Bottle Tree be protected via wildlife corridors in Darlington Range KRA.	No	Refer to response 5.18.2	No	No	No
5.18.64	CP1786	Quarry buffers	Objects to the location of Extractive industry buffer areas between residential areas and the Darlington Range Quarry.	Yes	Refer to response 5.18.4	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.65	CP1790	Quarry buffers	Objects to Key Resource Area 500 buffer zone outside quarry land and imposed on residential properties. It should be located on quarry land.	Yes	<p>Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the Sustainable Planning Act 2009 to reflect these State interests in the City Plan.</p> <p>Conditions were imposed by the State Government to remove the Extractive Industry -indicative buffer within the Extractive industry zone (with the exception of Lot 11 and 900 on SP127985 on Zone Map 6) prior to formal public notification of the new City Plan.</p> <p>In order to resolve anomalies with State Planning Policy mapping where resource extraction areas are in close proximity to sensitive uses and to graphically show indicative buffers to prevent significant impacts on amenity, these buffers have been reinstated.</p> <p>The actual width of these buffers is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p>	Yes	Yes	No
5.18.66	CP1799	Quarry buffers	Objects to 'quarry buffer zones' and removal of Yatala Enterprise Area Local Area Plan and associated conservation area and priorities as shown on 2003 Planning Scheme LAP Maps 29.2 and 29.3.	Yes	<p>Separation areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the City Plan. The actual width of 'indicative buffers' between extractive activity and sensitive land uses is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.</p> <p>Under the 2003 planning scheme, the Yatala industrial areas are included in the General impact business and industry, Low impact business and industry, and Future industry precincts. The City Plan has included the Yatala Enterprise area into the equivalent industry zones.</p>	No	No	No
5.18.67	CP1799	Quarry buffers	Objects to the removal of buffers areas to Extractive industry based on dust impacts.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.68	CP1863	Quarry buffers	Requests the reinstatement of the 'buffer zones' in Extractive Industry zone – Darlington Range Key Resource Area where mining activity is expressly prohibited.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.69	CP1882	Quarry buffers	Requests Council acknowledge the need and location of wildlife passages and green buffer zones on quarry land and be unavailable for development. Objects to the removal of green buffer zones around quarry land. The Darlington Range KRA is overlaid with some of the most sensitive environmental land in Queensland.	Yes	Refer to response 5.18.2	No	No	No
5.18.70	CP1913	Quarry buffers	Objects to the Extractive resource KRA 67 extending to the back of Rural residential allotments.	No	Refer to response 5.18.4	No	No	No
5.18.71	CP1914	Quarry buffers	Requests Council acknowledge the need and location of wildlife passages and green buffer zones on quarry land.	No	Refer to response 5.18.2	No	No	No
5.18.72	CP2103	Quarry buffers	Requests original buffer zones on quarry land around the Extractive industry zone in the Darlington Range Key Resource Area be reinstated.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.73	CP2103	Quarry buffers	Requests wildlife corridors and green buffer zones around quarries and other industries within the Darlington Range area be designated, maintained, quarantined and not available for development.	No	Refer to response 5.18.2	No	No	No
5.18.74	CP2149; CP2150	Quarry buffers	Objection to buffer zones and quarry activities occurring outside of quarry land.	Yes	Refer to response 5.18.4	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.18.75	CP2173	Quarry buffers	Requests the Ormeau Hills zoning map be amended to extend the Extractive Industry Indicative Buffer and have the buffer renamed to 'Extractive Industry Buffer & Environmental Precinct' as per the attached map.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.76	CP2180	Quarry buffers	Requests the reinstatement of original buffer zones on quarry land throughout the Darlington Range Key Resource Area.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.77	CP2388; CP2389	Quarry buffers	Concerned the 'buffer zones' to quarry operations are to be provided on adjacent residential land and not on quarry lands.	Yes	Refer to response 5.18.34	Yes	Yes	No
5.18.78	CP2388	Quarry buffers	Concerned the 'Extractive industry - Extractive industry indicative buffer' label is contradictory and implies that the land can be used for extraction and green space. Requests clarification by placing the land in either an extraction zone or a buffer zone.	No	Refer to response 5.18.4	No	No	No
5.18.79	CP2389	Quarry buffers	Requests the "Extractive industry - Extractive industry indicative buffer" label is contradictory and implies that the land can be used for extraction and green space. Requests clarification by placing the land in either an extraction zone or a buffer zone.	No	Refer to response 5.18.4	No	No	No
5.18.80	CP2395; CP2481	Quarry buffers	Requests the buffer zone definition be clearly defined.	Yes	The actual width of 'indicative buffers' between extractive activity and sensitive land uses is resolved in the development assessment process taking into account contextual factors such as topography, vegetation and proximity to sensitive uses.	No	No	No
5.18.81	CP2633	Quarry buffers	Requests the City Plan 2015 lawfully reflect the KRA and buffer areas as permitted by relevant Legislation.	Yes	Key Resource Areas on the Extractive resources overlay map are taken from mapping from the State Planning Policy. Council is required under the <i>Sustainable Planning Act 2009</i> to reflect these State interests in the City Plan.	No	No	No
5.18.82	CP2684	Quarry buffers	Objects to changes to buffer zone boundaries around quarry land.	Yes	Refer to response 5.18.34	Yes	Yes	No

Section 5.19: Recreation and environment activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.19.1	CP0105; CP0106	Recreation and environment activities	Requests Indoor sport and recreation is code assessment in the Fringe business precinct to maintain the level of assessment from the 2003 scheme.	No	It is considered the level of assessment for Indoor sport and recreation appropriately aligns with the purpose of the zone. Indoor sport and recreation activities can have significant local impacts with regard to car parking, noise and hours of operation. As such Impact assessment is an appropriate level of assessment in the Fringe business precinct. It is noted the City Plan has lowered the level of assessment for Indoor sport and recreation in the Sport and recreation, Open space, Centre, Neighbourhood centre, Community facilities and Innovation zone.	No	No	No
5.19.2	CP0446	Recreation and environment activities	Requests the Mixed use zone (Fringe business precinct) include Indoor sport and recreation as code assessable.	No	Refer to response 5.19.1	No	No	No
5.19.3	CP0823	Recreation and environment activities	Concerned the City Plan does not appear to make adequate urban public open space provision for the projected additional 300,000 people expected to reside here. Requests the City Plan 2015 provides more specific planning guidelines to ensure that adequate urban greenspace is made available to residents and visitors in areas of high density living such as the light rail redevelopment area.	No	The City Plan acknowledges the importance of urban open space and recreation areas and includes provisions to provide specified levels of recreational open space to support the future needs of a growing population. Through the infrastructure plan, open space is planned to be provided at a local, district and regional level at a rate that meets the needs of the population.	No	No	No
5.19.4	CP0823	Recreation and environment activities	Concerned the City Plan does not consider the specific needs of children and youth living in the medium to high density areas of the future. Requests Council includes specific provision for strategies to provide relevant greenspaces for children and youth in areas of medium to high density.	No	The City Plan acknowledges the importance of urban open space and recreation areas and includes provisions to provide specified levels of recreational open space to support the future needs of a growing population. Through the infrastructure plan, open space is planned to be provided at a local, district and regional level at a rate that meets the needs of the population. The specific green space requirements of children and youth in areas of medium and high density development are not matters which are addressed at the City Plan level. Council provides youth spaces through its Youth Precinct Program run through the Community Services Directorate.	No	No	No
5.19.5	CP0823; CP2304	Recreation and environment activities	Concerned the Part 3.5.6.1 (3e) definition of nature-based tourism does not appear to take into account activities that could damage native vegetation or disturb wildlife. Requests the definition of nature-based tourism accounts for activities that could damage native vegetation and disturb wildlife.	No	The Strategic framework provides the overarching policy direction of the City Plan and sets out the vision for the City. Section 3.5.6.1 (3) encourages a range of rural support and small scale semi-rural commercial, tourism and recreation activities (such as nature-based tourism) where they do no conflict with landscape character, rural amenity and the long-term use of the land, or adjoining land, for rural production pursuits. The relevant assessment provisions of the new City Plan will ensure that nature conservation objectives are addressed as part of a development application.	No	No	No
5.19.6	CP0823	Recreation and environment activities	Requests the City Plan 2015 recognises the physical and mental health benefits and many other benefits of recreational public open space and makes adequate provision for these especially in areas of medium to high density.	No	The City Plan acknowledges importance of urban open space and recreation areas and includes provisions to provide specified levels of recreational open space to support the future needs of a growing population. Open space is planned to be provided at a local, district and regional level at a rate that meets the needs of the population.	No	No	No
5.19.7	CP1189	Recreation and environment activities	Requests a review of the Rural zone and Table of assessment to ensure areas outside the Urban Footprint are able to be utilised for district level sporting facilities.	No	The City Plan allows for various recreational uses such as Parks, Environmental facility and Outdoor sport and recreation in the Rural zone. The purpose statement of the Rural zone code, 6.2.20.2(2)(a)(v), specifically acknowledges Outdoor sport and recreation as a possible land use. To protect rural amenity and production values Outdoor sport and recreation is listed as Impact assessable.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.19.8	CP1228	Recreation and environment activities	Requests the Extractive industry zone table of assessment lists Animal husbandry as impact assessable.	No	<p>The level of assessment for Animal husbandry is appropriately aligned with the purpose and overall outcomes in the Extractive industry zone. In this regard, the Extractive industry zone Table of assessment lists Animal husbandry as Self-assessment (where less than 10 animals) and Code assessment (where more than 10 animals).</p> <p>The purpose statement of the Extractive industry zone code includes 6.2.16.2(3)(a)(iii), which specifically acknowledges interim or supporting land uses, such as Animal husbandry, can occur where they do not compromise current or potential future extractive industry activities.</p> <p>Animal husbandry is considered to be an appropriate interim / supporting land use for this zone.</p>	No	No	No
5.19.9	CP1448	Recreation and environment activities	Requests existing open space areas and fields are maintained.	No	The City Plan will protect and enhance the existing open space areas of the city via outcomes of the Strategic framework. Specifically 3.2.2 states <i>'The city's green space network will continue to provide for the nature conservation, scenic amenity and recreation needs of the city'</i> . Also 3.7.3.1 states <i>'Public sport and recreation areas are retained for health, community and cultural benefits'</i> .	No	No	No
5.19.10	CP1527	Recreation and environment activities	Concerned with the level of assessment for Indoor recreation facilities and the limited selection of locations where they are not Impact assessable.	No	<p>In balancing competing interests the City Plan requires different levels of assessment for this use in different areas of the city.</p> <p>Indoor sport and recreation activities can have significant local impacts with regard to car parking, noise and hours of operation. As such Impact assessment is an appropriate level of assessment in some locations. It is noted that the new City Plan has lowered the level of assessment for Indoor sport and recreation in the Sport and recreation, Open space, Centre, Neighbourhood centre, Community facilities and Innovation zones.</p>	No	No	No
5.19.11	CP2304	Recreation and environment activities	Concerned there is contradiction in 3.7.1(6) 'coastal areas are protected for their ecological, economic and recreational values'; these values have inherent conflicts.	No	The Strategic framework sets the policy direction for the City Plan and acknowledges the different functions of the City's ocean beaches. It aims to achieve a balance between protecting the ecological, economic and recreational values of coastal areas, through six different themes. These themes are intended to be read together as an integrated whole.	No	No	No

Section 5.20: Residential activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.20.1	CP0019	Residential activities	Requests dual occupancy minimum side and rear setback be 1.5m/2m as 3m minimum makes lots 'unbuildable'.	No	Building setbacks for all uses are determined by the applicable zone code to ensure consistent built form and character. Given the nature of rear lots, a consistent setback of 3m is warranted to ensure amenity is maintained.	No	No	No
5.20.2	CP0019	Residential activities	Requests dwelling house minimum side and rear setback be 1.5m/2m as 3m minimum makes lots 'unbuildable'.	No	Refer to response 5.20.1	No	No	No
5.20.3	CP0019	Residential activities	Requests multiple dwelling minimum side and rear setback be 1.5m/2m as 3m minimum makes lots 'unbuildable'.	No	Refer to response 5.20.1	No	No	No
5.20.4	CP0019	Residential activities	Requests more clarification regarding the 'double the applicable setback' requirement for 'on site habitable buildings'.	No	This setback provision found in the zone codes is the amount required between habitable buildings on the same site which are not attached. For example; a secondary dwelling which is not attached to the dwelling house is required to be setback from the dwelling house twice the applicable side setback.	No	No	No
5.20.5	CP0019	Residential activities	Requests the reasons for 'buildings do not protrude above ridgelines when viewed from the street' contained in the Rural and Rural residential zone codes.	No	Section 3.8.2, Landscape character, and more specifically section 3.8.2.1 (2) of the Strategic framework seeks to protect the non-urbanised and scenic amenity of the City's rural production and rural residential areas. This intent is supported by the Rural residential and Rural zone codes by preventing buildings from protruding above ridgelines.	No	No	No
5.20.6	CP0019	Residential activities	Requests the reasons for making 'dwelling house on lots with <15m frontage or 400m ² ' code assessment. Requests use of the Queensland Development Code as opposed to triggering a development application.	No	Dwelling houses have been made exempt in a number of zones in the City Plan. In circumstances where dwelling houses are exempt, assessment will be undertaken using the Queensland Development Codes (QDC). However, <i>section 1.6 Building work regulated by City Plan</i> , specifies that there are alternative design solutions which must be complied with in the City Plan. These include, boundary clearance, site cover, building height, visual privacy provisions (for small lots), parking provisions and outdoor living space provisions (for small lots). The code assessable trigger for dwelling houses on small lots has been changed to exclude the 15m frontage. Therefore, the code assessment will only be triggered for lots which are less than 400m ² . Due to the importance of design and amenity considerations of small lot developments, code assessment is suitable.	Yes	No	No
5.20.7	CP0041	Residential activities	Requests less one storey houses with 4-6 bedrooms and pools.	No	In an effort to reduce red tape, the City Plan has been drafted to minimise assessment of dwelling houses. This means that in many zones the City Plan will not control the dwelling house design and construction as these factors are controlled by other instruments. In instances where dwelling houses are controlled by the City Plan only key features such as site cover, building height and density will be considered.	No	No	No
5.20.8	CP0051	Residential activities	Supports limiting the size of secondary dwellings in the Rural residential (landscape precinct) zoned land.	No	Support noted.	No	No	No
5.20.9	CP0199	Residential activities	Requests the Landscape precinct in the Rural residential zone does not allow for secondary dwellings or otherwise limit their size.	No	In the Rural zone (Rural landscape and environment precinct) secondary dwellings with a GFA of 80m ² are self assessable. If the GFA is greater than this, the level of assessment increases.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.20.10	CP0479	Residential activities	Objects to more than one house (or future urban development) of Rural/Rural residential zoned land. Such development is ruining the quiet lifestyle and placing wildlife at risk.	No	<p>The Queensland Planning Provisions (QPP) provides land use definitions for inclusion in the City Plan. A proposal for two (2) dwellings on one (1) allotment is defined as either 'Dwelling house' including a secondary dwelling or 'Dual occupancy'.</p> <p>A secondary dwelling is required to be subordinate to the primary dwelling house and will be subject to design provisions (Secondary dwelling development code) which address scale and appearance.</p> <p>A Dual occupancy triggers impact assessment within the Rural and Rural residential zones because Dual occupancy is not a land use envisaged to occur within the Rural and Rural residential zones. These zones are intended to provide low rise, very low intensity residential accommodation such as dwelling houses to support the rural lifestyle and amenity aspirations of residents residing in the semi-rural or bushland environment.</p> <p>Any nature conservation related assessment triggered through an overlay affecting a site (i.e. fauna/wildlife corridors) will be assessed against the Environmental significance overlay code.</p>	No	No	No
5.20.11	CP0788	Residential activities	Requests family accommodation land use applications are made easier on lots above 4000m ² and increase the allowable size up to 150m ² .	No	The City Plan has been amended to reduce the level of assessment for Secondary dwellings that exceed 80m ² in the Rural and Rural residential zones (including precincts) to code assessment. Secondary dwellings were identified as Family accommodation in the 2003 Planning Scheme.	Yes	No	No
5.20.12	CP0789	Residential activities	Requests there is a family accommodation land use in the City Plan.	No	In the City Plan the Family accommodation uses are identified as Secondary dwellings. Secondary dwellings are included in the Dwelling house land use definition.	No	No	No
5.20.13	CP0792	Residential activities	Requests family accommodation land use.	No	Refer to response 5.20.12	No	No	No
5.20.14	CP1302; CP1318	Residential activities	Supports the level of assessment for secondary dwellings as self assessable in the Rural residential zone.	No	Support noted.	No	No	No
5.20.15	CP1458	Residential activities	Objects to the 80m ² size limit of secondary dwellings across the city. This should be a trigger to influence better design outcomes not impact assessment.	No	<p>The City Plan has been amended to reduce the level of assessment for Secondary dwellings that exceed 80m² in the Rural and Rural residential zones (including precincts) to code assessment.</p> <p>The level of assessment in other areas of the City will remain unchanged to ensure Secondary dwellings remain at an appropriate scale and the potential for impacts on amenity are minimised.</p>	Yes	No	No
5.20.16	CP1464	Residential activities	Objects to the Rural residential zone having a 80m ² impact trigger for secondary dwellings. Requests secondary dwellings be subject to performance based tests, similar to current planning scheme.	No	The City Plan has been amended to reduce the level of assessment for Secondary dwellings that exceed 80m ² in the Rural and Rural residential zones (including precincts) to code assessment.	Yes	No	No
5.20.17	CP1474	Residential activities	Concerned with Performance outcome 4 (PO4) of the Secondary dwelling code because there is no acceptable outcome that can be achieved.	No	Council's policy position is to not include an acceptable outcome for PO4 to ensure development is assessed against either the performance outcome or the overall outcome of the code.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.20.18	CP1474	Residential activities	Objects to the Rural residential zone (inside and outside of a precinct) levels of assessment, particularly for secondary dwellings. Requests secondary dwellings above 80m ² are Code assessable.	No	Refer to response 5.20.16	Yes	No	No
5.20.19	CP1822	Residential activities	Concerned the City Plan overlooks the opportunity for the retrofitting of our neighbourhoods to accommodate for infill and intergenerational homes. Concerned with the 80m ² limit on a secondary dwelling in the Secondary dwelling code.	No	<p>Secondary dwellings form part of a larger solution in the City Plan to cater for infill and intergenerational homes. The levels of assessment and types of residential uses have been aligned to the development intent in the various zones to allow infill development to occur more easily and consistent with the amenity and character expectations of the zone.</p> <p>For example:</p> <ul style="list-style-type: none"> The residential density trigger was removed for all residential uses in the Medium and High density residential zones, Centre zone and Mixed use zone; Multiple dwelling if no more than 3 dwellings, Retirement facility or Residential care facility are Code assessable, subject to locational criteria in the Low density residential zone; Dual occupancy is Self assessable, subject to locational criteria in the Low density residential zone in limited instances; The residential density trigger was removed for Residential care facilities in the Low density residential zone to facilitate 'ageing in place'. 	No	No	No
5.20.20	CP1890	Residential activities	Requests the size limit of 80 square metres for the second dwelling in Development Code 9.3.16 be deleted in favour of outcome driven requirements relating to overlooking, amenity, outdoor recreation space etc.	No	Refer to response 5.20.17	No	No	No
5.20.21	CP2260	Residential activities	Requests the Secondary dwelling code increases the floor area for secondary dwellings.	No	Refer to response 5.20.15	No	No	No
5.20.22	CP1458	Residential activities	Requests the City Plan allows for inter-generational homes across the city by changing the density and privacy restrictions in the City Plan 2015, particularly in low density residential areas.	No	<p>Any change to the density provisions of the Low density residential zone would be inconsistent with the Strategic framework, namely Strategic outcome 3.3.1(11) which states that Suburban neighbourhood areas (Low density residential zone) are maintained as low-intensity, low-rise residential environments that retain and enhance local character and amenity.</p> <p>However, levels of assessment and certain types of residential uses have been aligned to the development intent in the various zones to allow infill development and intergenerational homes to occur more easily and consistent with the amenity and character expectations of the zone.</p> <p>For example:</p> <ul style="list-style-type: none"> The residential density trigger was removed for all residential uses in the Medium and High density residential zones, Centre zone and Mixed use zone; Multiple dwelling if no more than 3 dwellings, Retirement facility or Residential care facility are Code assessable, subject to locational criteria in the Low density residential zone; Dual occupancy is Self assessable, subject to locational criteria in the Low density residential zone in limited instances; The residential density trigger was removed for Residential care facilities in the Low density residential zone to facilitate 'ageing in place'. 	No	No	No
5.20.23	CP0263	Residential activities	Requests build-to-lot line controls in all zones permitting commercial uses (at ground level and up to at least 4 storeys for front and side boundaries, where height restrictions allow).	No	<p>Setbacks are provided in each zone code to ensure development is consistent with the character described in the zones purpose statement.</p> <p>The setback statements are acceptable outcomes. Where a development proposes alternative setbacks this will be assessed against the relevant performance outcome to ensure acceptable levels of amenity are maintained.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.20.24	CP0366	Residential activities	Objects to allowing second dwellings/strata titling in Rural residential areas as people are flaunting this loophole.	No	Refer to response 5.20.10	No	No	No
5.20.25	CP0449	Residential activities	Objects to second houses on lots just over 800m ² , especially in Koola Drive, Nerang.	No	Most lots on Koola Drive, Nerang are located in the Low density residential zone. In the Low density residential zone (where not in the large lot precinct) Dual occupancies will only be supported under limited circumstances. This will ensure the character and amenity of Low density residential areas are maintained.	No	No	No
5.20.26	CP0517	Residential activities	Requests Residential care facility in the Table of Assessment for the Low density residential zone be assessable against the Impact assessment density triggers.	No	The City Plan has been drafted to allow suitable residents to receive the required support without having to move out of their local neighbourhood. Triggering impact assessment for Residential care facilities would make it difficult to achieve this aspiration. The City Plan zone and development codes will ensure any associated impacts are mitigated.	No	No	No
5.20.27	CP0740	Residential activities	Requests the assessment trigger for a dwelling house on lots with a frontage of less than 15m have the frontage width reduced to 12m.	No	The City Plan has been amended to remove lot frontage as a determination of a small lot.	Yes	No	No
5.20.28	CP1458	Residential activities	Requests the small lot code is reviewed to encourage innovation, possible reduction in small lot size to 150m ² .	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code and associated sections of the City Plan. The result of this review will inform a future amendment.	No	No	Yes
5.20.29	CP2260	Residential activities	Supports the Medium density residential zone variation in lot size. Requests the possibility for lots smaller than 150m ² .	No	Support noted.	No	No	No
5.20.30	CP0741	Residential activities	Requests adopting the Queensland Development Code provisions as the standard for detached dwelling and ancillary building design provisions.	No	Dwelling houses have been made exempt in a number of zones in the City Plan. In circumstances where dwelling houses are exempt, assessment will be undertaken using the Queensland Development Codes (QDC). However, <i>section 1.6 Building work regulated by City Plan</i> , specifies that there are alternative design solutions which must be complied with in the City Plan. These include, boundary clearance, site cover, building height, visual privacy provisions (for small lots), parking provisions and outdoor living space provisions (for small lots). It is the opinion of the Council that the provisions of the QDC have been adopted where it is appropriate to do so.	No	No	No
5.20.31	CP1162	Residential activities	Recommends adopting the Queensland Development Code provisions as the standard for detached dwelling and ancillary building design provisions.	No	Refer to response 5.20.30	No	No	No
5.20.32	CP0019	Residential activities	Requests setback provisions for residential zones be the same as the Queensland Development Code to avoid the need for expensive referral agency applications.	No	In circumstances where development is exempt, assessment will be undertaken using the Queensland Development Codes (QDC). However, <i>section 1.6 Building work regulated by City Plan</i> , specifies that there are alternative design solutions which must be complied with in the City Plan. These include, boundary clearance, site cover, building height, visual privacy provisions (for small lots), parking provisions and outdoor living space provisions (for small lots). It is the opinion of the Council that the provisions of the QDC have been adopted where it is appropriate to do so.	No	No	No
5.20.33	CP0741; CP1162	Residential activities	Requests revision to residential codes to allow for car accommodation to be built to the side boundary.	No	Council's policy position is to maintain the setback provisions in the zone codes. These setback provisions are considered appropriate to mitigate negative visual and physical impacts.	No	No	No
5.20.34	CP0741; CP1162	Residential activities	Request to clarify the requirements for setbacks 'between habitable' buildings on the same lot.	No	Refer to response 5.20.4	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.20.35	CP0788	Residential activities	Requests home based business is tightly controlled to preserve the rural residential nature of the 'Oxenford Estate'.	No	The City Plan appropriately regulates home based business through the Home based business code. This code contains provisions to regulate location, privacy, neighbourhood character, gross floor area and access in relation to the home bases business.	No	No	No
5.20.36	CP0823	Residential activities	Supports the encouragement of home based businesses to reduce traffic movement and congestion.	No	Support noted.	No	No	No
5.20.37	CP2260	Residential activities	Requests the encouragement of home businesses in conjunction with medium density development.	No	The Strategic framework contained in the City Plan sets the policy position direction for future development within the City. The policy direction for home based business is contained in Part 3.5.3.1 which seeks to encourage these uses where amenity impacts are negligible and can be managed. These outcomes are supported by making home based businesses either exempt or self assessable in residential zones and including a Home based business code.	No	No	No
5.20.38	CP0819	Residential activities	Concern AO11.1 of the High rise accommodation design code, requires 11m ² of communal open space per intended user of the site. 'This figure appears to be at odds with the approach taken with recent tower approvals where an informal formula has been used. The formalisation of this performance based process would be preferable to the use of a figure which may not be applicable in a real life scenario.'	No	The method for determining supply of communal open space in the High rise accommodation design code will be reviewed and considered as part of a future amendment.	No	No	Yes
5.20.39	CP2555	Residential activities	Requests for clarification regarding the High-rise accommodation design code Communal Open Space PO11 & AO11 as it is unclear how the number of 'intended users' is meant to be calculated for a high rise development.	No	Refer to response 5.20.38	No	No	Yes
5.20.40	CP0819	Residential activities	Concern AO5.2 (min distance of 15m between towers) is without basis and impractical given the limitations associated with amalgamating inner city land.	No	Council considers this necessary for mitigating negative visual and physical impacts. Further, tower setbacks are provided as acceptable outcomes only. Applicants wishing to build within the setbacks are able to be assessed against the corresponding performance outcome or overall outcomes.	No	No	No
5.20.41	CP0819	Residential activities	Concern PO10/AO10 of the High Rise Accommodation Code (% breakup of unit sized in developments of more than 15 units) is contrary to market processes, is too restrictive and will create delays.	No	Performance outcome 10 (PO10) of the High rise accommodation design code was included to satisfy State Planning Policy (State interest – housing supply and diversity). AO10 of the High rise accommodation design code and AO16 of the Multiple accommodation code (both containing dwelling size (bedroom mix)) will be amended. Dwelling size (bedroom mix) and variation can be achieved through the performance outcomes.	Yes	No	No
5.20.42	CP0819	Residential activities	Concern Short term accommodation is code assessable under all circumstances in the High density residential zone, so a trigger for a higher level of assessment does not apply, but applicants seeking approval for a Multiple dwelling will still need to simultaneously apply for Short term accommodation if wanting to undertake holiday letting.	No	The <i>Queensland Planning Provisions</i> (QPP) provides the use definition for Short-term accommodation, which cannot be amended. Both Short term accommodation and Multiple dwellings are code assessable within the High density residential zone. Given these are two separate definitions, applications would need to include both land uses. Short-term accommodation has been given an appropriate level of assessment to maintain reasonable residential amenity expectations.	No	No	No
5.20.43	CP0819	Residential activities	Concern Short term accommodation is listed as being code assessable within two streets in Coolangatta. There are two issues with this geographic limitation, Firstly, it is too restrictive – it should be applicable within all Neighbourhood centre zones and secondly, further to the earlier point, any Multiple dwelling land use which is intended to be utilised for short term holiday accommodation and which is sold to investors will need to gain approval for short-term accommodation in order to gain finance or be marketable. For these reasons, Short-term accommodation should be code assessable in any Neighbourhood centre.	No	In the Neighbourhood centre zone, short-term accommodation is code assessable if including direct access to Musgrave Street or Marine Parade, Coolangatta. This is a deliberate policy position, transferring the intent of the 2003 Planning Scheme. The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small scale convenience shopping, professional offices, community services and other uses that directly support the immediate community. Short-term accommodation is more appropriately located in other higher order zones, such as the Centre zone.	No	No	No

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5.20.44	CP0819	Residential activities	Concern the Commercial design code requires road frontages for dual occupancy development to be a minimum of 20 metres. 'There are many locations in the City where duplexes (as they are currently known), have been successfully established on 405m ² lots with a 10 metre frontage. It is suggested that this well-established development pattern should be recognised.'	No	The Commercial design code does not contain the provision described in the point of submission.	No	No	No
5.20.45	CP0819	Residential activities	Concern the draft City Plan, unless amended risks increasing the difficulty and expense of delivering new developments on the Gold Coast. This will unnecessarily limit the supply of new housing by impacting on the commercial viability of developments. This significantly risks the affordability for new home buyers.	No	The Strategic framework contained in the City Plan sets the policy position for future development within the City. Strategic outcome 3.3.1(2) <i>Gold Coast's settlement pattern</i> , provides a variety of housing and lifestyle choices by accommodating living options in mixed use centres, specialist centres, neighbourhood centres, urban neighbourhoods, suburban neighbourhoods, new communities and rural residential and township areas. Within these areas, costs will vary for both suppliers and consumers. It is expected that housing will be delivered to cater for all needs.	No	No	No
5.20.46	CP0819	Residential activities	Concern the Multiple accommodation code requirement for no more than four townhouse dwellings are constructed in one row, are carried over from the 2003 and 1994 schemes and is out-dated.	No	AO11.2 in the Multiple accommodation code is a measurable acceptable outcome which seeks to ensure the performance outcome of the provisions can be met (PO11). This performance outcome seeks to achieve differentiation between buildings by means of articulation. It is important to note that an alternative design outcome can be proposed and will be assessed on its merits to determine compliance with the performance outcome.	No	No	No
5.20.47	CP0819	Residential activities	Concern the Multiple accommodation code requirements for communal open space are carried over from the 2003 and 1994 schemes and 'have been proven not to work.'	No	The method for determining supply of communal open space in the Multiple accommodation code will be reviewed and considered as part of a future amendment.	No	No	Yes
5.20.48	CP2555	Residential activities	Concerned about the Multiple Accommodation Code's AO11 & PO11 - Communal Open Space as the continued reliance upon the sliding scale of communal open space provision relative to dwelling size is considered out of date and not an accurate measure of the recreational needs applying to contemporary living.	No	Refer to response 5.20.47	No	No	Yes
5.20.49	CP0819	Residential activities	Concern there appears to be an over-reliance on residential growth in infill areas around the coastal strip. There appears to be few mapping changes that allow existing low density areas to transition to higher densities. Relying on current coastal strip land which is already well developed is problematic as they are predominantly community titles schemes and the costs to develop will be much higher.	No	The City Plan has an infill focus that supports residential growth in infill areas with two thirds of growth planned to be accommodated within renewed and transformed centres and key inner city neighbourhoods. The remaining one-third of growth is planned for new communities where supplies of undeveloped land in the urban area still exist. These areas are contained within the Emerging community zone and are mostly located outside of the coastal strip. The City Plan includes areas of new Emerging community zoned land in Pimpama (alongside the designation of a District Centre to support the expansion of the northern growth corridor), in addition to a large parcel of land within Worongary. The City Plan, Strategic framework map 1 - Designated Urban Area includes a number of 'Investigation Areas' which will be investigated in the future for their suitability for urban development. Section 3.3.1 of the Strategic framework encourages the need for affordable housing or entry level priced housing to meet the needs of low to moderate income households, and purpose-built adaptable housing and accommodation to meet the needs of seniors, people with disabilities, students and people in need of emergency accommodation.	No	No	No
5.20.50	CP0819	Residential activities	Concerned the Multiple accommodation code is essentially the same as the High rise accommodation code except that it is applicable to medium rise development and hence should be called that name.	No	The Multiple accommodation code applies to uses that would be up to 32m above ground level. This aligns with the administrative definition of medium rise building height. Therefore, it would not be appropriate to name it as suggested.	No	No	No

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5.20.51	CP0819	Residential activities	Development whether compliant with the City Plan subdivision or density provisions or not are required to go through the Impact assessment process. Emerging community zone levels of assessment can add additional cost, delay and uncertainty to the development process for applicants.	No	The Emerging community zone is a transitional zone which seeks to identify and protect greenfield land and manage its timely conversion to urban purposes. Impact assessment has been applied to all long-term land uses in the Emerging community zone due to the complex nature of converting vacant land to urban purposes. It is envisaged that new communities will be developed in accordance with a preliminary approval, which will provide for a more refined assessment regime once detailed assessment has been undertaken.	No	No	No
5.20.52	CP0819	Residential activities	It is noted that generally within the draft City Plan, residential density is not a trigger for impact assessment, yet it is a trigger for impact assessment in the Low density residential zone. By contrast the establishment of no more than 3 Multiple dwellings on a lot is Code assessable under certain circumstances.	No	Part 3.3.3.1 (1) of the Strategic framework, describes suburban neighbourhoods as places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity. Accordingly, the density trigger to impact assessment reiterates the intent of Suburban neighbourhoods and the purpose of the low density zone code.	No	No	No
5.20.53	CP0819	Residential activities	Low density residential (Table 5.5.1) – impact assessment applies for Child care, Healthcare, Shops, Vets and secondary dwellings in unnecessarily restrictive. The uses should be code assessable and their locational requirements dealt with in the codes.	No	The purpose of the Low density residential zone is to provide for dwelling houses, supported by community uses and small-scale services and facilities that cater for local residents. Although these uses may support local residents Council considers current levels of assessment appropriate to maintain desired amenity expectations of the zone.	No	No	No
5.20.54	CP0819	Residential activities	Objection to impact assessment for a partial 3rd storey in the Low density residential zone. Recommend the zone does not make reference to storeys and instead include a height limit of 9.5 metres as the trigger for impact assessment.	No	It was not the intention to trigger partial 3 rd storey development to impact assessment. The City Plan has been amended to remove the impact assessable trigger for a partial 3 rd storey. A partial 3 rd storey, with a building height less than 9m is now code assessment in the following zones: (a) Low density residential zone (including precincts); (b) Medium density residential zone (including precinct); (c) High density residential zone; (d) Emerging community zone; (e) Rural zone (including precinct); (f) Rural residential zone (including precinct); (g) Limited development (constrained land) zone; (h) Township zone (including precincts). Building heights will not be amended above 9m to maintain built form and amenity expectations.	Yes	No	No
5.20.55	CP0819	Residential activities	Recommend reference to storeys as a trigger for impact assessment be removed from the high density residential zone and the reference to 9 metres be increased to 9.5 metres.	No	The regulation of the physical number of storeys in areas where anticipated heights are 4 storeys or less provides the community with more certainty about building height outcomes. The 9m building height limit is considered appropriate to maintain built form and amenity expectations in applicable areas characterised by low rise development.	No	No	No
5.20.56	CP0819	Residential activities	Recommend reference to storeys as a trigger for impact assessment be removed from the medium density residential zone and the reference to 9 metres be increased to 9.5 metres.	No	Refer to response 5.20.55	No	No	No
5.20.57	CP0819	Residential activities	Recommend the Low density residential zone does not make reference to storeys and instead include a height limit of 9.5 metres as the trigger for impact assessment.	No	Refer to response 5.20.55	No	No	No
5.20.58	CP0819	Residential activities	Request Relocatable home parks be subject to code assessment in residential zones and 'follow the approach of Logan City Council where relocatable home parks are incorporated into a Relocatable home park and Retirement facility code and are code assessable in residential zones (within certain density limits)'.	No	Given the nature of Relocatable home parks and their potential amenity impacts on surrounding uses, they have been listed as impact assessable development in all residential zones. This allows both applicants and council to undertake thorough investigation prior to any associated development.	No	No	No

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5.20.59	CP0819	Residential activities	Residential development with a partial third storey in the Low density residential zone is impact assessable whereas previously it was code assessable.	No	Refer to response 5.20.54	Yes	No	No
5.20.60	CP0819	Residential activities	The table of assessment for the Low density residential zone indicates that a Retirement facility is code assessable where within 400 metres of a range of urban facilities and is otherwise impact assessment. Concern there is sufficient land available to meet the listed locational requirements and hence the vast majority of Retirement facilities will be Impact assessment. Given the likely significant increase in demand for these facilities, a Retirement facility should be code assessment.	No	<p>The current 2003 Gold Coast Planning Scheme lists an Aged Persons Accommodation as impact assessable. The 2015 City Plan lists a Retirement facility and Residential care facility, subject to locational criteria as code assessable, otherwise impact assessable. In addition, residential density for a Residential care facility will not be a trigger to impact assessment in this zone. The change in Policy position encourages 'aging in place' and greater flexibility in the zone.</p> <p>It is intended that the number of neighbourhood centres will increase in the future. New neighbourhood centres will be established in locations where they can serve neighbourhood needs, thus significantly increasing the opportunities for a Retirement facility and Residential care facility to be located within the Low residential density zone.</p>	No	No	No
5.20.61	CP0848	Residential activities	Requests Section 3.3.4.1 New Communities of the Strategic framework be expanded to avoid or minimise impact on adjacent non-urban areas.	No	<p>The City Plan seeks to balance a range of competing objectives. This is clearly reflected in the Strategic framework which identifies six city shaping themes that play an important role in shaping future growth and managing change across the city. The provisions of the Strategic framework state that although each theme has its own section, the framework is to be read in its entirety as the policy direction for the new City Plan.</p> <p>Whilst section 3.3.4.1 of the Strategic framework provides high level direction on the establishment of new communities, it is not its role to protect non-urban areas.</p> <p>Part 3.7.1 – Living with nature provides strategic outcomes to ensure non-urban land is protected to maintain diversity of the City's natural and productive rural landscapes and define a hard edge to the City's urban areas.</p>	No	No	No
5.20.62	CP1126	Residential activities	Concerned the High rise accommodation code does not adequately deal with the impacts of shadowing and direct sunlight to property, and the standards reflect developer's desires to build higher and closer.	No	The High rise accommodation design code (Part 9.3.8) is worded to give clear direction on building siting and basic design parameters concerning such issues as shadowing, sunlight access, and privacy, but provides scope for innovative design solutions. The code expressly encourages slender tower forms to promote 'small fast moving shadows' and 'view corridors' (PO4) and access to sunlight in the 'public realm and private open space' (AO5.3). The General development provisions code (Part 9.4.3), specifically Performance outcomes PO1, PO2 and PO8, contain assessment criteria to mitigate amenity and shadow impacts.	No	No	No
5.20.63	CP1279	Residential activities	Requests the Strategic framework supports the principle of 'ageing in place' through the provision of a range of housing options that are affordable, adaptable, in close proximity to services, facilities and public transport, integrated with the community and not located in areas prone to natural disasters such as flooding.	No	<p>The Strategic framework contained in the City Plan sets the policy position direction for future development within the City. Strategic outcomes 3.3.1 and Specific outcomes 3.3.2.1 of the Strategic framework encourages a mix of housing options that are affordable, close to services, facilities and public transport.</p> <p>The Strategic framework intent is carried through into the Table of assessment where the uses Residential care facility and Retirement facility are listed as code assessable development in residential zones. Also, the residential density trigger was removed for Residential care facilities in the Low density residential zone to facilitate 'ageing in place'. This is considered a clear intention for their inclusion within the City.</p> <p>The City Plan manages this risk of flood prone and landslide areas though the appropriate application of overlays.</p>	No	No	No
5.20.64	CP1302	Residential activities	Concerned with the minimum lot size of 16,000m ² for subdivision in the Rural residential landscape and environment precinct. Requests the retention of current planning scheme minimum lots sizes.	No	<p>The minimum lot size of 16,000m² is consistent with the precinct's intent to maintain and protect matters of environmental significance, landscape values and scenic amenity.</p> <p>The concerns and requests to reduce the minimum lot size for the Rural residential landscape and environment precinct has been considered and has not been revised.</p>	No	No	No

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5.20.65	CP1318	Residential activities	Concerned smaller lot sizes will impact on character.	No	Under the City Plan small lots are limited to urban neighbourhoods and are subject to assessment against the design criteria of the Small lot housing (infill focus) code.	No	No	No
5.20.66	CP1322	Residential activities	Concerned the City Plan appears to abandon recognition of a 'transitional domain' between urban lots (less than 1,000m ²) and rural lots (greater than 8,000m ²).	No	<p>Under the 2003 Planning scheme, Table G: Reconfiguring a lot for the Park Living Domain includes the following Code assessable subdivision requirements:</p> <p>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²."</p> <p>Under the City Plan, a new policy direction was proposed removing the 'average' policy and the instatement of a minimum lot requirement of 8,000m² (Code assessable) for the Rural Residential Zone (formerly Park Living Domain), unless within a precinct.</p> <p>In consideration of the submissions received on this matter, the City Plan has been approved for amendment to align the lot size requirements of the Rural residential zone (excluding the Rural Landscape and Environment Precinct) with the Park Living Domain (2003 Planning Scheme), as outlined below:</p> <p>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²."</p>	No	No	No
5.20.67	CP1337	Residential activities	Requests the Strategic framework Part 3.5.4.1 (6) is amended to be consistent with the performance outcome of the Sports and Recreation zone code and that it references 'medium to high rise residential' development rather than current reference to 'medium rise residential'.	No	Strategic framework Part 3.5.4.1(6) makes reference to 'medium-rise residential' as a possible land use within the Bundall equestrian area precinct. The Sport and recreation zone code, 6.2.6.2(4)(b) also makes reference to 'medium-rise residential' as a possible land use within the Bundall equestrian area precinct. There is no inconsistency between the Strategic framework and the Sports and recreation zone code.	No	No	No
5.20.68	CP1801	Residential activities	Concerned with SO7 - Privacy in the Dual occupancy code. Requests 'direct view' be defined. Privacy screening requirements are unclear and requests a diagram. The Queensland Development Code definition and diagram could be used.	No	<p>It is considered that a direct view is self-explanatory and does not require a specific definition.</p> <p>However, for clarity, a direct view would be a view that has a clear line of sight and is not obscured by screening, landscaping or the like.</p>	No	No	No
5.20.69	CP1801	Residential activities	Requests the Dual occupancy code clearly state self-assessable outcomes do not apply to an existing house (i.e. they only apply to new building work). For example, it should not matter if the existing house is not adequately addressing a street frontage (SO4).	No	It is intended that the provisions of the code apply to both existing and proposed dwellings. Exemption of existing dwellings from meeting the requirements of the Dual occupancy code has the potential to adversely impact on neighbourhood character and the amenity expectations of neighbouring dwellings as well as those of the proposed Dual occupancy.	No	No	No
5.20.70	CP1822	Residential activities	Concerned with the implementation of strategic framework section 3.2.2 - Concerned the decreasing number of large developable parcels of land within the city will have the effect of reducing the scale of future development in the City.	No	<p>The Strategic framework sets the policy direction for the future development within the city and has a planning horizon to 2031. The Gold Coast needs around 130,000 new dwellings to support population growth over the next 20 years.</p> <p>As our urban area will not significantly expand, the majority of these dwellings will occur as infill development in urban areas.</p> <p>This policy direction is supported by codes such as the Small lot housing (infill focus) overlay code, Light rail urban renewal area overlay code and reduction in levels of assessment for a number of land uses.</p>	No	No	No
5.20.71	CP1822	Residential activities	Concerned with the implementation of strategic framework section 3.2.2 - with the elimination of the Local Area Plans. Requests clarification of whether Council supports any relaxations of codes to help facilitate lively and vibrant development in emerging character areas/villages such as Burleigh, Chirn Park, Nobbys and Miami.	No	<p>The Strategic framework sets the policy direction for the future development within the city and has a planning horizon to 2031. Section 3.2.2 of the Strategic framework provides an indication of the city shape and urban transformation that will take place during the life of the City Plan.</p> <p>This city shape and intended areas of urban transformation are supported by applying appropriate zones to land throughout the city based on character and desired development outcomes.</p> <p>As such, it is pre-emptive to make comment on Council's position regarding the relaxation of the codes without knowing the details of proposals.</p>	No	No	No

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5.20.72	CP1822	Residential activities	Objects to Dual occupancy being triggered to impact assessment due to density especially in low res areas.	No	Suburban neighbourhoods are places for low intensity, low rise, predominantly detached housing that retains and enhances local character and amenity. Accordingly, the density trigger to impact assessment for Dual occupancy reiterates the intent of suburban neighbourhoods and the purpose of the Low density residential zone.	No	No	No
5.20.73	CP1822	Residential activities	Objects to High rise accommodation design code AO10 outcomes for mix of dwellings. Requests Council consider giving a bonus if the suggested ratio is followed. Concerned the City will end up with apartments that can't be sold due to higher purchase prices.	No	Refer to response 5.20.41	Yes	No	Yes
5.20.74	CP1890	Residential activities	Concerned a prescribed unit mix for high-rise residential land uses (with only 20 per cent variation allowed) from the High Rise Accommodation Design Code will be a deterrent to development and diminish the existing local flavour of different centres.	No	Refer to response 5.20.41	Yes	No	No
5.20.75	CP2555	Residential activities	Objects to High Rise Code PO10 & AO10 Housing Mix as it is not the role of a regulatory authority to dictate to the market the proportion of apartments (ie bedroom mix) within a development.	No	Refer to response 5.20.41	Yes	No	No
5.20.76	CP1822	Residential	Objects to the current allowance for infilling of existing garages and extensions of carports in the Low density zone code (which become garages post approval) and solid 1.8m high fencing that are destroying the fabric of existing streets particularly in established neighbourhoods. It is a very critical issue. A criteria for assessment would be most beneficial dealing with this issue similar to that already in place for new housing adjoining parkland and the like – fencing 1.2m high or 50% open.	No	Fencing provisions for Dwelling houses (for all zones including the Low density residential zone) are regulated through the Queensland Development Code (QDC) under the Building Code of Australia. The Low density residential zone code triggers assessment for a carport within the front six metre setback, including assessment of streetscape character.	No	No	No
5.20.77	CP2260	Residential activities	Concerned the Low density residential zone code's current allowances of existing garages and extensions to carports which become garages post approval, and 1.8 metre fencing destroy the fabric of the street.	No	Refer to response 5.20.76	No	No	No
5.20.78	CP1822	Residential activities	Requests low cost and affordable housing be encouraged throughout the city but particularly at certain points accessible from the Light Rail. This would reduce the reliance on cars and also promote use of the light rail and public transport infrastructure.	No	The Strategic framework sets the policy direction for future development within the City. The policy direction for affordable housing or entry level priced housing seeks to promote these types of options to meet the needs of low to moderate income households. These forms of housing are located close to facilities, services, public transport, employment and essential infrastructure. This policy direction is supported by codes such as the Small lot housing (infill focus) overlay code, Light rail urban renewal area overlay code and reduction in levels of assessment for a number of land uses.	No	No	No
5.20.79	CP2146	Residential activities	Concerned the City Plan does not deliver housing affordability due to the focus on infill/brownfield development on the existing intensely developed coastal strip, which is difficult to achieve i.e. cost of land and difficulty in dealing with community title schemes etc.	No	Refer to response 5.20.78	No	No	No

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5.20.80	CP1822	Residential activities	Requests the Dual occupancy code include consideration for intergenerational homes.	No	<p>No information was provided to support this requested change. However, in the City Plan Dual occupancies form part of a larger solution to cater for infill and intergenerational homes. The levels of assessment and types of residential uses have been aligned to the development intent in the various zones to allow infill development and intergenerational homes to occur more easily and consistent with the amenity and character expectations of the zone.</p> <p>For example:</p> <ul style="list-style-type: none"> (a) The residential density trigger was removed for all residential uses in the Medium and High density residential zones, Centre zone and Mixed use zone. (b) Multiple dwelling if no more than 3 dwellings, Retirement facility or Residential care facility are Code assessable, subject to locational criteria in the Low density residential zone. (c) Dual occupancy is Self-assessment, subject to locational criteria in the Low density residential zone in limited instances. (d) The residential density trigger was removed for Residential care facilities in the Low density residential zone to facilitate 'ageing in place'. 	No	No	No
5.20.81	CP1823	Residential activities	Concerned with Low density residential zone code provisions for front setback, density, and lot configuration. It is suggested that the City Plan adopt the approach used by local authorities such as Logan City Council which included a variety of precincts within this zone to reflect varying lot size and frontage requirements appropriate for certain localities and reflective of the development pattern already established in new estates.	No	Area specific variations have been provided through zone precincts and new overlays.	No	No	No
5.20.82	CP1839	Residential activities	Requests de-linking density and minimum lot size for reconfiguration of lots in order to acknowledge the difference between small lot and multi-unit typologies and area lots to public roads and parks.	No	<p>Linking the residential density with minimum lot size is an important method for maintaining character expectations of an area.</p> <p>This method is a deliberate policy shift from the 2003 Planning Scheme to better align lot size with density.</p> <p>Higher densities can be achieved without fragmenting land holdings within the zone.</p>	No	No	No
5.20.83	CP1864	Residential activities	Requests stronger regulations for siting of homes and other structures in hinterland areas to prevent erosion, flooding, visual impacts and barriers to wildlife in this area of extreme landscape constraints.	No	<p>Generally, hinterland areas are contained in the Rural zone.</p> <p>The Rural zone contains siting and design provisions which seek to protect amenity and the scale of development.</p> <p>Where land has areas of ecological significance they are protected by the Environmental significance overlay code.</p> <p>Further, natural hazards such as bushfire, landslide and flood are all appropriately regulated in respective overlay codes when they exist on a site.</p>	No	No	No
5.20.84	CP1890	Residential activities	Concerned the exemption from flood storage requirements for houses and dual occupancy appears to have been deleted.	No	<p>No such exemption was included in the 2003 Planning Scheme.</p> <p>In the City Plan flood storage requirements will continue to apply to dwelling houses and dual occupancies.</p>	No	No	No
5.20.85	CP2260	Residential activities	Concerned with the Home based business code. More clarification is requested for the number of employees on site and if office size and staff depend on proximity to public transport.	No	The operation of a home based business remains self assessable and does not require assessment by Council if the number of employees is restricted to one non-residential employee. A home based business operating with two non-residential employees will require assessment by Council due to the increased chance for impacts on amenity. Staff amounts are not determined by location and services.	No	No	No
5.20.86	CP2260	Residential activities	Requests the investigation into the adaptive reuse of existing high rise buildings which are nearing the end of their lifespan.	No	It is not the role of the City Plan to determine which high rise buildings are nearing the end of their lifespan and how they can be re-used.	No	No	No

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5.20.87	CP2555	Residential activities	Concerned with AO11 & PO11 - Additional design requirements for townhouses in the Multiple accommodation code. The additional controls provided which limit the number of townhouses in one building to 4 and the number sharing the same horizontal alignment to a maximum of 2, do nothing to advance the cause for good design.	No	Refer to response 5.20.46	No	No	No
5.20.88	CP2555	Residential activities	Concerned with AO8 & PO8 - Private open space in the Multiple accommodation code. A 16m ² balcony is an unreasonable minimum for a 3 bedroom apartment, particularly when it is the same as a townhouse or a ground floor apartment. 12m ² is more than reasonable in terms of the space it affords as well as balancing construction costs.	No	Increased balcony areas for three bedroom apartments are aimed at providing greater amenity for larger households. An alternative solution can be proposed in response to the acceptable outcome (AO) for balcony provision in order to meet the intent of the performance outcome (PO).	No	No	No
5.20.89	CP2637	Residential activities	Support the reduction in the amount of prescriptive controls for development in the draft scheme, as described in development codes High rise and Multiple accommodation.	No	Support noted.	No	No	No
5.20.90	CP0741; CP1162P10	Residential activities	Requests removal of subjective outcome that requires that 'buildings do not protrude above ridgelines when viewed from the street' from self assessable provisions.	No	This provision is contained in the Rural and Rural residential zone. Generally, these zones are non-urban places, with significant natural landscape and scenic amenity values. To protect these values, it is considered appropriate to maintain this provision in these zone codes. A diagram has been provided in the zone codes for further clarification. Refer to Figure 6.2.20.2 of the Rural zone code and Figure 6.2.21.4 of the Rural residential zone code.	No	No	No
5.20.91	CP0741; CP1162P10	Residential activities	Request increase of the height of Class 10a buildings from 3.5m to 4m.	No	Council's policy position is to maintain the building height of Class 10a buildings. This is considered appropriate to mitigate negative amenity, visual and physical impacts.	No	No	No
5.20.92	CP0019	Residential activities	Requests the definition of 'small lot' in the Small lot housing (infill focus) code be amended to average width less than 15m or lot size to avoid application being triggered on big blocks.	No	The administrative definition of Small lot has been amended to remove the reference to lot frontage as a determinate of a small lot. Changes have also been made to the relevant Tables of assessment and codes to align as necessary.	Yes	No	No
5.20.93	CP0741	Residential activities	Requests a revision of the small lot definition, as the 15 metre frontage trigger will capture larger lots with a narrow frontage, eg. at the end of a cul-de-sac. Requests the definition be based only on lot size, or on average width.	No	Refer to response 5.20.92	Yes	No	No
5.20.94	CP0819	Residential activities	Request a sub definition for the term 'Short Term Accommodation (where occurring in a self-contained dwelling and/or where direct access is taken from the Gold Coast Highway)' into the table. This will reduce difficulties for developers as currently under the draft City Plan, it will be necessary to apply both a Short term accommodation and Multiple dwelling MCU application in areas where there is demand for tourist accommodation.		The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended. Given the nature of Short term accommodation and their use by transient residents and tourists, the opportunity for impacts on amenity in residential areas is increased. As a result, Short term accommodation has been made impact assessable in many parts of the Medium density residential zone. To match certain amenity expectations in the City, such as along the Gold Coast Highway, Short term accommodation has been made code assessable. Council considers current levels of assessment for Short term accommodation within the Medium density residential zone appropriate.	No	No	No
5.20.95	CP1162	Residential activities	Requests revision of small lot definition, as the 15 metre frontage trigger will capture larger lots with a narrow frontage, e.g. at the end of a cul-de-sac. Recommend the definition be based only on lot size, or on average width.	No	Refer to response 5.20.92	Yes	No	No

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5.20.96	CP1822	Residential activities	Concerned with Table 5.5.1 Low density residential zone (where not in the Large lot precinct); Table 5.5.2 Medium density residential zone; and Table 5.5.3 High density residential zone. Dwelling house on a small lot should be self assessable in these locations.	No	<p>Due to the importance of design and amenity considerations in small lot developments, development proposals should be subject to code assessment.</p> <p>The City Plan codes are being used, rather than the Queensland Development Code (QDC), as it allows Council to regulate built form outcomes to respond to local needs and design expectations.</p> <p>Council is trialling small lot housing outcomes in the Medium and High density residential zones.</p> <p>Council's policy position for the Low density residential zone is for a code assessable lot size of 600m² to retain the character and intent of suburban neighbourhoods. Specific outcome 3.3.3.1(1) of section 3.3.3 of the Strategic framework, Element – Suburban neighbourhoods, reinforces this policy identifying:</p> <p>Suburban neighbourhoods are places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity despite its proximity to public transport or other services. They are less clustered and characterised by a feeling of openness, with buildings positioned in a generous landscaped setting.</p>	No	No	Yes

Section 5.21: Rural activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.21.1	CP0428	Rural activities	Supports farming activities having no minimum lot size.	No	Support noted.	No	No	No
5.21.2	CP0507; CP0890; CP0985	Rural activities	Concerned with the proposed level of assessment for 'animal husbandry' and 'park' in the Extractive industry zone. Requests these land uses be impact assessment as they are incompatible with the Extractive industry zone.	No	The level of assessment for these uses is consistent with Council's policy position on supporting interim land uses in this zone. These interim uses are supported where they do not compromise current or potential future extractive industry activities and do not adversely impact on surrounding development.	No	No	No
5.21.3	CP0819	Rural activities	Concerned PO5 of the Rural zone (Rural landscape and environment) precinct requires no clearing of vegetation to occur and that new allotments are not created.	No	PO5 (Land use - Rural landscape and environment precinct only) in the Rural zone regulates rural activities not the clearing of vegetation or the creation of lots.	No	No	No
5.21.4	CP0823; CP2304	Rural activities	Concerned there are no clear guidelines for permanent plantations. Concerned the establishment of permanent plantations could result in the clearing of existing bushland.	No	Proposals for a permanent plantation will need to comply with all applicable codes in the City Plan. The new City Plan includes an Environmental significance overlay code which identifies and protects land with ecologically significant features. This code contains outcomes which seek to ensure development does not result in the removal of vegetation on land with ecological value.	No	No	No
5.21.5	CP0942	Rural activities	Requests some land uses that are code assessment (e.g. sensitive land uses) in the Rural zone are made impact assessable as there is only one PO in the sensitive use separation overlay code addressing amenity. Appropriate criteria should apply on both the good quality agricultural land as well as the buffer area.	No	In the City Plan, agriculture land is contained within the Rural zone. The only sensitive land uses listed as Exempt, Self or Code assessment in the Rural zone are: (a) Dwelling house; (b) Health care services; and (c) Rooming accommodation (if accommodating no more than four unrelated people and not involving building work or involving minor building work). All other sensitive land uses (as per the sensitive use definition) are Impact assessment. The uses listed above are consistent with Council's policy position to allow for supporting land uses in rural areas where they are compatible with agriculture, the environmental features and landscape character of these areas. Land uses are required to comply with all applicable codes within the new City Plan. In regards to amenity, the General development provisions code has an outcome to ensure development prevents loss of amenity, and threats to health and safety are avoided. It is considered that this matter is appropriately addressed in the City Plan.	No	No	No
5.21.6	CP1474	Rural activities	Requests the Rural residential and Rural residential landscape and environment precinct level of assessment changes Rural industry to code.	No	The level of assessment for Rural industry in rural residential areas is consistent with Council's policy position to maintain the lifestyle and amenity aspirations of residents residing in these semi-rural or bushland environments. Rural industry is a premises used for the storage, processing and packaging of products that result from a rural use (e.g. cropping). It is envisaged that these types of rural uses are located in the City's rural production areas. Rural production areas are contained in the Rural zone. As Rural residential zoned land is not in the City's rural production areas, it is not considered appropriate to support a reduction from Impact assessment to Code assessment for Rural industry in the Rural residential zone or the Rural residential landscape and environment precinct.	No	No	No

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5.21.7	CP1785	Rural activities	Requests the Rural industry definition include an example for 'commercial water extraction'. It is presently unclear what use this activity is defined as.	No	The Queensland Planning Provisions (QPP) provides a standard suite of land use definitions for inclusion in the City Plan which cannot be amended. Commercial water extraction is an 'undefined' use in the new City Plan and would be Impact assessment.	No	No	No
5.21.8	CP1864	Rural activities	Requests Rural industry be impact assessable due to their potential impacts on neighbouring properties, waterways, soil, and viability of the industry.	No	In the City Plan, Rural industry is defined as follows: <i>"Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site."</i> The level of assessment for Rural industry in the Rural zone is consistent with Council's policy position to allow for activities such as Rural industry where they support other rural activities (e.g. cropping).	No	No	No
5.21.9	CP1864	Rural activities	Concerned with strategic framework section 3.5.5.1(5) reference to forestry for wood production. Need to clarify it occurs only in rural production areas and does not include old growth, remnant or regrowth native forest.	No	This specific outcome clearly outlines that forestry for wood production occurs in rural production area, as follows: <i>"Forestry for wood production, including timber harvesting and milling, occurs in rural production areas where this does not conflict with nature conservation, water quality, landscape values and scenic amenity outcomes."</i> It also clearly states that forest for wood production occurs where it does not conflict with nature conservation outcomes. Land with significant ecological values (such as remnant or regrowth native forest) is protected by the Environmental significance overlay code. It is considered that this matter is appropriately addressed in the City Plan.	No	No	No
5.21.10	CP1864	Rural activities	Requests intensive animal industry is not considered in the Gold Coast. It is disruptive to the natural environment, the rural lifestyle and amenity for residents and tourists alike.	No	The City Plan cannot prohibit uses under the <i>Sustainable Planning Act 2009</i> . Intensive animal industry is supported in the Rural zone and is Code assessment. The level of assessment for Intensive animal industry in the Rural zone is consistent with Council's policy position to provide for rural uses in rural production areas in the City. In all other zones, Intensive animal industry is Impact assessment and would be subject to a merit based assessment.	No	No	No
5.21.11	CP2242	Rural activities	Requests commercial water extraction is impact assessable in zones and precincts and that the use is added to Column 4 of the definition of 'Rural Industry' to clarify that it does not fall within this definition.	No	Refer to response 5.21.8	No	No	No
5.21.12	CP2459	Rural activities	Requests agricultural activities not be limited to large lots as improvements in agricultural technology is happening all the time. Small rural lots not far from urban areas could meet this potential market demand which the draft City Plan does not cater for.	No	In the City Plan, agricultural activities are generally defined as Cropping. Council's policy position is to locate these activities in rural areas. While this is the preferred location for these types of uses, an application to establish agricultural activities outside of these areas can be made and are subject to a merit based assessment.	No	No	No

Section 5.22: Small lot housing

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.22.1	CP1152	Small lot housing	Requests incorporating a small lot/compact housing code into the City Plan.	No	There is already a code in the City Plan in Part 9.4.8 on Small lot housing (infill focus) code. No action to be taken.	No	No	No
5.22.2	CP1839	Small lot housing	Concerned the City Plan includes numerous disincentives to the creation of small lot housing, which is one of the most valuable strategies for the creation housing choice and affordability.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.3	CP1839	Small lot housing	Requests considering small lot housing in clusters as part of Reconfiguring a lot code and small lot housing code.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.4	CP1839	Small lot housing	Requests moving the small lot housing code trigger to self assessment from code assessment. Provision of high standard of self assessable outcomes to ensure 'tick the box' results and code assessable outcomes.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.5	CP1839	Small lot housing	Requests small lot housing be permitted in low density residential zone where on corner lots close to a mixed use centres, similar to dual occupancy requirements.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.6	CP1839	Small lot housing	Requests the adjustment of commodity restrictions such as setbacks, site coverage, parking and open space controls within small lot housing, zone and transport codes to support small lot housing.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.7	CP1839	Small lot housing	Requests the small lot housing code includes real examples of ground-truth feasibility and potential worst-case outcomes in the draft of the self assessable, performance and acceptable outcomes.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.8	CP1839	Small lot housing	Requests the small lot housing code is adopted and understood by all levels of industry by adding it as related content to property reports for all residential zones or make it an overlay code.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.9	CP1839	Small lot housing	Requests various amendments to facilitate additional small lot housing development and improved design of small lot housing development: Low, Medium and High density residential zone codes; ROL code; Transport code; Small lot housing (infill focus) code; General development provisions code; Landscape works code; Tables of assessment Part 5; Land development guidelines SC6.9; and definitions.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.10	CP1890	Small lot housing	Concerned there is no recognition of (very) small lot opportunities.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.11	CP1890	Small lot housing	Requests introduction of 'micro-lot' housing with appropriate design guidelines.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.12	CP2260	Small lot housing	Concerned the setback requirements for small lot housing are overly restrictive and do not encourage innovation.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes

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5.22.13	CP2260	Small lot housing	Concerned with medium density and high density small lot setbacks, as they are very prescriptive.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
5.22.14	CP2260	Small lot housing	Requests Small lot housing code encourages innovative small lot housing typologies. Objection to the code being overly prescriptive. Requests encouragement of low or transparent fencing.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes

Section 5.23: Subdivision

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.23.1	CP0358	Subdivision	Requests standard format subdivisions be allowed for second detached dwelling approvals.	No	An application to Reconfigure a lot which is under a standard format plan title can be made under the City Plan. The minimum lot size and level of assessment for the applicable zone can be found in Table 5.6. 1: Reconfiguring a lot.	No	No	No
5.23.2	CP0661	Subdivision	Recommends the Medium impact industry zone - Levels of assessment - Reconfiguring a lot, Table 5.6.1 remove the minimum lot size of 4,000m ² and the associated threshold proposed from an industrial collector and retain the minimum lot size of 2,000m ² .	No	The minimum lot size in the Medium Impact Industry Zone is 4,000m ² where access is proposed from an industrial collector road to limit the number of new lots with direct access to a collector road. The minimum lot size is intended to protect the functioning and capacity of higher order industrial collector roads and is a reasonable and relevant requirement. Minimum lot size is the basis on which code or impact assessment is determined for all of the zones in the City Plan and a consistent approach has been adopted for the Medium Impact Industry Zone.	No	No	No
5.23.3	CP0819	Subdivision	Boundary realignments greater than 10 per cent or 100m ² are impact assessable. This is unnecessary – all boundary realignments should be code assessable.	No	The intent of the Code assessable boundary realignment trigger is to resolve small land tenure issues (eg: a house or fence built across a boundary). This avoids the need for an Impact assessable development application where the minimum lot size for the zone is not met. It is not intended to trigger more applications to Impact assessment. To clarify this intent the wording in Table 5.6.1: Reconfiguring a lot has been amended.	Yes	No	No
5.23.4	CP0819	Subdivision	Objection to the Centre zone and Neighbourhood centre zone having a minimum lot size of 1000m. Residential activity should be encouraged in these zones, and in some cases may include small lot/compact housing, as these areas are where services and public transport exist. Requests this threshold be adjusted as applications should not be impact assessable where the lot size is below 1000m ² .	No	Lots in both the Centre and Neighbourhood centre zones need to be of a size and configuration to support viable centre activities. A variety of housing choices, usually in a mixed use building format is envisaged. A minimum lot size of 1000m ² is considered to achieve the outcomes of development in both the Centre and Neighbourhood centre zones. This is consistent with Council's policy position and has not changed from the 2003 planning scheme.	No	No	No
5.23.5	CP0819	Subdivision	Request Township zone minimum lot sizes should be no higher than 350m ² .	No	The inclusion of the 600m ² lot sizes in the Township zone is consistent with Council's policy position and has not changed from the 2003 planning scheme. Reducing the allotment size to 350m ² would result in a character and amenity change to the Township zone.	No	No	No
5.23.6	CP1071	Subdivision	Concerned the City Plan seeks to remove existing subdivision potential of 4000m ² lots at 39 Raleigh Terrace, Currumbin Waters.	No	Under the current 2003 planning scheme the minimum lot size for this site is 40,000m ² not 4000m ² . The size of the site is 32,250m ² . As the minimum lot size is 40,000m ² a subdivision proposal would be impact assessment and subject to public notification. In the City Plan, the site has been zoned Rural – Rural landscape and environment precinct. The purpose of this precinct is to ensure natural landscape and environment areas are protected and conserved to assist in maintaining a green frame to the city's urban area. The Rural zone code contains a Performance Outcome (PO6) which seeks to prevent the fragmentation of land which has natural landscape and environmental values by ensuring no new lots are created.	No	No	No
5.23.7	CP1071	Subdivision	Requests a Performance Outcome in table 6.2.20:2 PO6 to allow for subdivision, with acceptable outcomes that reflect the Rural Landscape and Environment Precinct outcomes.	No	Performance Outcome (PO6) – Lot design (for subdivision only) seeks to prevent the fragmentation of land which has natural landscape and environmental values by ensuring no new lots are created. It is considered that this PO accurately reflects the Rural landscape and environment precinct outcomes.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.23.8	CP1385	Subdivision	Requests amalgamation of house blocks to reduce opportunities for additional houses and no more subdivision of any kind in Springbrook.	No	The City Plan is not responsible for enforcing the amalgamation of lots held in private ownership. Under the <i>Sustainable Planning Act 2000</i> , a new planning scheme cannot prohibit uses. As such, the City Plan does not prohibit the lodgement of development applications for any type of development regardless of its location in the City.	No	No	No
5.23.9	CP1472; CP1506	Subdivision	Objects to Uplands Drive and Woodlands Way LAP removing the subdivision criteria which was established through the extensive consultation between the land holders and GCCC in the development of the 2003 planning scheme.	No	The City Plan has been amended to reinstate the minimum lot sizes to those in the current 2003 planning scheme (2,500m ² and 3,500m ²).	Yes	Yes	No
5.23.10	CP1823	Subdivision	Concerned with the Reconfiguring a lot code and Small lot subdivision provisions that only permit small lots in the Medium and High density residential zones and require house plans to accompany the subdivision.	No	The City Plan recognises that the Gold Coast is a growing city. In order to accommodate this growth the new City Plan is promoting infill development. This includes small lot subdivisions. Small lot subdivisions have been included in areas zoned Medium and High density residential because this is where they can be supported by appropriate infrastructure and services. The requirement for these applications to be accompanied by house plans is to ensure any proposed dwelling on the lot is appropriately designed and provides a high level of amenity for its intended residents.	No	No	No
5.23.11	CP1823	Subdivision	Supports provisions of the ROL Code that are accommodating and encouraging undertaking earthworks at the project construction phase.	No	Support noted.	No	No	No
5.23.12	CP1823	Subdivision	Supports provisions of the ROL Code that encourage a mix of lot sizes and inclusion of multiple dwellings lots	No	Support noted.	No	No	No
5.23.13	CP2242	Subdivision	Concerned the overall outcomes for the Large lot precinct of the Low density residential zone code do not contain sufficient detail relating to land at Springbrook and why further subdivision is not envisaged in this area. Requests adding the following to 6.2.1.2 (3) Large lot precinct: 'subdivision at Springbrook does not provide the opportunity for additional dwelling houses to be built because these likely to impact on biodiversity values including through additional wastewater production, vegetation clearing or fire management strategies to protect property.	No	The Large lot precinct includes overall outcomes that identify and protect larger lots which have particular constraints and where subdivision of land is not envisaged. Similarly, PO9, the associated performance outcome for lot design in the Township zone Large lot precinct requires that no new lots are created. It is noted much of Springbrook is included in overlays that protect biodiversity values, including vegetation and bushfire hazard management. The hierarchy of assessment of the City Plan means that any development decision needs to place higher emphasis on the requirements of an overlay compared with the intent of zones. This process aims to ensure that the protection of biodiversity values regardless of the land use zone.	No	No	No
5.23.14	CP2260	Subdivision	Requests the clarification of Mixed use zone minimum lot size. The code states a 1000m ² minimum lot size for subdivision, but notes a 300m ² minimum in density provisions.	No	The 1,000m ² allotment size in the Mixed use zone is a transfer of policy from the current 2003 planning scheme, and applies to reconfiguration of lots. This minimum lot size seeks to maintain the character expectations of the area through reconfiguration of lots. The density of the zone works independently of lot size and allows infill development to occur more easily but still consistent with character and residential amenity expectations, for example allowing a Dual occupancy. The minimum lot size also prevents fragmentation of land holdings in the zone, allowing comprehensive development to occur.	No	No	No

Section 5.24: Tourism and entertainment activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.24.1	CP0007	Tourism and entertainment activities	Requests nightclubs have restricted hours.	No	Nightclubs are envisaged in mixed use centre areas such as Surfers Paradise, Broadbeach and Coolangatta. To meet community expectations and protect the increasing permanent residential population, the Strategic framework has been amended to ensure nightclubs are appropriately controlled or have their operations restricted.	Yes	No	No
5.24.2	CP0049	Tourism and entertainment activities	Requests clubs are separated from restaurants and tourism areas.	No	The City Plan does not contain any provisions that separate the location of clubs from restaurants and tourism areas. It is anticipated that the key tourism hubs of Surfers Paradise, Broadbeach and Coolangatta will have a balance of these uses to enable people to enjoy night-time entertainment without experiencing negative social impacts. Part 3 – Strategic framework – Mixed use centre and specialist centre design and operation 3.4.4.1(10) states that nightclub entertainment uses only occur in the Surfers Paradise specialist centre, Broadbeach Principal Regional Activity Centre or Coolangatta major centre.	No	No	No
5.24.3	CP0232	Tourism and entertainment activities	Supports high rise holiday apartments on beach front.	No	Support noted.	No	No	No
5.24.4	CP0489	Tourism and entertainment activities	Requests the strategic framework give a high priority to the value of Accessible Tourism by providing well connected accessible transport, well designed accessible outdoor spaces, a vast range of accessible accommodation including Bed and breakfasts, caravan parks, hotels, motels, resorts and ranging from budget to 5 star, which will also include accessible function and event facilities.	No	Part 3.6.2.1(1)- Integrated transport system, of the Strategic framework seeks to ensure that the city's transport systems are integrated to provide choice, convenience and efficiently connect people with places of economic, social and environmental value. In addition, Part 3.5.4.1(2)-Tourist economy, of the Strategic framework seeks to ensure that tourist accommodation is available in the form of resort accommodation, hotels, motels, bed and breakfasts, tourist parks and camping grounds.	No	No	No
5.24.5	CP0575	Tourism and entertainment activities	Requests all new commercial buildings with restaurants and bars include toilets.	No	The provision of toilets within restaurants and bars are not regulated under the provisions of the City Plan. Any new restaurant and bar development will need to ensure toilets are provided in accordance with the provisions of the <i>National Construction Code 2014</i> – Section F – Health and Amenity.	No	No	No
5.24.6	CP0575	Tourism and entertainment activities	Requests closing times for those premises with a small bar licence be midnight in line with the liquor act or even midnight Friday-Saturday and 10pm Sunday to Thursday.	No	Council's policy position is to limit the hours of operation of commercial uses (such as small bars) to 10pm to meet community expectations and protect the amenity of nearby residents. Council acknowledges in some instances it may be appropriate to review and adjust operating hours based on the specific circumstances, roles and function of some Neighbourhood centres. The Neighbourhood centre zone code has been amended to reference this acknowledgement.	Yes	No	No
5.24.7	CP0575	Tourism and entertainment activities	Requests premises with small bar licences have a maximum capacity larger than 100m². Requests 150m² or 200m². Max capacity should be 150 people.	No	The limit placed on the floor area is aligned with the provisions of Guideline 52: Bar licences under the <i>Liquor Act 1992</i> – Section 70. The definition of Bar is outlined in the <i>Queensland Planning Provisions</i> which limits a bar licence to 60 patrons at any one time.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.24.8	CP0581	Tourism and entertainment activities	Concerned the Film Studios, Movie World, Wet 'n' Wild, RM Williams, Paradise Country did not seek development consent for the whole of the proposed areas/sites (no concept plan/master plan) they are independent purposes. The expansion of these must be a material change of use.	No	<p>The City Plan carries forward the 1980 approved uses by placing the site in the Major tourism zone and including in the Table of assessment the equivalent Queensland Planning Provision v3.1 uses at an appropriate level of assessment.</p> <p>Through Ministerial condition 10, Council was directed to amend the City Plan prior to public consultation to carry forward a number of land uses from the 1980 rezoning /current 2003 planning scheme as 'Exempt' Material change of use applications, overlay mapping and subsequent Operational works.</p> <p>Specifically, the relevant Tables of assessment facilitate 'Exempt' development for the following land uses:</p> <ul style="list-style-type: none"> (a) Tourist attraction; (b) Indoor sport and recreation, <i>if ancillary to an existing and operational Tourist attraction;</i> (c) Outdoor sport and recreation, <i>if ancillary to an existing and operational Tourist attraction;</i> (d) Major sport, recreation and entertainment facility, <i>if ancillary to an existing and operational Tourist attraction;</i> (e) Food and drink outlet, <i>if ancillary to an existing and operational Tourist attraction;</i> (f) Hotel, <i>if ancillary to an existing and operational Tourist attraction;</i> (g) Theatre, <i>if ancillary to an existing and operational Tourist attraction;</i> (h) Shop, <i>if ancillary to an existing and operational Tourist attraction.</i> <p>Land uses not listed as 'Exempt' development as above have been typically listed in the Major Tourism zone table of assessment (Table 5.5) as either Self or Code assessment.</p>	Yes	No	No
5.24.9	CP0581	Tourism and entertainment activities	Concerned with SO2 - Site cover in the Major tourism code. Currently, Movie World, Wet 'n' Wild and Outback Spectacular are not to exceed 40% site cover. This would potentially be doubled with the 80% proposed site cover. Requests clarification on where the patrons would park their cars due to potential increase.	No	The 80% site cover acceptable outcome in the Major tourism zone is a maximum. Any proposed development outside of what has been approved will need to comply with the provisions of applicable zone overlay and development codes (including car parking).	No	No	No
5.24.10	CP0581	Tourism and entertainment activities	Concerned with SO4 - Building height in the Major tourism zone code. Movie World, Wet 'n' Wild and Outback Spectacular has no prescribed height limit. Concerned with this would adversely impact on the amenity of surrounding residential areas.	No	Consistent with the policy intent for the Major tourism zone, the City Plan, building height overlay map (map 6) provides a building height ranging from 16m and 27m maximum dependent upon location within the site. Further, SO4 and AO4 of the Major Tourism zone both identify that structures related to rides are excluded from maximum height limits to allow for the creative and unique design of theme park rides and associated structures.	No	No	No
5.24.11	CP0581	Tourism and entertainment activities	Concerned with SO6 - Density in the Major tourism zone code. A 400 bedroom short stay accommodation has raised issues around noise, car parking and increases in numbers of people and vehicles into the Oxenford area.	No	To minimise impacts on amenity associated with the density outcomes in SO6, density of the Major tourism zone code, Table of assessment in Part 5.5.13 – Material change of use – Major tourism zone – Exempt development has been amended to exclude any short term accommodation.	Yes	No	No
5.24.12	CP0581	Tourism and entertainment activities	Notes SO1 - Setbacks in the Major tourism zone code are as per the 1980 rezoning approval for 'Special purpose' / Tourist on Lot 2 RP117041, Pacific Highway, Oxenford. These are 85m from the eastern side of Saltwater creek. The western side of Saltwater Creek retained as buffer zones on Kopps Road.	No	The Major tourism zone code Self-assessable outcome (SO1) requires an 85m setback from residential zoned land for theme park rides. In addition, to the extent the land uses are assessable development in Part 5, Major Tourism zone, Tables of assessment, the Environmental significance overlay mapping applies to the north-western and southern boundary of the site. These measures ensure that appropriate setbacks to nearby residential areas are provided to minimise potential impacts.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.24.13	CP0581	Tourism and entertainment activities	Notes SO9 - Land use in the Major tourism zone code which address the operational hours of theme park rides. Concerned with the precautionary principal has not been adopted to ensure the advancement of the intent of the Environmental Act 1984 or the SPP5/10 Air, Noise and Hazardous materials.	No	The proposed hours of operation are consistent with the original rezoning approval. Activities outside of these hours are possible where written notification is provided to Council a minimum of two weeks in advance of the activity occurring. Activities must also comply with applicable requirements of the Environmental Protection (Noise) Policy 2008.	No	No	No
5.24.14	CP0581	Tourism and entertainment activities	Requests clarification on what is considered an 'ancillary use' to Movie World, Wet 'n' Wild and Outback Spectacular outlined in section 3.5.4 - Element - Tourist economy of the Strategic framework.	No	Definition of the term 'ancillary' is contained within Table SC1.2.2: Administrative definitions of the City Plan and is as follows: <i>'Necessarily associated with a particular development, but incidental to that development'</i> . Any use classified as an "ancillary" to Movie World, Wet 'n' Wild and Outback Spectacular will need to demonstrate compliance with the above definition.	No	No	No
5.24.15	CP0670	Tourism and entertainment activities	Concerned the distinctions between the different accommodation definitions of 'Hotel', 'Short term accommodation' and 'Resort complex' are not clear and should be refined. These uses should also be exempt or self assessable in the Major tourism zone.	No	The City Plan wording of definitions for 'Hotel', 'Short-term accommodation' and 'Resort complex' is a mandatory requirement of the Queensland Planning Provisions. Use definitions cannot be revised or amended by a Council. Land uses not listed as 'Exempt' in the Major Tourism tables of assessment, where appropriate to be consistent with local policy settings, have been typically listed in the Major Tourism zone table of assessment (Table 5.5) as either Self or Code assessable. It is considered appropriate that land uses such as Short Term Accommodation and Resort complex trigger Code assessment to ensure that potential adverse impacts upon nearby sensitive land uses or land zoned for sensitive uses are mitigated.	No	No	No
5.24.16	CP0823	Tourism and entertainment activities	Concerned Part 3.5.1 of the Strategic framework is not clear where areas of lifestyle and adventure, and tourism development are likely to impact on green space areas. Requests City Plan 2015 provides further clarification of which areas/zones are available for economic development for lifestyle/adventure activities and tourism.	No	It is considered that this matter is appropriately addressed in the City Plan. Part 3 – Strategic framework – 3.5.4.1 – Tourist economy outlines Council's policy position on this matter as follows: (9) Nature-based tourism activities within Springbrook will focus on World Heritage interpretation, supported by small-scale, low intensity retail and commercial development within the commercial precinct of the Springbrook township. These activities provide a valuable contribution to both the local and regional economy. (10) Ecologically sustainable nature-based tourism and recreation ventures in the East Coomera/Yawalpah area improve access to and promote the enjoyment of Southern Moreton Bay and its surrounds. This area's ecologically significant features and landscape character as natural, non-urbanised backdrop to the urban areas of Hope Island and the cane lands to the north are protected. (11) Non-urban areas support compatible tourism activities (such as sustainable nature-based tourism, farm stays, bed and breakfasts and camping grounds) if they do not adversely impact rural production, cultural heritage, amenity, nature conservation, water supply catchments or landscape character. These outcomes are supported by Part 5 – Levels of assessment where tourist activities are given an appropriate level of assessment in zones that envisage these types of uses.	No	No	No
5.24.17	CP0823	Tourism and entertainment activities	Requests exclusion of large scale tourism development from environmental areas.	No	The City Plan cannot prohibit uses under the <i>Sustainable Planning Act 2009</i> .	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.24.18	CP1158	Tourism and entertainment activities	Requests the definition of 'Club' be amended to read (including bold and underlined text as is): <i>"Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink, function facilities and gaming."</i>	No	The City Plan wording of the definition for 'Club' is a mandatory requirement of the <i>Queensland Planning Provisions</i> . Use definitions cannot be amended or revised by Council. 'Function facility' is considered a separate land use and has its own definition within the City Plan as required by the <i>Queensland Planning Provisions</i> .	No	No	No
5.24.19	CP1412	Tourism and entertainment activities	Supports the City Plan allowing bars in areas that aren't part of entertainment precincts to change the drinking culture of the city.	No	Support noted.	No	No	No
5.24.20	CP1464	Tourism and entertainment activities	Concerned with the Rural and Rural residential zone's levels of assessment for employment and tourism land uses are too high.	No	The level of assessment for these uses in these zones is consistent with Council's policy position to ensure a high level of amenity and protection of landscape and environmental values are maintained.	No	No	No
5.24.21	CP1484	Tourism and entertainment activities	Concerned Movie World applications are not given proper consideration by Council.	No	Development applications for Movie World are and will continue to be assessed against applicable assessment provisions of the planning scheme in effect at time of lodgement.	No	No	No
5.24.22	CP1484	Tourism and entertainment activities	Concerned Movie World is not operating consistently with original approval and the City Plan 2015 will allow for further rides of unlimited height.	No	The City Plan, via Building height overlay map 6 limits building heights to 16m and 27m maximum dependent upon location within the site. Structures related to rides will continue to have no maximum height limit.	No	No	No
5.24.23	CP1484	Tourism and entertainment activities	Concerned Movie World will inhibit the potential for future urban expansion in selected areas of the large commercial sites nearby not affected by flooding.	No	Any future development of land near Movie World will be subject to applicable assessment provisions of the City Plan.	No	No	No
5.24.24	CP1864	Tourism and entertainment activities	Concerned with Short-term accommodation of 3 months is too long to be considered short-term in the hinterland.	No	Generally, hinterland areas are zoned Rural, Short term accommodation (that is not a farm stay) is not envisaged in the Rural zone. The use definition of Short-term accommodation reflects the <i>Queensland Planning Provisions (QPP)</i> standard definition which includes the duration period and cannot be amended.	No	No	No
5.24.25	CP2689	Tourism and entertainment activities	Concerned Section 6.2.5.2 which limits commercial activities to 10pm is not feasible and is too restrictive for restaurants and convenience stores or bars, particularly in the Miami to Mermaid Beach Neighbourhood centre zone.	No	Generally, it is anticipated that small bars (up to 60 patrons) would be located in those areas zoned Neighbourhood centre. Council's policy position is to limit the hours of operation of commercial uses (such as small bars) to 10pm to meet community expectations and protect the amenity of nearby residents. Council acknowledges in some instances it may be appropriate to review and adjust operating hours based on the specific circumstances, roles and function of some Neighbourhood centres. The Neighbourhood centre zone code has been amended to reference this acknowledgement.	Yes	No	No

Section 5.25: Transport and infrastructure activities

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.25.1	CP0030	Transport and infrastructure activities	Objects to the Telecommunication and broadcasting facilities code. Requests the inclusion of 'future radiation level limitations' 1km-8km being 'danger zone' from tower.	No	The purpose of the Telecommunications and broadcasting facilities code is to provide development controls to address the appearance and siting of high impact telecommunications and broadcasting facilities. This code is not responsible for regulating radiation levels as this is addressed by other Australian Commonwealth legislation.	No	No	No
5.25.2	CP0068; CP0791	Transport and infrastructure activities	Objects to locating helicopter pads on public land for private use.	No	The City Plan does not prohibit the lodgement of a development application for helicopter pads on public or privately owned land. Throughout the City, helicopter pads are Impact assessable. They are considered on a case by case basis to meet the outcomes sought by the City Plan.	No	No	No
5.25.3	CP0471; CP0541	Transport and infrastructure activities	Requests Landing in Waterfront and Marine Industry Zone be code assessable as this zone relies on direct access to water for its success and the impact assessable process is considered onerous.	No	Accepted. The level of assessment for Landings in the Waterfront and marine industry zone has been amended to Code assessment.	Yes	No	No
5.25.4	CP0628	Transport and infrastructure activities	Concerned the land owner will be severely disadvantaged because the rail cuts diagonally across their block, with the intention to develop or sell to a developer.	Yes	Comment noted. The railway line alignment is not associated with the City Plan. The land acquisition process associated with the railway line occurred prior to the development of the City Plan and was the result of an independent process coordinated by the State government.	No	No	No
5.25.5	CP0628	Transport and infrastructure activities	Objects to the Rail corridor 100m buffer in the City Plan.	No	The railway corridor 100 metre buffer pertains to the management of noise associated with the existing railway and seeks to ensure that any new sensitive land uses are appropriately buffered from this existing noise source. The overlay will ensure certain development is designed to mitigate noise impacts and is visually screened. It is noted that the particular property relating to this submission is located within the Limited development (constrained land) zone and that other constraints may affect the potential for future development at the site (such as a flooding). The provisions applicable to the railway corridor 100 metre buffer are detailed within the Rail corridor environs overlay code and the 100 metre buffer is measured from each side of the railway track.	No	No	No
5.25.6	CP0628	Transport and infrastructure activities	Requests a clarification of the 100m buffer - what is the starting point to measure it?	No	Refer to response 5.25.5	No	No	No

Section 5.26: Zones

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.1	CP0030	Zones	Concerned the zoning methods do not provide flexibility for elderly citizen accommodation solutions, Requests a new 'useability zoning'.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of zones for inclusion in the City Plan. The City Plan 2015 is limited by the QPP in the creation of new zones to ensure the preparation of planning schemes in Queensland is standardised. Under the City Plan, elderly citizen accommodation may fall under the definition of a Retirement facility or Residential care facility. Levels of assessment for these uses are appropriately aligned with the purpose and overall outcomes of zones.	No	No	No
5.26.2	CP0507	Zones	Requests the 15m Building height in the Extractive industry zone code be reviewed to better align with (and improve clarity) for Extractive industry development. Extractive Industry uses, such as the processing plant, conveyor belts and storage silos, etc. are considered to be structures. Many of these buildings or structures well exceed 15 metres in height. Given the nature of the use and the physical separation usually required, the controlling of height of structures beyond simply minimising, or managing visual impact does not appear to add any value to the overall assessment of such uses. Further, there is no clarity on where it is intended to measure this height limit from.	No	The height of 15m in the City Plan is an increase from 11.5m in the Extractive Industry Domain in the 2003 planning scheme, to better reflect the needs and operating requirements of contemporary industry development. The acceptable and performance outcome aligns with the Tables of assessment for the industry zones, with any activity involving building work that exceeds 15 metres requiring impact assessment. This level of assessment trigger for building height is consistent with the policy settings of the 2003 planning scheme. The building and structure height limit in the Extractive industry code addresses impacts on visual amenity of surrounding sensitive uses, residential zoned land, public spaces or on broader scenic amenity values. The height limit is intended to work with setbacks to achieve this. To clarify, ground level is the level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.	No	No	No
5.26.3	CP0517	Zones	Concerned with the Low density residential zone code purpose, particularly the statement 'include neighbourhood centres and stand alone small scale non-residential development consistent with the Strategic framework'. Requests these types of statements be removed from the Low density residential code to prevent any incompatible land uses.	No	Standalone, small-scale commercial uses (i.e. a neighbourhood store with a floor area of 150m ²) may be appropriate in the zone, subject to a development application, where these uses meet the criteria set out in the Strategic framework. Other commercial uses are not envisaged in this zone unless establishing as part of a neighbourhood centre. Any development application for commercial development will have to demonstrate, amongst other things, that the proposal can maintain the reasonable amenity expectations of nearby residents. The Strategic framework, together with the purpose and overall outcomes of the Low density residential zone code, establish a robust framework for managing inappropriate land uses in the Low density residential zone.	No	No	No
5.26.4	CP0517	Zones	Requests the Low density residential zone and associated tables of assessment be amended to protect the residential amenity as there is a serious risk of being negatively impacted upon by incompatible land uses and built form outcomes.	No	Standalone, small-scale commercial uses (i.e. a neighbourhood store with a floor area of 150m ²) may be appropriate in the zone, subject to a development application, where these uses meet the criteria set out in the Strategic framework. Other commercial uses are not envisaged in this zone unless establishing as part of a neighbourhood centre. Any development application for commercial development will have to demonstrate, amongst other things, that the proposal can maintain the reasonable amenity expectations of nearby residents. The Strategic framework, together with the purpose and overall outcomes of the Low density residential zone code, establish a robust framework for managing inappropriate land uses in the Low density residential zone.	No	No	No

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5.26.5	CP0517	Zones	Requests the Low density residential zone code purpose not include Rooming accommodation as it becomes an unreasonable enforcement burden to monitor that no more than 4 unrelated people reside in the property and thereby creating unlawful boarding houses. Rooming Accommodation should only be encouraged in the medium to high residential density or mixed use/centres zones as it is not an appropriate land use in the Low density residential zone.	No	<p>The residential nature of the zone and appropriate intensity is recognised by the maximum number allowed to reside in a property in a Rooming accommodation use, without triggering code assessment.</p> <p>Council's policy position for this matter is to facilitate Rooming accommodation with an appropriate threshold. This is consistent with the intent for the Low density residential zone.</p> <p>Further to the above, the City Plan does not seek to address enforcement issues, only set out the relevant provisions for regulation.</p>	No	No	No
5.26.6	CP0652	Zones	Concerned there is very limited medical zoning within the City which would be suitable for a clinic that is independent of a Medical Centre.	No	<p>In the Centre zone, Health care services are exempt from assessment in existing buildings with no building work, self assessable with an existing building with minor building work, and code assessable in any other situation.</p> <p>Similarly in the Neighbourhood centre and Mixed use zone the use is self assessable in an existing building with minor building work, and code assessable in any other situation.</p> <p>The levels of assessment for these zones indicate that the Health care services use is acceptable subject to meeting the relevant codes.</p>	No	No	No
5.26.7	CP0671	Zones	Requests clarification as to why the City Plan seeks to separate the Mixed use zone into the zone itself and the Fringe business precinct.	No	<p>The Mixed use zone code accommodates two variations to the zone through the Fringe business and Bermuda Point precincts. The Fringe business precinct is a best fit translation of the Fringe Business Domain in the 2003 planning scheme, which provides for commercial areas specialising in showrooms and bulky goods outlets.</p> <p>The purpose of the Mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses.</p>	No	No	No
5.26.8	CP0819	Zones	Concerned about unnecessary downzoning of industrial land, without a foundation study on industrial land supply. Recommends Council undertake an industrial land use study to look at appropriate setbacks between opposing land uses and to analyse whether there is any history of complaint or conflict in relation to industrial and residential interfaces with the City.	Yes	<p>The City Plan has altered the zoning of some industrial land in response to the State interest – 'Emissions and Hazardous Activities' in the State Planning Policy (SPP).</p> <p>The SPP sets out requirements to locate industrial land uses in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses.</p> <p>Accordingly, the matter of separation distances and the relationship of the city's industry zones (and other identified high impacting activities) and zones for sensitive uses will be considered as part of a future amendment to the City Plan, as part of the Emissions and Hazardous Activities Planning Investigation.</p> <p>The purpose of the planning study is to provide an evidence based study to determine appropriate separation distances from industrial zones and other specific high impacting activities to nearby sensitive uses.</p> <p>This study will include (but not limited to) a review of industry definition thresholds for Medium Impact Industry uses to consider the appropriateness of these uses at different scales/intensities alongside varied levels of assessment within the Low Impact Industry zone.</p> <p>Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment and/or zones at that time.</p> <p>In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.</p>	No	No	Yes

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5.26.9	CP0819	Zones	Development that meets the intent of a zone should be no higher than Code assessment. The draft City Plan includes too many activities in this scenario as Impact assessable.	No	Consistent with Drafting principle 5 of the Queensland Planning Provisions, levels of assessment have been applied to achieve the desired outcomes and provide for the appropriate extent of community involvement. Land uses trigger impact assessment where it is considered that the development has the potential for higher impacts and require community input.	No	No	No
5.26.10	CP0819	Zones	The Strategic framework aims to strengthen and diversify the economy and in particular identifies general manufacturing industries as a priority sector, yet no foundation study has been undertaken in relation to industrial land supply and the zoning maps in the draft Plan seek to downzone 311 hectares of currently Industry 1 land to Low Impact Industry zone. This change to current zoning arrangements will have a materially negative impact on many industrial operators in the City and will work against Council's strategic objectives relating to economic development.	Yes	Refer to response 5.26.8	No	No	Yes
5.26.11	CP0823	Zones	Requests Open space zone code 6.2.7.2 c iii be improved by stating buildings on public open space such as parks are clustered to reduce intrusion into the open space component of the park.	No	The purpose of the Open space zone is to provide for local, district, and regional scale parks that serve the recreational needs of a wide range of residents and visitors. Buildings in the zone are limited in site cover to protect the recreational function of open space areas, and set back to reduce visual dominance. In meeting these outcomes buildings in the Open space zone will be less intrusive on the open space component of the park, but still serve the recreational needs of the users, functionality of the park and purpose of the zone.	No	No	No
5.26.12	CP0823	Zones	Requests recognition for a zone between Low density residential and Rural residential for a transition into rural residential.	No	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of zones for inclusion in the City Plan. The City Plan is limited by the QPP in the creation of new zones to ensure the preparation of planning schemes in Queensland is standardised. The lot size provisions for the Rural residential zone have been amended to "an average lot size of no less than 8,000m ² and results in no lots with an area less than 4,000m ² " consistent with the 2003 planning scheme policy for the Park Living Domain. As a result, lot size provisions in the Rural residential zone allow for a greater transition to the Low density residential zone.	Yes	No	No
5.26.13	CP0823	Zones	Concerned there are no performance outcomes or acceptable outcomes specified in the Centre zone code. Recommend additions of these to the code.	No	The Centre zone code is designed intentionally to provide a flexibility of design outcomes within the confines of stated outcomes. However, it is agreed, the Centre zone code should include self assessable outcomes. The City Plan has been amended to reflect this.	Yes	No	No
5.26.14	CP0944	Zones	Concerned a general redesignation of Industry 1 land to Light industry zone will impose added material change of use costs, prohibit lawful uses from expanding their operations, devalue Light industry zoned sites, and is contrary to Councils intent to simplify the planning process.	Yes	Refer to response 5.26.8	No	No	Yes
5.26.15	CP0985	Zones	Requests Council amend the City Plan 2015 to include the relevant provisions of the Model Codes and Guidelines (prepared by the State Government in conjunction with Cement, Concrete and Aggregates Australia (CCAA)) into the Extractive industry zone code, the Extractive industry development code and the Extractive resources overlay code.	No	The CCAA industry model codes were considered as part of the City Plan drafting process. The current codes contained in City Plan are considered to most effectively respond to localised extractive industry issues in the Gold Coast area.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.16	CP0985	Zones	Requests Council delete 'building height and structure height is not to exceed 15m' in PO2 of the Extractive industry zone code or at the very least amend it to include it as an acceptable outcome with a corresponding performance outcome. The controlling of the height of structures beyond minimising or managing visual impact does not add any value to the overall assessment of uses within this code.	No	<p>The height of 15m in the City Plan is an increase from 11.5m in the Extractive Industry Domain in the 2003 planning scheme, to better reflect the needs and operating requirements of contemporary industry development.</p> <p>The acceptable and performance outcome aligns with the Tables of assessment for the industry zones, with any activity involving building work that exceeds 15 metres requiring impact assessment. This level of assessment trigger for building height is consistent with the policy settings of the 2003 planning scheme.</p> <p>The building and structure height limit in the Extractive industry code addresses impacts on visual amenity of surrounding sensitive uses, residential zoned land, public spaces or on broader scenic amenity values. The height limit is intended to work with setbacks to achieve this.</p>	No	No	No
5.26.17	CP1126	Zones	Concerned by the lack of setbacks fronting light rail/proposed transport corridors; this space could be used as street parking or green space.	No	A specific Light rail urban renewal area overlay has been developed to ensure development around the light rail corridor provides high quality urban environments and optimises the pedestrian environment and accessibility to light rail services and economic development opportunities.	No	No	No
5.26.18	CP1164	Zones	Requests SEQ Water infrastructure listed in Table SC5-2 - Council operated community infrastructure be included in the Community facilities zone and subject to level of assessment prescribed in Table 5.5.14 Community facilities zone, and requests a change to the title of Table SC5-2 to reflect the inclusion of SEQ Water infrastructure.	No	<p>The City Plan has been amended to include SEQ Water infrastructure in Table SC5.1—Land designated for community infrastructure. This meets the standard format of the Queensland Planning Provisions.</p> <p>In the City Plan, SEQ Water infrastructure, along with Council-operated community infrastructure (water management facilities) is included in the Special purpose zone.</p> <p>The Special purpose zoning is the most appropriate for SEQ Water infrastructure, as it provides for mainly government owned or partnered utilities and key infrastructure that service the City.</p> <p>Falling under the definition of Utility installation, public utilities are exempt from assessment in the Special purpose zone.</p> <p>The Community facilities zone's purpose is to provide for community-related activities and facilities whether under public or private ownership.</p> <p>To properly describe infrastructure identified as a 'Wastewater treatment plant', the City Plan has been amended to describe this as a 'Sewage treatment plant'.</p>	Yes	No	No
5.26.19	CP1217	Zones	Requests existing industrial land uses should be acknowledged and provided with an appropriate zone, at a minimum consistent with the existing industry zone under the current planning scheme provisions.	Yes	Refer to response 5.26.8	No	No	Yes
5.26.20	CP1217	Zones	Requests Extractive Industry uses (including concrete batching plants) in the Extractive Industry Zone be treated as Code Assessable uses.	No	<p>The <i>Queensland Planning Provisions</i> identifies that impact assessment is to be applied to development that is high impact and has impacts that are largely unknown when the application is submitted.</p> <p>Extractive industries create a high degree of impact relating to dust, noise, visual amenity, vibration, traffic and loss of natural environment and also have a range of unknown impacts. Comprehensive assessment of these types of land uses is required to fully understand the impacts.</p> <p>Impact assessment allows for specific requirements the Strategic framework to be used in the assessment, and for public scrutiny and comment on issues affecting the local community.</p>	No	No	No
5.26.21	CP1217	Zones	Supports the inclusion of an Extractive Industry Zone in the draft City Plan.	No	Support noted.	No	No	No
5.26.22	CP1228	Zones	Requests City Plan be amended to include relevant provisions of the Extractive Industry Model Codes and Guidelines into the Extractive industry zone code, the Extractive industry use code and the Extractive resources overlay code.	No	The CCAA industry model codes were considered as part of the City Plan drafting process. The current codes contained in City Plan are considered to most effectively respond to localised extractive industry issues in the Gold Coast area.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.23	CP1228	Zones	Requests the Extractive industry code hours of operation provisions are amended to align with Extractive Industry Model Codes and Guidelines.	No	The CCAA industry model codes were considered as part of the City Plan drafting process. The current codes contained in City Plan are considered to most effectively respond to localised extractive industry issues in the Gold Coast area.	No	No	No
5.26.24	CP1228	Zones	Requests the Extractive industry zone code include increased opportunities for taller structures i.e. taller than 15m.	No	<p>The height of 15m in the City Plan is an increase from 11.5m in the Extractive Industry Domain in the 2003 planning scheme, to better reflect the needs and operating requirements of contemporary industry development.</p> <p>The acceptable and performance outcome aligns with the Tables of assessment for the industry zones, with any activity involving building work that exceeds 15 metres requiring impact assessment. This level of assessment trigger for building height is consistent with the policy settings of the 2003 planning scheme.</p> <p>The building and structure height limit in the Extractive industry code addresses impacts on visual amenity of surrounding sensitive uses, residential zoned land, public spaces or on broader scenic amenity values. The height limit is intended to work with setbacks to achieve this.</p>	No	No	No
5.26.25	CP1271	Zones	Supports the 'concise' nature of the Community facilities zone code.	No	Support noted.	No	No	No
5.26.26	CP1276	Zones	Requests undertaking a whole of City review of marine industry zoned land (including the impact of local, state and federal overlay mapping) so as to determine the demands of this industry into the future.	No	The Employment Lands Planning Investigation endorsed as part of a future amendment of the City Plan, will include a review of industrial land supply. The recommendations arising from this study may result in amendment to the industrial zoning designations at that time.	No	No	Yes
5.26.27	CP1302	Zones	Concerned by the site cover limitation of 10% in the Rural residential landscape and environment precinct. Requests this is reconsidered.	No	The self-assessable acceptable outcome (SO) and acceptable outcome (AO) of the Rural residential landscape and environment precinct code relating to maximum site cover has been increased to 15%.	Yes	No	No
5.26.28	CP1355	Zones	Requests a review of existing open space areas to see which areas could be included within the Community facilities zone to enable the land to be used for a wider range of community purposes for residents.	No	As part of future amendment, a review will be undertaken of the Community facilities zone and community land uses within the City.	No	No	Yes
5.26.29	CP1355	Zones	Requests the land uses in the purpose of the Community facilities zone code, section (2)(a)(ii) be broadened to 'include supporting business activities such as cafes, op shops, food banks and markets where they complement and do not conflict with the primary intended use of the site.'	No	<p>The land uses included in the Community facilities zone code are considered to align with the purpose of the zone. Additional uses may be appropriate in the zone, but would need to undergo a merit based assessment. These additional uses may also be considered as ancillary to the primary intended use of the site.</p> <p>As part of future amendment, a review will be undertaken of the Community facilities zone and community land uses within the City.</p>	No	No	Yes
5.26.30	CP1355	Zones	Requests the purpose of the Community facilities zone code be amended so the range of activities are widened to cover 'artistic, social, service, sporting and cultural nature, whether religious or secular'.	No	Refer to response 5.26.29	No	No	Yes
5.26.31	CP1464	Zones	Concerned the City Plan does not transition land sizes from Low density residential areas to Rural residential areas effectively. Requests a review of lot sizes in transitional areas is undertaken.	No	<p>The Queensland Planning Provisions (QPP) provides a standard suite of zones for inclusion in the City Plan. The City Plan is limited by the QPP in the creation of new zones to ensure the preparation of planning schemes in Queensland is standardised.</p> <p>The lot size provisions for the Rural residential zone have been amended to "an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²" consistent with the 2003 planning scheme policy for the Park Living Domain. As a result, lot size provisions in the Rural residential zone allow for a greater transition to the Low density residential zone.</p>	Yes	No	No
5.26.32	CP1464	Zones	Objects to the Rural residential zone's minimum lot size in the City Plan 2015 because the Park living domain allowed for smaller lots.	No	The lot size provisions for the Rural residential zone have been amended to "an average lot size of no less than 8,000m ² and results in no lots with an area less than 4,000m ² " consistent with the 2003 planning scheme policy for the Park Living Domain.	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.33	CP1464	Zones	Objects to the Low density residential zone density of 1 dwelling per 400m ² . Recommends a density of 1 dwelling per 500m ² .	No	The density of 1 dwelling per 400m ² in the Low density residential zone is a transfer of policy from the current 2003 planning scheme. Council's policy position is that these areas are not substantially changed to maintain their residential character.	No	No	No
5.26.34	CP1527	Zones	Concerned a number of zones will no longer be able to provide for Secondary dwellings given they are a good way of increasing density. Requiring an impact assessable application for many of the zones makes them less suitable for increased densities.	No	The levels of assessment and types of residential uses have been aligned to the purpose of the zones to allow infill development to occur more easily and consistent with the amenity and character expectations. The GFA threshold of 80m ² for a Secondary dwelling will regulate its scale, appearance and ensure its subordinate role to a Dwelling house. It is intentional in certain zones, such as the Low density residential zone, for a Secondary dwelling exceeding a GFA of 80m ² to trigger impact assessment. This level of assessment allows for a comprehensive assessment of potential amenity impacts and the interface of a Secondary dwelling with surrounding residential development.	No	No	No
5.26.35	CP1785	Zones	Requests the Low density residential zone code large lot precinct include an additional overall outcome for Springbrook: 'Subdivision at Springbrook does not provide the opportunity for additional dwelling houses to be built because these likely to impact on biodiversity values including through additional wastewater production or vegetation clearing'.	No	The Large lot precinct includes an overall outcome that identifies and protects larger lots that have particular constraints. Subdivision of land is not envisaged in the precinct. Similarly, PO9, the associated performance outcome for lot design in the Township zone Large lot precinct requires that no new lots are created. It is noted much of Springbrook is covered by overlays that protect biodiversity values, including those items mentioned. The hierarchy of assessment in the City Plan means that any development decision needs to place higher emphasis on the requirements of an overlay compared with the purpose of zones. This process aims to ensure that the protection of biodiversity values regardless of the land use zone.	No	No	No
5.26.36	CP1822	Zones	Concerned PO8 - Lot design in the Low density residential zone is unclear as to the application of the minimum 600m ² lot as it contradicts the 400m ² minimum density. Is this applicable to new subdivisions only? If so, why would 400m ² not be suitable for new low-density development?	No	The 600m ² allotment size in the Low density residential zone is a transfer of policy from the current 2003 planning scheme, and applies to reconfiguration of lots. This minimum lot size seeks to maintain the character expectations of the area through configuration of lots. The density of the zone works independently of lot size and allows infill development to occur more easily but still consistent with character and residential amenity expectations, for example allowing a Dual occupancy.	No	No	No
5.26.37	CP1822	Zones	Concerned the allocation of areas for low density are still positioned within 400m of key public transport corridors. There is potential to integrate additional small lot/medium density housing typologies in these areas. Refer to Light rail code comments.	Yes	Within Urban neighbourhoods, the Strategic framework encourages a mix of housing typologies catering for detached housing on smaller lots to medium or higher-intensity places containing medium or high-rise buildings. The Strategic framework intentionally protects suburban neighbourhoods, which are places for low intensity, low-rise, predominantly detached housing. The majority of Suburban neighbourhoods are not considered suitable for increased density, based on existing character/residential amenity expectations, infrastructure capacity and constraints (natural hazards etc). However, the City Plan has been changed in response to the concerns raised by the State government that residential densities along the light rail corridor did not meet the State interest matter relating to "Land use and transport integration". A number of areas within an 800m walkable catchment (taking into account physical constraints) along the light rail corridor have been amended, including changes to residential density, zoning and building height to better integrate land use and transport.	No	Yes	No
5.26.38	CP1822	Zones	Concerned the Low density residential zone codes density limit of 400m ² will not provide much opportunity for small lot corner development.	No	The density of 1 dwelling per 400m ² in the Low density residential zone is a transfer of policy from the current 2003 planning scheme. Council's policy position is that these areas are not substantially changed to maintain their residential character.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.39	CP1822	Zones	Concerned the Low impact industry zone 10m wide buffer will potentially make the effective use of land for light industry difficult.	No	The Industrial design code includes provisions which require a landscape buffer at least 10m wide, where adjoining a non-industrial zoned lot, sensitive land use, rail corridor or state controlled road. This is a transfer of policy from the Industrial 1 and 2 Domains in the 2003 planning scheme. Council's policy position of protecting the visual amenity of adjoining uses is unchanged.	No	No	No
5.26.40	CP1822	Zones	Concerned the provision SO1 - Setbacks in the Low, Medium density and High density residential zone codes, serve as a disincentive to small lot housing.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future amendments to the City Plan.	No	No	Yes
5.26.41	CP1822	Zones	Concerned the provision SO2 - Site cover in the Low, Medium and High density residential zone codes is too onerous for a small lot dwelling. Suggest a site cover of 75% is probably about right for a self-assessable small lot outcome.	No	Council is currently undertaking a review of the provisions set out in the Small lot housing (infill focus) code which may lead to further revisions in future amendments to the City Plan.	No	No	Yes
5.26.42	CP1822	Zones	Requests clarification of the minimum lot size in the Mixed use zone code, which requires 1000m ² for subdivision but a minimum of 300m ² under density provisions.	No	The 1,000m ² allotment size in the Mixed use zone is a transfer of policy from the current 2003 planning scheme, and applies to reconfiguration of lots. Minimum lot size seeks to maintain the character expectations of the area through configuration of lots. The density of the zone works independently of this and allows infill development to occur more easily but still consistent with character and residential amenity expectations, for example allowing a Dual occupancy. The minimum lot size also prevents fragmentation of land holdings in the zone, allowing comprehensive development to occur.	No	No	No
5.26.43	CP1822	Zones	Requests a variety in small lot sizes be encouraged in the Centre zone to encourage a variety of retail, commercial and housing offerings throughout the city. This has the potential to increase affordability across these areas especially outside of the larger single owner shopping centres with high maintenance and operating costs.	No	The Centre zone code includes an overall outcome for lot design which encourages the flexible range of uses envisaged in the zone, and the levels of assessment for reconfiguration of lots requires a minimum of 1000m ² lots. A minimum lot size of 1000m ² is considered appropriate given the anticipated scale and intensity of the zone. Smaller lot sizes would result in land fragmentation in the zone resulting in difficulties for comprehensive redevelopment of Centres.	No	No	No
5.26.44	CP1822	Zones	Requests confirmation a secondary dwelling does not contravene the "one dwelling per lot" density limit of Low, Medium and High density residential zone codes.	No	The definition of Dwelling house includes a secondary dwelling and therefore does not contravene the density limit where specified as one dwelling house per lot in the zone provisions.	No	No	No
5.26.45	CP1822	Zones	Requests consideration for Medium density residential zone minimum lot size of 150m ² .	No	The City Plan links residential density with minimum lot size. This is an important method for maintaining character expectations of an area. This method is a deliberate policy shift from the 2003 planning scheme to better align lot size with density. Higher densities can be achieved without fragmenting land holdings within the zone.	No	No	No
5.26.46	CP1822	Zones	Requests Council investigate including provisions to allow housing, cultural and retail uses in Low impact industry zone at a small scale in particular areas with potential for regeneration e.g.. Miami, Burleigh Heads, Mermaid Beach, Palm Beach, Bundall and Southport.	No	The purpose of the Low impact industry zone is to provide for service and low impact industry uses. This zone also serves another purpose, by acting as a buffer to Medium and High impact industry zones. Residential, cultural and retail uses are not envisaged in this zone. Proposals for these types of uses require a merit based assessment through an Impact assessable development application. Further to this, an Employment Lands Strategic Study is scheduled to be completed as part of a future amendment to the City Plan, which will include a review of industrial land supply and demand. This may also result in changes to levels of assessment for and/or zones at that time. In the meantime, it is considered appropriate that the City Plan includes adequate provisions to manage the interface between industry and sensitive land use zones. This is currently achieved in the City Plan by identifying appropriate industry zones suitable for different intensity industrial uses relative to the proximity of zones for sensitive land uses.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.47	CP1822	Zones	Requests rural residential areas allow for smaller lot sizes. An even mix of lot sizes could be acceptable if well designed and considered in context.	No	The lot size provisions for the Rural residential zone have been amended to “an average lot size of no less than 8,000m ² and results in no lots with an area less than 4,000m ² ” consistent with the 2003 planning scheme policy for the Park Living Domain. It is considered this will assist in achieving a mix of lot sizes while still retaining local amenity and character of the zone.	Yes	No	No
5.26.48	CP1822	Zones	Requests the lot size for sites in the Medium and High density residential zone codes with a density of RD2 and RD3 be 200m ² . This would allow for the redevelopment of existing 16 perch lots that are currently too valuable to be used for small lot housing product.	No	The City Plan links residential density with minimum lot size. This is an important method for maintaining character expectations of an area. This method is a deliberate policy shift from the 2003 planning scheme to better align lot size with density. Higher densities can be achieved without fragmenting land holdings within the zone.	No	No	No
5.26.49	CP1822	Zones	Requests the Neighbourhood centre zone code encourages small lot sizes and reduces maximum shop size to 750m ² . The size of the Woolworths Burleigh is 720m ² for instance. This will encourage a variety of retail, commercial and housing offerings throughout the city and potentially increase affordability across these areas especially outside of the larger single owner shopping centres that have high maintenance and operating costs. The variety in lot size leaves open the potential to create various fine grain public squares, laneways and arcades.	No	The minimum lot size of 1,000m ² relates to lot size only and does not have any impact on potential Shop sizes in any one site; there is the opportunity to provide several Shop tenancies on a 1,000m ² lot. A maximum GFA of 1,500m ² for Shop in the Neighbourhood centre zone is considered appropriate given the anticipated scale and intensity of the zone. It is noted no evidence has been provided to demonstrate how reducing the maximum GFA of a Shop to 750m ² would encourage commercial and housing opportunities across the city.	No	No	No
5.26.50	CP1822	Zones	Requests the Rural residential zone encourage specific rural and ecological uses that do not destroy the amenity of the region. These areas have the potential to become a series of small specialty growers, providores and producers servicing the centres and neighbourhoods of the city; providing food security to the region and opportunities for food related tourism.	No	The overall outcome for the Rural residential zone includes uses that support the rural lifestyle and amenity aspirations of residents residing in the semi-rural or bushland environment. It is considered this provision will accommodate these types of activities.	No	No	No
5.26.51	CP1823	Zones	Concerned the Low density residential zone mapping and controls are not reflective of the character of existing areas (i.e. lots are smaller than 600sqm).	No	The Low density residential zone subdivision provisions are a transfer of policy from the current 2003 planning scheme. Council's policy position is not substantially changed in that these areas provide a low intensity residential planning intent. Minimum lot size seeks to maintain the character expectations of the area through configuration of lots.	No	No	No
5.26.52	CP1823	Zones	Concerned with the accuracy of Emerging community zone mapping. Some areas are already being developed and other areas are too constrained.	No	The Emerging communities zone is a transfer of policy from the current 2003 planning scheme. Council's policy position is not substantially changed in that these areas are generally intended to facilitate the conversion of non-urban land to urban purposes. As indicated in the associated Conceptual land use maps, some lands contained with the Emerging communities zone have an ecological/nature conservation land use intent, as opposed to an urban neighbourhood intent. This land use intent considers the values of the land. The zoning of emerging urban areas may change over time as intended development outcomes emerge.	No	No	No
5.26.53	CP1823	Zones	Concerned with the Emerging community zone ability to achieve required greenfield housing supply if density is aligned with the Low density residential zone.	No	New communities in the Emerging communities zone will be subject to detailed site based investigations. Density and lot size may be varied through the production of Comprehensive plans of development, subject to merit. The zoning of emerging urban areas may change over time as intended development outcomes emerge.	No	No	No
5.26.54	CP1841	Zones	Requests Council review the use of the use of the Emerging Communities zone, electing to zone small land parcels within a commensurate residential or commercial zone.	No	The Emerging communities zone is a transfer of policy from the current 2003 planning scheme. Council's policy position is not substantially changed in that these areas are intended to facilitate the conversion of non-urban land to urban purposes. The zoning of emerging urban areas may change over time as intended development outcomes emerge.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.55	CP1890	Zones	Concerned a significant amount of industrial land has been down-zoned. This will likely inhibit opportunities for employment growth. The increased requirement for impact assessment will be a deterrent for small to medium sized enterprises.	Yes	Refer to response 5.26.8	No	No	Yes
5.26.56	CP1890	Zones	Requests residential development be encouraged in all Mixed use zones	No	<p>The purpose of the Mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses.</p> <p>The Mixed use zone code accommodates two variations to the zone through the Fringe business and Bermuda Point precincts. The Fringe business precinct is a best fit translation of the Fringe Business Domain of the 2003 planning scheme, which provides for commercial areas specialising in showrooms and bulky goods outlets; the precinct performs a different function and is not intended to accommodate for new residential uses.</p>	No	No	No
5.26.57	CP2260	Zones	Concerned the Low density residential zone code PO8 is unclear with a minimum lot size of 600m ² for subdivision, contradicting the 400m ² minimum in density provisions.	No	<p>The 600m² allotment size in the Low density residential zone is a transfer of policy from the current 2003 planning scheme, and applies to reconfiguration of lots.</p> <p>Minimum lot size seeks to maintain the character expectations of the area through reconfiguration of lots. The density of the zone works independently of lot size and allows infill development to occur more easily but still consistent with character and residential amenity expectations, for example allowing a Dual occupancy.</p>	No	No	No
5.26.58	CP2260	Zones	Requests the Emerging community zone code encourages development that preserves landscape and natural ridgelines.	No	The purpose of the Emerging communities zone includes the overall outcome that involves a staged transition of vacant urban land to new communities to ensure ecologically significant features and landscape character are protected. This provision will give consideration to the protection of on-site ecological and nature conservation values.	No	No	No
5.26.59	CP2260	Zones	Requests the Mixed use code maintains existing character in brown field and industrial sites.	No	The Mixed use code provides for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses. A specific character overall outcome for the zone requires buildings that are visually attractive. This provision will give consideration to character of the activities in the zone.	No	No	No
5.26.60	CP2260	Zones	Requests the Mixed use zone encourages variety in lot size (small).	No	<p>The Mixed use zone code has specific provisions for lot design that support the flexible range of uses envisaged in the zone. The levels of assessment for reconfiguring a lot require a minimum of 1000m² lots.</p> <p>The minimum lot size of 1000m² is considered appropriate given the anticipated scale and intensity of the zone.</p> <p>Smaller lot sizes would result in land fragmentation in the zone resulting in difficulties for comprehensive redevelopment of the zone.</p>	No	No	No
5.26.61	CP2260	Zones	Requests the Mixed use zone is adjacent to major public transport routes.	No	<p>Most of the areas in the Mixed use zone are either well-served by public transport or on key transport routes, by the nature of their purpose.</p> <p>Those areas of the Mixed use zone which are not served by public transport have the potential for increased public transport services in the future.</p>	No	No	No
5.26.62	CP2260	Zones	Requests the Rural residential zone encourages rural and ecological uses that do not destroy the amenity of the region, and preserve the landscape and natural ridge lines.	No	<p>The purpose of the Rural residential zone includes an overall outcome for land use that preserves the environmental and topographical features of the land by integrating uses of appropriate scale amongst the landscape.</p> <p>The provision will give consideration to the preservation of landscape amenity and natural ridgelines.</p> <p>In addition, it is noted the Landscape and environment precinct has been applied to parts of the Rural residential zone. This designation recognises the ecologically significant features of the precinct by specifically not supporting inappropriate activities that may erode those features.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
5.26.63	CP2385	Zones	Requests Council reviews the use of the Emerging communities zone on small parcels. Requests it is better to apply an appropriate residential or commercial zone.	No	The Emerging communities zone is a transfer of policy from the current 2003 planning scheme. Council's policy position is not substantially changed in that these areas are intended to facilitate the conversion of non-urban land to urban purposes. The zoning of emerging urban areas may change over time as intended development outcomes emerge.	No	No	No
5.26.64	CP2555	Zones	Concerned AO2 and PO2 of the Medium density residential zone code and the High density residential zone code are unclear and 'potentially over-restrictive.' In particular the 750m ² site cover provisions for a tower above 15 storeys is questioned.	No	Site cover provisions for towers seek to promote slender bulk form, an open, attractive and distinct skyline, and facilitate small, fast moving shadows, reflecting intended built form outcomes. Self-assessable acceptable outcome SO2 and acceptable outcome AO2 of the Medium and High density residential zone codes have been amended to clearly define site cover requirements for buildings above 15 storeys. The amended site cover requirements are specified as whichever is the lesser of the percentage of site cover, or square metres per building .	Yes	No	No
5.26.65	CP2571	Zones	Supports the prospect of the Innovation zone as it represents a new opportunity to combine medium and high density housing with emerging and creative industries while requiring the highest standards of urban design.	No	Support noted.	No	No	No
5.26.66	CP2667	Zones	Requests Council review the use of the Emerging communities zone on small parcels of land where a residential or commercial zone would be more appropriate; less Impact assessment triggers if not Emerging communities zone.	No	The Emerging communities zone is a transfer of policy from the current 2003 planning scheme. Council's policy position is not substantially changed in that these areas are intended to facilitate the conversion of non-urban land to urban purposes. The zoning of emerging urban areas may change over time as intended development outcomes emerge.	No	No	No
5.26.67	CP0819	Zones	Concerned with the distribution of land in the City which has been placed in the Emerging communities zone, including a significant amount of land in the city's growth fronts, at Coomera and Pimpama. It appears that any land over which an approval exists has been placed in the Medium density residential zone, while any land which does not have approval has been placed in the Emerging communities zone. This zoning allocation mandates that all future applications for subdivision or residential development, whether compliant with the Scheme's subdivision or density provisions or not, are required to go through the Impact assessment process. We contend that this just adds additional cost, delay and uncertainty to the development process for applicants.	No	The Emerging communities zone in the Pimpama and Coomera area include the following two areas: (a) East Coomera; (b) Pimpama district centre area. The remainder of Coomera and Pimpama have been zoned based on 'best fit' conversions from the 2003 Planning Scheme into City Plan zones with specific updates in some areas due to development on the ground. Generally, mapping updates have not occurred based on approvals alone. The majority of Coomera is within the Medium density residential zone as this is the best fit conversion of the Coomera Residential Precinct of the Coomera Local Area Plan. The reasons for the inclusion of the three areas mentioned above into the Emerging Communities zone are as follows: (a) East Coomera – This zone allows flexibility as to how best to make use of the developable land in this area. This was deemed to be the most appropriate way to convert the East Coomera – Yawalpah LAP given the uncertainty that exists in relation to the development potential of this land. (b) Pimpama – Emerging Communities zone with a supporting Conceptual Land Use Map was used due to there being a need for additional investigations to occur to confirm the feasibility of the development outcomes being contemplated and also to specifically to allow residents the opportunity to comment given the scale and level of change this development would involve. This zone also encourages master planning of the entire site which is Council's preferred approach to development of this area.	No	No	No
5.26.68	CP1822	Zones	Requests areas such as Bundall Road / Bermuda Street/ Isle of Capri be rezoned to allow commercial development on both sides of the street rather than the step off from intense commercial to predominantly single storey houses converted to low impact commercial.	No	The majority of zones in these areas have been subject to a best fit translation from the 2003 planning scheme. There was no evidence to support re-zoning of both sides of the streets for commercial purposes. Additionally, this proposal would also raise a number of pedestrian crossing issues along a busy State-controlled road.	No	No	No

Part 6: Regional planning and growth management

Section 6.1: Good quality agricultural land

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.1.1	CP0335; CP0336	Good quality agricultural land	Objects to the good quality agricultural land separation buffer being provided on other properties. Good quality agricultural land should provide suitable separation buffers on-site.	Yes	<p>The protection of agricultural land is a State interest that must be addressed in the City Plan. However, upon further review the City Plan will be amended to reduce the extent of land that currently triggers the Sensitive use separation overlay code provisions for development within the Good quality agriculture land buffer. The application of these provisions will be limited to the Emerging community zone.</p> <p>The following points are made in support of this amendment:</p> <ul style="list-style-type: none"> Where urban lots exist, the interface between agriculture land and urban communities should have been addressed at the subdivision stage. In Rural and rural residential areas, agriculture pursuits are consistent with the lifestyle and amenity expectations of rural and rural residential areas. <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>	Yes	Yes	No
6.1.2	CP0335; CP0336	Good quality agricultural land	Requests the good quality agricultural area at the end of Enkleman Road be reinvestigated. It is questionable as to whether significant agricultural production is occurring.	Yes	<p>The agriculture land mapping for the City Plan is a transfer of 2003 Planning Scheme mapping cut back to the Rural zone. This mapping was reflective of State government mapping at the time.</p> <p>Land mapped as good quality agriculture land does not necessarily mean that it is currently being used for agriculture purposes.</p> <p>Council has resolved to undertake as part of a future amendment, an investigation of rural lands to investigate discrepancies between State and Council agricultural land mapping and the broader strategic significance of rural land and agriculture activities to the city.</p>	No	No	Yes
6.1.3	CP0501	Good quality agricultural land	Requests the protection of Rural land (not just good quality agriculture soil), including Austinville. It is a resource for food production to protect food security.	Yes	<p>The City Plan adequately protects Rural land through the current purpose of the Rural Zone:</p> <ul style="list-style-type: none"> provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities; provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and protect or manage significant natural resources, and processes to maintain the capacity for primary production. <p>Consequently, no change to the City Plan is required.</p>	No	No	No
6.1.4	CP0942	Good quality agricultural land	Requests the City Plan amend references to good quality agricultural land and strategic cropping land. The State Planning Policy - Agriculture that came into effect in December 2013 refers to Class A and Class B Agricultural Land as the State's best agricultural land.	Yes	<p>At the time the City Plan was submitted for State interest review (November 2013), the new State Planning Policy had not come into effect. Consequently, the existing good quality agriculture land mapping from the 2003 Planning Scheme (limited to the Rural zone) that had previously been endorsed by the State government was used in the City Plan.</p> <p>An initial review of the current State mapped Agricultural Land Classification Class A and B identifies discrepancies with the non-agriculture use of some State mapped agriculture land. Consequently, no change to agriculture land mapping will take place at this time.</p> <p>However, Council has resolved to undertake as part of a future amendment, an investigation of rural lands to investigate discrepancies between State and Council agricultural land mapping and the broader strategic significance of rural land and agriculture activities to the city.</p> <p>As an administrative amendment, the term Good Quality Agriculture in the City Plan will be replaced with Agriculture Land to provide consistency with State terminology.</p>	Yes	Yes	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.1.5	CP1385	Good quality agricultural land	Concerned with the accuracy of Sensitive use separation overlay maps 11 and 14 given mapping of good quality agricultural land is wrong; very little of Springbrook is used for agriculture. Requests all of the mountain be shown as conservation.	Yes	<p>The agriculture land mapping for the City Plan is a transfer of 2003 Planning Scheme mapping cut back to the Rural zone. This mapping was reflective of State government mapping at the time.</p> <p>Land mapped as good quality agriculture land does not necessarily mean that it is currently being used for agriculture purposes.</p> <p>Council has resolved to undertake as part of a future amendment, an investigation of rural lands to investigate discrepancies between State and Council agricultural land mapping and the broader strategic significance of rural land and agriculture activities to the city.</p> <p>Land included in the Conservation zone reflects publicly owned land for conservation purposes or privately owned land with a conservation agreement. The submission has not provided evidence to support further inclusion of land in the conservation zone to meet these criteria.</p> <p>Notwithstanding, the Springbrook mountain range is included in the Nature conservation overlay map to protect the natural values of Springbrook.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	Yes
6.1.6	CP1464	Good quality agricultural land	Supports the Springbrook area having good quality agricultural land classification removed in the City Plan 2015.	Yes	<p>The agriculture land mapping for the City Plan is a transfer of 2003 Planning Scheme mapping cut back to the Rural zone. This mapping was reflective of State government mapping at the time.</p> <p>Land mapped as good quality agriculture land does not necessarily mean that it is currently being used for agriculture purposes.</p> <p>Council has resolved to undertake as part of a future amendment, an investigation of rural lands to investigate discrepancies between State and Council agricultural land mapping and the broader strategic significance of rural land and agriculture activities to the city.</p> <p>No action is to be taken on this matter until the investigation has been completed.</p>	No	No	Yes
6.1.7	CP1865	Good quality agricultural land	Objects to 123 Kerkin Road, North, Pimpama (Lot 2 RP210285) being included in the Good Quality Agriculture Land Buffer Overlay.	Yes	<p>The protection of agricultural land is a State interest that must be addressed in the City Plan. However, the City Plan has been amended to reduce the extent of land that currently triggers the Sensitive use separation overlay code provisions for development within the Good quality agriculture land buffer. As such the application of these provisions will be limited to only the Emerging community zone.</p> <p><i>Note: The Sensitive use separation overlay code is now known as the Industry, community infrastructure and agriculture land interface area overlay code.</i></p>	Yes	No	No
6.1.8	CP1865	Good quality agricultural land	Objects to 123 Kerkin Road North, Pimpama being included as Good Quality Agricultural Land.	Yes	<p>The agriculture land mapping for the City Plan is a transfer of 2003 Planning Scheme mapping generally cut back to the Rural zone. The mapping was reflective of State government mapping at the time. Please note Lot 2 RP210285 is in the Rural zone but is not mapped as agriculture land.</p> <p>Land mapped as good quality agriculture land does not necessarily mean that it is currently being used for agriculture purposes.</p> <p>Council has resolved to undertake as part of a future amendment, an investigation of rural lands to investigate discrepancies between State and Council agricultural land mapping and the broader strategic significance of rural land and agriculture activities to the city.</p>	No	No	Yes

Section 6.2: Investigation areas

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.2.1	CP1323	Investigation areas	Supports High Ridge Road, Gaven ('Gaven Forest') being included as an 'Investigation for inclusion in Urban Area' pursuant to Strategic framework map 1 - Designated Urban Area, on the basis the estate is within walking distance to public transport and the Helensvale Shopping Centre.	No	In response to an insufficient level of feedback either opposing or supporting the indicative Investigation Areas, the following Investigation Areas will be retained: Upper Coomera North; Coomera; Oxenford; Gaven North; Gaven Central; Parkwood; Molendinar; Highland Park/ Nerang; Carrara; Gilston; Mudgeeraba North; Ormeau/Gilberton; and Norwell, with the exception of the Worongary/ Tallai/Mudgeeraba investigation area which is to be removed.	No	No	No
6.2.2	CP0252	Investigation areas	Objects to 10 Knoll Court, Gaven (Lot 37 on RP168824) being included in the investigation area.	No	Refer to response 6.2.1	No	No	No
6.2.3	CP0819	Investigation areas	Concern investigation areas in park residential areas are 'difficult to urbanise due to different desires amongst existing residents. The notation of investigation areas is supported, but identification of greenfield landholdings, in resource rich areas and under single ownership would provide a much more successful approach.'	No	Council notes, in response to submissions that raise concerns about the viability and successful transition of investigation areas, that future studies will address factors such as feasibility, cost benefit analysis, property fragmentation and amenity impacts in order to achieve a viable outcome. No action is to be taken.	No	No	No
6.2.4	CP2304	Investigation areas	Concerned investigation areas, which currently provide diversity in lifestyle and housing options, will be overrun by urban and suburban neighbourhoods. Concerned the investigation areas also prohibit achievement of Council's Corporate Plan.	No	The investigations that will occur in these areas will address factors such as feasibility, cost benefit analysis, property fragmentation and amenity impacts including the retention of a diversity in lifestyle and housing options. The findings of these investigations will need to be carefully considered before Council makes any decision on the future transition of any of the Investigation Areas. Further opportunities will be available for community engagement when the detailed studies are undertaken. No action is to be taken.	No	No	No
6.2.5	CP0823	Investigation areas	Concerned Parts 3.2.1 and 3.2.2 have no mention of the investigation areas as depicted in Strategic framework map 1. Requests inclusion of a sentence stating some Non-urban Areas will be investigated for inclusion into Urban Areas.	No	A number of Rural residential areas will be investigated for their suitability for urban development. In addition, a number of Rural areas have also been identified for investigation to determine their land use opportunities and constraints. These areas are identified on Strategic framework map 1 as 'Investigation Areas'. Strategic framework map 1 is intentionally a high level conceptual map. The purpose of the high level map is to identify to the community, Council's intent to undertake such studies in these general locations and allow the initial stages of these investigations to establish study area boundaries once further information is known. The Strategic framework contains a statement about the general intent of the Investigation Areas in Section 3.3.7 Element – Rural Residential Areas. No action is to be taken.	No	No	No
6.2.6	CP0823	Investigation areas	Concerned regarding the complete lack of information available about these investigation areas. There is ample evidence that some of the investigation areas do not warrant support. Requests the City Plan 2015 identify with particular clarity the reasons for inclusion of each of the investigation areas, and the processes that will be undertaken to investigate and assess them.	No	A number of Rural Residential areas located within the Urban Footprint were identified as Investigation Areas to potentially accommodate future growth. In addition, a number of Rural areas that are contiguous to the Urban Footprint were also identified to determine their land use opportunities and constraints. The Strategic framework contains a statement about the general intent of the Investigation Areas in Section 3.3.7 Element – Rural Residential Areas. These areas are identified on Strategic framework map 1 as 'Investigation Areas' and are indicative only. They indicate Council's intent to undertake studies in these general locations. The findings of the studies will inform the boundaries of the areas. In response to an insufficient level of feedback either opposing or	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					supporting the indicative Investigation Areas, the following Investigation Areas will be retained: Upper Coomera North; Coomera; Oxenford; Gaven North; Gaven Central; Parkwood; Molendinar; Highland Park/ Nerang; Carrara; Gilston; Mudgeeraba North; Ormeau/Gilberton; and Norwell, with the exception of the Worongary/ Tallai/Mudgeeraba investigation area which is to be removed. Further opportunities will be available for community engagement when the detailed studies are undertaken.			
6.2.7	CP1890	Investigation areas	Concerned residential investigation areas in rural residential zones will not contribute a great supply of additional dwellings due to fragmented ownership.	No	Refer to response 6.2.3	No	No	No
6.2.8	CP0823	Investigation areas	Concerned the investigation areas shown on Strategic framework map 1 cannot be identified with any confidence.	No	A number of Rural residential areas will be investigated for their suitability for urban development. In addition, a number of Rural areas have also been identified for investigation to determine their land use opportunities and constraints. These areas are identified on Strategic framework map 1 as 'Investigation Areas'. Strategic framework map 1 is intentionally a high level conceptual map. The purpose of the high level map is to identify to the community, Council's intent to undertake such studies in these general locations and allow the initial stages of these investigations to establish study area boundaries once further information is known. The Strategic framework contains a statement about the general intent of the Investigation Areas in Section 3.3.7 Element – Rural Residential Areas. No action is to be taken.	No	No	No
6.2.9	CP0823	Investigation areas	Concerned the Strategic framework maps lack definition and reference points and can only be used as indicative guides. Concern the investigation areas are not mapped on any other map. It is very difficult to correlate the location of these investigation areas.	No	Refer to response 6.2.8	No	No	No
6.2.10	CP2304	Investigation areas	Concerned there is no reference to the manner investigation areas have been established or assessed. Requests these are excluded from the City Plan 2015, or the reasons for inclusion of each investigation area and the process for assessment provided in the City Plan 2015.	No	Refer to response 6.2.6	No	Yes	No
6.2.11	CP1464	Investigation areas	Concerned with Worongary, Tallai and Mudgeeraba classification being identified on Strategic framework map 1 as 'investigation for inclusion in the urban area'.	No	As a result of the level of opposition to the proposed investigation area and the reinstatement of the average and minimum lot size provisions in the Rural Residential zone, the Worongary/Tallai/Mudgeeraba investigation area is to be removed from Strategic framework map 1.	No	Yes	No
6.2.12	CP1025	Investigation areas	Requests Investigation areas are kept non-urban.	No	Refer to response 6.2.1	No	No	No
6.2.13	CP1931	Investigation areas	Requests negative impacts of development be documented so that the City Plan can be adjusted if negative impacts become a concern.	No	Refer to response 6.2.3	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.2.14	CP0823	Investigation areas	Concerned Gilston investigation area has numerous conservation codes and it appears that it is within a substantial remnant as identified in Strategic framework map 4 Greenspace Network. Requests confirmation of the boundaries of the Gilston investigation area and whether this intrudes into a substantial remnant.	No	Strategic framework map 1 is intentionally a high level conceptual map. The purpose of the high level map is to identify to the community, Council's intent to undertake such studies in these general locations and allow the initial stages of these investigations to establish study area boundaries once further information is known. These investigations will identify the land use opportunities and constraints on the land. No action is to be taken.	No	No	No
6.2.15	CP1864	Investigation areas	Objects to future urban development of Gilston and Tallai.	No	In response to an insufficient level of feedback either opposing or supporting the indicative Investigation Areas, the following Investigation Areas will be retained: Upper Coomera North; Coomera; Oxenford; Gaven North; Gaven Central; Parkwood; Molendinar; Highland Park/ Nerang; Carrara; Gilston; Mudgeeraba North; Ormeau/Gilberton; and Norwell, with the exception of the Worongary/ Tallai/Mudgeeraba investigation area which is to be removed.	No	Yes	No
6.2.16	CP2304	Investigation areas	Requests removal of investigation area south of Nerang.	No	Refer to response 6.2.1	No	No	No
6.2.17	CP0165; CP0166; CP0167	Investigation areas	Requests higher density residential zoning for Windereen and Ewan Courts, Nerang, due to proximity to commercial services, schools, shopping centres.	No	Refer to response 6.2.1	No	No	No
6.2.18	CP1134	Investigation areas	Requests higher density zoning for 3 Innisfail Road, Highland Park 65RP178506 as the surrounding area is residential and there is little infill land available in the city.	No	Refer to response 6.2.1	No	No	No
6.2.19	CP0795	Investigation areas	Requests Winderdeen Court and Ewan Court, Nerang be rezoned for higher density as it is close to services and transport infrastructure.	No	Refer to response 6.2.1	No	No	No
6.2.20	CP0527	Investigation areas	Objects to the 'Investigation for inclusion in Urban area' shown on Strategic framework map 1 - Designated Urban Area. Further urbanisation of the Mudgeeraba area will reduce the quality of life for residents.	No	Refer to response 6.2.15	No	Yes	No
6.2.21	CP0823; CP2304	Investigation areas	Objects to Ormeau area being identified as an investigation area because it conflicts with Strategic framework map 1 which identifies the area as an inter-urban break. Objects to development that further deteriorates any value the inter-urban break might offer. Requests the investigation area is removed.	No	Refer to response 6.2.1	No	No	No
6.2.22	CP1582; CP0299; CP0300; CP0301; CP0303; CP0305; CP0421; CP0615; CP0700; CP0881; CP0986; CP1063; CP1579; CP1889	Investigation areas	A number of submissions were received generally supporting the future development of Oxenford and the Oxenford Investigation Area.	No	Refer to response 6.2.1	No	No	No
6.2.23	CP0673	Investigation areas	Statement: We bought our property for lifestyle and would not like to see it destroyed (Oxenford area).	No	Refer to response 6.2.1	No	No	No
6.2.24	CP0667; CP0793; CP0486; CP0320; CP0298; CP0292; CP0275; CP0302; CP0884; CP1051; CP1052; CP1053; CP1054; CP0788; CP0789; CP0567; CP0760; CP1290; CP0664	Investigation areas	A number of submissions oppose the Oxenford Investigation Area for the following reasons: <ul style="list-style-type: none"> Want the current lifestyle retained; Want the current character retained; Concerned about the impacts on vegetation and wildlife. 	No	Refer to response 6.2.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.2.25	CP0823	Investigation areas	Concerned Parkwood investigation area has significant nature conservation value and character. Requests removal of the investigation area.	No	Refer to response 6.2.1	No	No	No
6.2.26	CP2304	Investigation areas	Requests removal of Parkwood investigation area.	No	Refer to response 6.2.1	No	No	No
6.2.27	CP0087	Investigation areas	Objects to 288 Reserve Road, Upper Coomera not being included in the 'urban area'. Requests the property be included in 'Investigation for inclusion in the urban area' on Strategic framework map 1.	No	Refer to response 6.2.1	No	No	No
6.2.28	CP0365	Investigation areas	Requests a portion of 62 Courtney Drive, Upper Coomera (Lot 19 RP807186) be allocated for development, with the remainder to remain as undeveloped to retain lifestyle and significant wildlife in the area.	No	Refer to response 6.2.1	No	No	No
6.2.29	CP1292	Investigation areas	Requests Courtney Drive and adjacent land in Baileys Mountain Road and Reserve Road, Upper Coomera be removed from the Rural residential zone and be 'redesignated for urban development.'	No	Refer to response 6.2.1	No	No	No
6.2.30	CP1299	Investigation areas	Requests Courtney Drive and adjacent land in Baileys Mountain Road and Reserve Road, Upper Coomera be removed from the Rural residential zone and be 'redesignated for urban development.' The area is proximate to Medium density residential dwellings and facilities including shopping centres, primary schools etc.	No	Refer to response 6.2.1	No	No	No
6.2.31	CP0625; CP0626; CP0627; CP0630; CP0630; CP0631; CP0632; CP0633; CP0696; CP0732; CP0733; CP0734	Investigation areas	Requests Courtney Drive, 130 Baileys Mountain Road, 176 Baileys Mountain Road, 202 Baileys Mountain Road, 274 Reserve Road and 288 Reserve Road, Upper Coomera be rezoned from Rural Residential to Urban Development.	No	Refer to response 6.2.1	No	No	No
6.2.32	CP1075; CP1076	Investigation areas	Requests Courtney Drive, 130, 176 & 202 Baileys Mountain Road & 274 & 288 Reserve Road, Upper Coomera be rezoned from Rural Residential to Urban Development to support future growth in the area and the array of local facilities.	No	Refer to response 6.2.1	No	No	No
6.2.33	CP0087	Investigation areas	Requests the zoning for 288 Reserve Road, Upper Coomera be changed from Rural residential to a more intense residential zoning, as the site is in the urban footprint and there are residential blocks adjacent and opposite.	No	Refer to response 6.2.1	No	No	No
6.2.34	CP0823	Investigation areas	Concerned about the Upper Coomera Investigation area because it is impossible to determine what change is anticipated with confidence. Objection to the intensification or expansion of development in this area and to the Investigation area in this precinct.	No	Refer to response 6.2.1	No	No	No
6.2.35	CP2304	Investigation areas	Requests removal of Upper Coomera investigation area.	No	Refer to response 6.2.1	No	No	No
6.2.36	CP0823	Investigation areas	Requests Upper Coomera investigation area removal.	No	Refer to response 6.2.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.2.37	CP0873	Investigation areas	Objects to the proposed change from the Park Living Domain to urban land use for the suburbs of Tallai, Worongary, Highland Park, Gilston, Molendinar, Parkwood, Oxenford and Upper Coomera.	No	Refer to response 6.2.15	No	Yes	No
6.2.38	CP1407	Investigation areas	Requests Council proceed with the investigation area for Tallai and Worongary for land to be rezoned for a greater density for urban housing.	No	Refer to response 6.2.1	No	No	No
6.2.39	CP0313	Investigation areas	Requests Mudgeeraba Road, Tallai be zoned Emerging communities or low density living to ensure the sustainability of existing businesses.	No	Refer to response 6.2.1	No	No	No
6.2.40	CP0128	Investigation areas	Supports investigation area in Tallai/Worongary, due to proximity to Robina town centre, beaches and because young families have to live farther from amenities.	No	Refer to response 6.2.1	No	No	No
6.2.41	CP0582; CP0424; CP0715; CP0823; CP0781; CP0815; CP0124; CP0568; CP1352; CP0015; CP0174; CP1237; CP1318; CP0565; CP1165; CP1588; CP0490; CP0231; CP0076; CP0582; CP0624; CP0195; CP0243; CP0784; CP0366; CP0194; CP0494; CP0276; CP0908; CP0899; CP0912; CP0964; CP0130	Investigation areas	<p>A number of submissions oppose the Worongary/ Tallai/Mudgeeraba Investigation area for the following reasons:</p> <ul style="list-style-type: none"> Concerned that these areas need to be protected; Want to retain the current lifestyle; Want to retain the current character and visual amenity; Concerned about the impact on vegetation and wildlife; Concerned the investigation area will compromise Objective 1.1 of the Corporate Plan to provide liveable places; Concerned that there is insufficient sewerage, road and other infrastructure and poor access to services; Concerned with impacts on the downstream floodplain; Concerned there will be increased traffic congestion and reduced public open space. 	No	Refer to response 6.2.15	No	Yes	No
6.2.42	CP0111	Investigation areas	Concerned with the increase in housing density in Worongary/Tallai area. This would compromise the peaceful lifestyle, acreage character, impact on wildlife and increase traffic. Requests further consultation with community.	No	Refer to response 6.2.15	No	No	No
6.2.43	CP0823	Investigation areas	Concerned with koala conservation. Requests removal of the Investigation Areas.	Yes	<p>The koala is a Matter of State Environmental Significance. Therefore, the City of Gold Coast has been restricted by the State in how to address the protection of this species through the City Plan, as local governments cannot have local values that are similar to State values.</p> <p>The 'Investigation Areas' will identify land use opportunities and constraints and will include detailed studies that determine the appropriate study area boundaries. In response to an insufficient level of feedback either opposing or supporting the indicative Investigation Areas, the following Investigation Areas will be retained: Upper Coomera North; Coomera; Oxenford; Gaven North; Gaven Central; Parkwood; Molendinar; Highland Park/ Nerang; Carrara; Gilston; Mudgeeraba North; Ormeau/Gilberton; and Norwell, with the exception of the Worongary/ Tallai/Mudgeeraba investigation area which is to be removed.</p>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.2.44	CP0819	Investigation areas	Request areas within the Rural residential zone, identified on Strategic framework Map 1 as 'Investigation for inclusion in urban areas' are not 'prevented from being redeveloped because they are included in the Rural residential landscape and environment precinct.'	No	The 'Investigation Areas' identified in Strategic framework map 1 are high level long –term planning designations and are not guaranteed to be suitable for urban development. It is noted that the 'Investigation Areas' will require detailed future review for all issues including protection of important vegetation to determine suitability for future urban development.	No	No	No
6.2.45	CP1844	Investigation areas	Requests Goldmine Road, Ormeau (Lot 3 RP6875, Lot 454 W312164, Lot 161 SP125785, Lot 162 SP125785, Lot 3 RP805105) be included in the Emerging community zone and Open space zone (extent of Open space zone to align with local area plan map 29.2 of the 2003 Planning Scheme). Various amendments requested to Nature conservation overlay map.	Yes	The subject sites are located in the Ormeau/ Gilberton Investigation Area in the City Plan. In response to an insufficient level of feedback either opposing or supporting the indicative Investigation Area the Ormeau/ Gilberton Investigation Area will be retained. Council will look at land use opportunities and constraints in collaboration with the landowners as part of a future amendment to the City Plan.	No	No	Yes

Section 6.3: Population growth

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.3.1	CP0002; CP0004; CP0005; CP0025; CP0088; CP0095; CP0102; CP0103; CP0143; CP0144; CP0145; CP0182; CP0427; CP0487; CP0522; CP0545; CP0624; CP0825; CP0829; CP0889; CP1084; CP1179; CP1180; CP1182; CP1183; CP1184; CP1185; CP1187; CP1223; CP1224; CP1225; CP1226; CP1227; CP1232; CP1233; CP1234; CP1235; CP1236; CP1237; CP1238; CP1239; CP1240; CP1241; CP1242; CP1243; CP1249; CP1267; CP1268; CP1277; CP1278; CP1588; CP0829; CP0887; CP0891; CP0892; CP0893; CP0894; CP0895; CP0896; CP0897; CP0898; CP0899; CP0900; CP0901; CP0902; CP0903; CP0904; CP0905; CP0906; CP0907; CP0908; CP0909; CP0910; CP0911; CP0912; CP0913; CP0914; CP0915; CP0916; CP0917; CP0918; CP0919; CP0920; CP0921; CP0922; CP0923; CP0924; CP0925; CP0926; CP0927; CP0928; CP0929; CP0930; CP0931; CP0932; CP0933; CP0934; CP0935; CP0947; CP0948; CP0949; CP0950; CP0951; CP0952; CP0953; CP0955; CP0956; CP0957; CP0958; CP0959; CP0960; CP0961; CP0962; CP0963; CP0964; CP0965; CP0966; CP0967; CP0968; CP0969; CP0970; CP0971; CP0972; CP0973; CP0974; CP0975; CP0976; CP0977; CP0978; CP0979; CP0980; CP0981; CP0982; CP0983; CP0984; CP0997; CP0998; CP0999; CP1000; CP1002; CP1003; CP1004; CP1005; CP1006; CP1007; CP1009; CP1010; CP1011; CP1012; CP1013; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1037; CP1039; CP1040; CP1041; CP1042; CP1043; CP1083; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1097; CP1098; CP1099; CP1100; CP1101; CP1124; CP1141; CP1142; CP1143; CP1144; CP1145; CP1615; CP0963; CP1002; CP1003; CP1004; CP1006; CP1007; CP1009; CP1011; CP1012; CP1013; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1037; CP1039; CP1040; CP1083; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1099; CP1101; CP1124; CP1005; CP1097; CP1098; CP1100; CP1126; CP1268; CP1271; CP1276; CP1290; CP1411; CP1416; CP1419; CP1755; CP1864; CP1931; CP1930; CP1932; CP1411; CP1417; CP2145; CP2240; CP2338; CP2346; CP2347; CP2575; CP0758	Population growth	<p>A number of submissions have raised concern/objection to population growth, including the following key points:</p> <ul style="list-style-type: none"> concerned with adverse impacts of proposed population growth/intensity of development on community wellbeing/lifestyle; environment/biodiversity; tourism; and infrastructure/community services capacity (e.g. roads, open space, schools, public transport etc.); concerned with the methodology to determine population growth capacity; request an independent study to determine the reasonable carrying capacity of the city to protect quality of life and our unique natural environment; request that population forecasts are reduced and/or a population cap is introduced; or objection in general to further greenfield development and expansion of the urban footprint. 	Yes	<p>Council has a State interest obligation under the South East Queensland Regional Plan 2009-2031 to plan for an additional 143,000 dwellings by 2031 to house the City of Gold Coast's expected population growth and demographic change.</p> <p>Council has a number of plans and strategies to plan for this population growth, strengthen the city's economy, protect our environment and improve services and facilities for our residents, businesses and visitors.</p> <p>Council is developing a new Local Government Infrastructure Plan (with a July 2016 legislative commitment) to integrate infrastructure planning with population growth identified in the City Plan.</p>	No	No	No
6.3.2	CP1411; CP1930; CP1931	Population growth	Requests Council implement a system to document the social and environmental impacts of population growth and development and use this data to mitigate any resulting adverse impacts.	No	<p>Council utilises local social statistics and data presented through the Gold Coast Community Profile and Community Atlas to undertake demographic analysis of the local population on various city-wide topics including population, social infrastructure, housing, disabilities and older and younger people.</p> <p>All information contained within the Gold Coast Community Profile and Community Atlas is available to the general public and is designed to inform Council, community groups, investors, businesses, students and the general public on Census demographic information regarding age and gender profiles, multicultural diversity, housing and tenure types, incomes and workforce, education, employment and family composition for the Gold Coast region.</p>	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.3.3	CP2238	Population growth	Concerned the City Plan includes only minor planning initiatives for the area north of Coomera River which is expected to undergo massive population growth and change.	No	<p>The City Plan carries forward existing planned growth areas north of the Coomera River, with an expansion to the Urban Footprint in Pimpama.</p> <p>In addition to carrying forward significant existing planning initiatives for growth (e.g. Yatala Enterprises Area, Coomera Marine Precinct, Coomera Town Centre), a number of new District centres have been identified including Pimpama, Ormeau, and Upper Coomera.</p>	No	No	No

Section 6.4: Regional planning and growth management – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.4.1	CP0332	Regional planning and growth management - General	Objects to any future expansion of the Urban Footprint in Austinville.	Yes	Any further expansion of the urban development outside of the <i>South East Queensland Regional Plan 2009-2031</i> Urban Footprint will be subject to further public consultation. No action to be taken.	No	No	No
6.4.2	CP0823	Regional planning and growth management - General	Objects to strategic framework statement 3.2.1 'Success is underpinned by strong population growth and excellent economic opportunities'. Requests a change to: 'population growth will occur with a view to the sustainability of the lifestyles of the population and the environment'.	No	Section 3.2.1 'World-class city' is part of the Strategic intent for the City Plan. The point of submission has been considered and no change is recommended. Strong population growth is considered important to enable the delivery of, among other things, cultural experiences and a range of employment opportunities expected in a world class city. Other statements in 3.2.1 address sustainability of lifestyle and the environment e.g. 'It will have the benefits of all the economic opportunities presented by a world-class city, while also retaining the excellent elements that make it a great place to live' and 'The Gold Coast's World Heritage-listed areas and other natural landscapes, including its biodiversity values and physical features, help define our city. As our city continues to grow, we will value and protect these assets and our precious water resources.'	No	No	No
6.4.3	CP1152	Regional planning and growth management - General	Requests the City Plan Identifies areas of the City for urban renewal.	No	The City Plan includes a number of initiatives to encourage development of infill and urban renewal areas. Major initiatives include increases to building height and density in Mixed use and Specialist centres, a Light rail urban renewal overlay map and code, and introduction of a new Mixed use zone. Opportunities for the City Plan to facilitate urban renewal areas will be considered as part of a future 'Urban Neighbourhood Transit Corridors Planning Investigation' project expected to commence in 2015.	No	No	Yes
6.4.4	CP1152; CP1205; CP1822; CP1825; CP2637; CP1592; CP1890	Regional planning and growth management - General	A number of submissions have raised issues with the ability for the City Plan to deliver the planned population growth and State government density objectives, including the following key points: <ul style="list-style-type: none"> insufficient area of land zoned for infill and/or greenfield development; much land zoned for residential intensification is strata titled, making it difficult to develop; low density land should be targeted for high density growth; concerned with extent of constraints over infill and/or greenfield land; more incentives are needed for infill development; and more comprehensive review of long term housing requirements needed. 	No	The current Local Government Infrastructure Plan (previously referred to as Priority Infrastructure Plan) demonstrates the City Plan zones and density designations can accommodate forecasted population growth. Insufficient information was contained in the submissions to demonstrate how the City Plan zones and density designations fail to meet population targets set in the <i>South East Queensland Regional Plan 2009 – 2031</i> . The ability for the City Plan to meet population targets set in the <i>South East Queensland Regional Plan 2009 – 2031</i> has been considered by the State government in the review of State interests prior to public consultation. The City Plan includes a number of initiatives to encourage development of infill and urban renewal areas. Major initiatives include increases to building height and density in Mixed use and Specialist centres, a Light rail urban renewal overlay map and code, and introduction of a new Mixed use zone. Opportunities for the adopted City Plan to accommodate additional population growth will be considered as part of both the Urban Footprint Review project and the Housing Needs Planning Investigation, following the release of the draft <i>South East Queensland Regional Plan 2015 – 2041</i> expected in mid 2015.	No	No	No
6.4.5	CP1822; CP2260	Regional planning and growth management - General	Supports the consolidation of the urban footprint and limiting greenfield development.	Yes	Support noted.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.4.6	CP1864	Regional planning and growth management - General	Objects to further expansion of urban footprint or increased subdivision in the hinterland. Supports the urban footprint as per the current South East Queensland Regional Plan.	Yes	The City Plan implements the urban footprint as per the <i>South East Queensland Regional Plan 2009-2031</i> with exception for areas committed to development and an expanded development area at Pimpama. Any further expansion of the urban development outside of the <i>South East Queensland Regional Plan 2009-2031</i> Urban Footprint will be subject to further public consultation.	No	No	No
6.4.7	CP2571	Regional planning and growth management - General	Requests areas of high growth within the urban footprint should always be aligned with the provision of high quality public transport infrastructure in order to meet the objectives of the City Transport Strategy in respect of mode shift and to promote greater accessibility and active travel.	Yes	City Plan Strategic framework map 6 – Integrated Transport identifies planning for a future transport network with improved high frequency public transport routes, light and heavy rail. The strategic framework includes outcomes for the integration of transport networks with growth areas to provide convenient alternatives to private car use and increased accessibility/connectivity across the city.	No	No	No
6.4.8	CP2571	Regional planning and growth management - General	Supports the principle of encouraging greater compact development via a clear urban footprint. While demand and development pressures to extend the footprint will always be present, these should only be supported following a rigorous process of investigation of the environmental and social impacts of any extension.	Yes	Refer to response 6.4.6	No	No	No
6.4.9	CP0819	Regional planning and growth management - General	Concerned the population and employment projections appear too low when compared to the medium series projections for the City produced by Queensland Treasury and Trade for the purposes of the SEQ Regional Plan review that is underway. Recommends Council align the draft City Plan with up to date population and employment projections which will require changes to zoning and codes to accommodate the additional growth Council appears to have not yet planned for.	Yes	The current Local Government Infrastructure Plan (previously referred to as Priority Infrastructure Plan) demonstrates the City Plan zones and density designations can accommodate forecasted population growth. Insufficient information was contained in the submission to demonstrate how the City Plan zones and density designations fail to meet population targets set in the South East Queensland Regional Plan 2009 – 2031. The ability for the City Plan to meet population targets set in the South East Queensland Regional Plan 2009 – 2031 has been considered by the State government in the review of State interests prior to public consultation. The City Plan includes a number of initiatives to encourage development of infill and urban renewal areas. Major initiatives include increases to building height and density in Mixed use and Specialist centres, a Light rail urban renewal overlay map and code, and introduction of a new Mixed use zone. Opportunities for the adopted City Plan to accommodate additional population growth will be considered as part of both the Urban Footprint Review project and the Housing Needs Planning Investigation, following the release of the draft South East Queensland Regional Plan 2015 – 2041 expected in mid 2015.	No	No	No

Section 6.5: Request for rural residential designation outside SEQ footprint

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.5.1	CP0035	Request for rural residential designation outside SEQ footprint	Requests Rural zoned land in Asher Court be included in the Rural residential zone, consistent with the rest of Asher Court, as town water and rubbish collection is available.	Yes	<p>The subject site is located in the Regional Landscape and Rural Production Area (RLRPA) of the <i>SEQ Regional Plan 2009-2031</i>.</p> <p>Council is unable to include land in the Rural Residential zone inside the RLRPA without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>Without this, the ad hoc inclusion of land within the Rural Residential zone would be contrary to Principle 8.11 - Rural Residential development of the <i>SEQ Regional Plan</i> which seeks to contain and limit areas of rural residential development to ensure the efficient provision of services and infrastructure and limit further land fragmentation.</p> <p>As the Regional Landscape and Rural Production Areas are not set by Council, proponents are advised to refer their submissions to the State Government at the appropriate time for consideration as part of the current review of the SEQRPA.</p> <p>No action to be taken.</p>	No	No	No
6.5.2	CP0129	Request for rural residential designation outside SEQ footprint	Requests 199, 199A, 199B and 199C Thomsons Road, Kingsholme (Lot 125 W31676, Lots 1 and Lot 3 RP50388, Lot 153 W31799) be included in the Rural residential zone and Strategic framework map 2 be amended accordingly. This is due to historical use of the area, transition between rural residential and open space/rural uses, the site's limited value for commercial rural activities, land values and character of the site, to allow for protection of vegetation, demand for rural residential development and character of the area.	Yes	Refer to response 6.5.1	No	No	No
6.5.3	CP0188	Request for rural residential designation outside SEQ footprint	Requests 35 Glenrowan Drive (Lot 13 on RP175465) have the same zoning and urban development as the rest of the street to allow for subdivision purposes.	Yes	Refer to response 6.5.1	No	No	No
6.5.4	CP0227	Request for rural residential designation outside SEQ footprint	Requests 804 Gilston Road, Gilston be included in the Rural residential zone.	Yes	Refer to response 6.5.1	No	No	No
6.5.5	CP0423	Request for rural residential designation outside SEQ footprint	Requests the area around 52 Stuckey Close, Willow Vale be assessed to allow development of 1 acre lots, as there is precedence for this within the Inter urban break area.	Yes	Refer to response 6.5.1	No	No	No
6.5.6	CP0474	Request for rural residential designation outside SEQ footprint	Requests 129 Smith Rd, Bonogin (Lot 29 RP847385) be included in the Rural residential zone (Rural landscape and Environment Precinct) instead of the Rural zone, to enable rural residential subdivision of the land.	Yes	Refer to response 6.5.1	No	No	No
6.5.7	CP0619; CP0620	Request for rural residential designation outside SEQ footprint	Requests 403 Hotham Creek Road and 359 Hotham Creek Road, Willow Vale be considered for inclusion in the Rural residential zone.	Yes	Refer to response 6.5.1	No	No	No
6.5.8	CP1089	Request for rural residential designation outside SEQ footprint	Requests 102 and 108 Ellen Grant Drive, Willow Vale (Lots 32 and 33 SP209025), Billiau Road, Guanaba (Lot 11 SP108393, Lot 2 RP136413, Lot 2 RP188902)10, 21B, 59 Billiau Road, Guanaba (Lot 6 RP185163, Lot 4 RP185163, Lot 2 RP186163) 566 Guanaba Creek Road, Guanaba (Lot 1 RP71436), the end of Cresthill Drive, Wongawallan, 177 Currey Drive (Lot 1 SP196365) Lanes Road, Wongawallan (Lot 1 RP868374 and 148 Fairview Drive, Willow Vale (Lot 27 RP222182) be removed from the Rural zone and included in the Rural residential zone.	Yes	Refer to response 6.5.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.5.9	CP1090	Request for rural residential designation outside SEQ footprint	Requests 1 and 36 Stuckey Close Willow Vale be removed from the Rural zone and included in the Rural residential zone.	Yes	Refer to response 6.5.1	No	No	No
6.5.10	CP1091	Request for rural residential designation outside SEQ footprint	Requests 404 Ruffles Road, Upper Coomera and 126 Blacks Road, Willow Vale be removed from the Rural zone and included in the Rural residential zone (where outside the SEQR Urban Footprint).	Yes	Refer to response 6.5.1	No	No	No
6.5.11	CP1175	Request for rural residential designation outside SEQ footprint	Requests 359 and 403 Hotham Creek Road, Willow Vale be rezoned to Rural Residential in keeping with 29 out of the 31 blocks of land surrounding their boundaries. Blocks of 1.5ha to 3 ha would blend effectively with the neighbourhood, allow for residents, create employment and increase Gold Coast City Council's rate base. Willow Vale no longer has the infrastructure to support farming.	Yes	Refer to response 6.5.1	No	No	No
6.5.12	CP1537	Request for rural residential designation outside SEQ footprint	Concerned the Rural Residential and Park Living character of 99 Hideaway Road, Willow Vale is not recognised and recommend local and State government mapping is amended.	Yes	Refer to response 6.5.1	No	No	No
6.5.13	CP1572	Request for rural residential designation outside SEQ footprint	Requests 50 Johnstone Road, Staplyton is zoned Rural residential - Landscape and environment precinct.	Yes	Refer to response 6.5.1	No	No	No
6.5.14	CP2394	Request for rural residential designation outside SEQ footprint	Requests the Hidden Woods Estate be included in the Park residential zone.	Yes	Refer to response 6.5.1	No	No	No
6.5.15	CP2460; CP2480; CP2547	Request for rural residential designation outside SEQ footprint	Requests 206 Bonogin Road and 109 Bonogin Road, Bonogin (Lot 10 SP123076 and Lot 1 SP216535) be included in the Rural residential zone.	Yes	Refer to response 6.5.1	No	No	No
6.5.16	CP2547	Request for rural residential designation outside SEQ footprint	Requests Lot 10 SP123076, Lot 1 SP216536 be included in the Rural residential zone <ul style="list-style-type: none"> Lot 2 on SP216535 remain as 4,000sqm allotments. Lot 1 on RP49909 and Lot 33 on W31985 is considered for 4,000sqm allotments. 	Yes	<p>Lot 2 SP216535 and part Lot 1 SP216536 remain in the Rural Residential zone which is a direct translation from the current 2003 Planning Scheme.</p> <p>Lot 10 SP123076, Lot 33 W31985, Lot 1 RP 49909 & part Lot 1 SP216535 remain in the Rural zone which again is a direct translation from the current 2003 Planning Scheme.</p> <p>The request for rural residential zone on the rural zoned lots is addressed as per response 6.5.1.</p> <p>The request for 4000m² lots is addressed as follows:</p> <p>Under the 2003 Planning scheme, Table G: Reconfiguring a lot for the Park Living Domain includes the following Code assessable subdivision requirements:</p> <p><i>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²."</i></p> <p>The City Plan Special Committee previously resolved to remove the 'average' lot size terminology and replace it with a 'minimum lot size' requirement of 8000m² in City Plan.</p> <p>In response to the submissions received on this matter, Council has resolved to change the lot size provisions for the Rural Residential zone (excluding the Rural Residential Landscape & Environment Precinct) to replicate the previous Code assessable lot size requirements of the Park Living Domain (2003 Planning</p>	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					Scheme), as outlined below: <i>"an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²."</i>			
6.5.17	CP2596; CP2619	Request for rural residential designation outside SEQ footprint	Requests L10 SP12306 and the whole of L1 SP216535 to be considered in the Rural residential zone being 4000m ² or less. (the City Plan 2015 has L1 SP216535 divided into two different zones).	Yes	Refer to response 6.5.1 The split zoning on Lot 1SP216535 is a direct translation of the current 2003 Planning Scheme. No action to be taken.	No	No	No
6.5.18	CP1587	Request for rural residential designation outside SEQ footprint	Requests 521 Gold Coast Springbrook Road, Mudgeeraba (Lot 2 RP156208) be included in the Rural residential zone to allow for subdivision.	Yes	Refer to response 6.5.1	No	No	No
6.5.19	CP2619	Request for rural residential designation outside SEQ footprint	Requests Lot 33 W31985 be considered for development into 8000m ² lot sizes or as an alternative, 16000m ² lot sizes as it adjoins an extensive subdivision and would be compatible with all those prerequisites that were considered in that subdivision. Alternatively it can be considered for Park Living or Rural Residential development zoning.	Yes	Refer to response 6.5.1	No	No	No

Section 6.6: Request for urban designation inside SEQ footprint

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.6.1	CP0021; CP0022; CP0023	Request for urban designation inside SEQ footprint	Requests the zoning of 24 Bonogin Road, Mudgeeraba be changed from Rural residential to Emerging community zone based on the current domain; support from major stakeholders; nearby development; and proximity to services.	No	The subject site is currently located in a Rural Residential zone. Change from a 'non-urban area' to 'urban area' would require re-notification of the City Plan. However, due to a detailed submission on neighbouring land, supported by detailed studies, Council has created a new Investigation Area over land at 20 - 36 Bonogin Road (Lot 2 on SP241273, Lot 1 on RP147365, Lot 2 on RP191572, Lot 1 on RP191572, Lot 1 on SP238780 and Lot 2 on SP238779). As an Investigation Area, Council will then look at land use opportunities and constraints in collaboration with the landowners as part of a future amendment to the City Plan.	Yes	Yes	Yes
6.6.2	CP0032	Request for urban designation inside SEQ footprint	Objects to 4 Laceflower Court, Reedy Creek (Lot 454 SP200521) being included in the Rural residential zone. Requests Low density residential zone because of the sites proximity to urban services, minimal site constraints and opportunity for further residential development.	No	The subject site is currently located in a non-urban zone. The State Government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes. No action to be taken.	No	No	No
6.6.3	CP0089	Request for urban designation inside SEQ footprint	Concerned the Rural residential zoning does not suit properties around Winfield Rd, Ormeau. These are large urban lots which are well serviced by schools, transport and shops with 600m ² lots behind. Requests Ormeau acreage area be included in 'Park living' category or 'Low density urban'.	No	Refer to response 6.6.2	No	No	No
6.6.4	CP0577	Request for urban designation inside SEQ footprint	Requests the zoning of the Oxenford area change from park residential zoning to medium density zoning to support new facilities and enable the future expansion of public transport to the area.	No	Refer to response 6.6.2	No	No	No
6.6.5	CP0649; CP0650	Request for urban designation inside SEQ footprint	Requests 41 Jenkins Court, Upper Coomera (Lot 3 RP222759) be included in a residential zone.	No	Refer to response 6.6.2	No	No	No
6.6.6	CP0989	Request for urban designation inside SEQ footprint	Requests the change of zone of 39 Jenkins Court, Upper Coomera (Lot 209 on RP894218) and the adjoining property (Lot 210 on RP894218) to facilitate residential development.	No	Refer to response 6.6.2	No	No	No
6.6.7	CP1263	Request for urban designation inside SEQ footprint	Requests 42 Tsipura Drive, Tallebudgera (Lot 6 RP849875) be included in the Medium impact industry zone to reflect the existing lawful concrete batching plant use and the proximity to roads and a sewage treatment plant.	No	Refer to response 6.6.2	No	No	No
6.6.8	CP1397	Request for urban designation inside SEQ footprint	Requests 54 Worley Drive Gilston be included in the Emerging communities zone the same as almost all other lots in Worley Drive. This property was previously identified as Emerging communities and should be treated the same as adjoining properties which remain in that zone.	No	Refer to response 6.6.2	No	No	No
6.6.9	CP1423	Request for urban designation inside SEQ footprint	Requests the zoning of the property at Tallebudgera Creek Road, Tallebudgera Valley (Lot 105 SP144215) remain the same as in the 2003 Planning Scheme i.e. Rural, Park Living and Urban Residential.	No	Refer to response 6.6.2	No	No	No
6.6.10	CP1479	Request for urban designation inside SEQ footprint	Requests Nerang Connection Road, Nerang be rezoned from the Rural residential landscape and environment precinct and be included in the Mixed use zone.	No	The subject site is currently located in a non-urban zone. The State Government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes. No action to be taken.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.6.11	CP2117	Request for urban designation inside SEQ footprint	Requests 203 Galleon Way, Currumbin Waters be rezoned from the Rural residential zone (Landscape and Environment Precinct) to part Low density residential zone and part Conservation zone.	No	Refer to response 6.6.2	No	No	No
6.6.12	CP2204	Request for urban designation inside SEQ footprint	Objects to 29 Bridgman Drive, Reedy Creek being zoned as Rural residential. Requests the property is zoned as Medium density residential, consistent with nearby zonings.	No	Refer to response 6.6.2	No	No	No
6.6.13	CP2358	Request for urban designation inside SEQ footprint	Requests 350 Reserve Road, Upper Coomera be zoned Low density residential not Rural residential.	No	Refer to response 6.6.2	No	No	No
6.6.14	CP2359	Request for urban designation inside SEQ footprint	Requests 57-63 Tallebudgera Creek Road, Tallebudgera be zoned Low density residential not Rural residential.	No	Refer to response 6.6.2	No	No	No
6.6.15	CP2611	Request for urban designation inside SEQ footprint	Requests the Medium density residential zone be extended to the entire area of 40 Ghostgum Grove, Upper Coomera (Lot 147 on RP178831).	No	Refer to response 6.6.2	No	No	No
6.6.16	CP1091	Request for urban designation inside SEQ footprint	Requests 63 Baileys Mountain Road and 32 Peanba Park Road, Willow Vale be removed from the Rural zone and included in the Rural residential zone (where located inside the SEQRP Urban Footprint).	No	<p>The subject site is located inside of the SEQ Urban Footprint, and a change to Rural Residential is contrary to Principle 8.11 and Policy 8.11.1 of the SEQ Regional Plan 2009-2031 which seeks to limit Rural Residential development, to avoid scattered communities, loss of agricultural land and rural qualities and fragmentation of land before future urban development assessment.</p> <p>Such a change would also require intensive liaison with the State Government and holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>No action is to be taken.</p>	No	No	No
6.6.17	CP1150	Request for urban designation inside SEQ footprint	Requests all properties on Rosemount Drive, Willow Vale be rezoned from Rural to Rural Residential.	No	Refer to response 6.6.16	No	No	No

Section 6.7: Request for urban designation outside SEQ footprint

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.7.1	CP0153	Request for urban designation outside SEQ footprint	Requests Barrenjoey Drive, Ormeau be rezoned to Emerging Community from Rural due to its proximity to the Stockland development, M1 and Ormeau train station.	Yes	<p>The subject site is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council is unable to include land in a zone for urban purposes outside of the UF without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State Government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.</p> <p>Council has endorsed a holistic Urban Footprint review as part of a future amendment to the City Plan.</p>	No	No	Yes
6.7.2	CP0482	Request for urban designation outside SEQ footprint	Requests 439 Staplyton Jacobs Well Rd, Alberton (Lot 12 RP96073) be included in an industrial or commercial zone. Recently land directly across the road which was cane farm has been rezoned industrial.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.3	CP0524	Request for urban designation outside SEQ footprint	Requests 104 Barrenjoey Drive, Ormeau Hills (Lot 26 RP180332) be included in the Emerging community zone because the property is close to amenities, M1 highway and Ormeau train station.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.4	CP0535	Request for urban designation outside SEQ footprint	Requests 374 Pimpama Jacobs Well Road, Pimpama (Lot 9 RP144589) be zoned Emerging community zone or Future urban.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.5	CP0583	Request for urban designation outside SEQ footprint	Requests 19 Manuka Road, Mudgeeraba (Lot 7 RP157765) be included in the Urban Footprint of the South-east Queensland Regional Plan.	Yes	<p>The subject site is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council cannot amend the urban footprint.</p> <p>The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.</p> <p>Council has endorsed a holistic Urban Footprint review as part of a future amendment to the City Plan.</p>	No	No	Yes
6.7.6	CP0797	Request for urban designation outside SEQ footprint	Requests 374 Pimpama Jacobs Well Road, Pimpama (Lot 9 RP144589) be included in 'future urban'.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.7	CP0835	Request for urban designation outside SEQ footprint	Requests Barrenjoey Drive, Ormeau Hills be included in the Urban Footprint/urban zones due to location and proximity to services.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.8	CP0865	Request for urban designation outside SEQ footprint	Requests 15 Wallandra Road, Mudgeeraba (Lot 1 RP219327) be included in an urban purpose zoning.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.9	CP0869	Request for urban designation outside SEQ footprint	Requests 11 Manuka Road, Mudgeeraba (Lot 6 RP157765) be included in an urban purposes zone to allow for its inclusion in the SEQ Regional Plan Urban Footprint.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.10	CP0870	Request for urban designation outside SEQ footprint	Requests 313 Gold Coast Springbrook Road, Mudgeeraba (Lot 5 RP157777) be included in an urban purposes zone to allow for its inclusion in the SEQ Regional Plan Urban Footprint.	Yes	Refer to response 6.7.1	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.7.11	CP1082	Request for urban designation outside SEQ footprint	Requests removing sites located at 54 Zipfs Road & 10, 14 & 80 Alberton Road, Alberton from the Rural Zone and including them into 3 different zones being: <ul style="list-style-type: none"> Sport and Recreation Zone over the northern section of the sites relating to 54 Zipfs Road and part of 80 Alberton Road, Alberton (Lot 503 & Lot 2 on WD6182). Medium Impact Industry (Future Medium Impact Industry Precinct) over 14 and 80 Alberton Road, Alberton (Lot 2 on WD6182 and Lot 2 on RP173013). Mixed Use Zone (Fringe Business Precinct) over 10 and 14 Alberton Road, Alberton (Lot 2 on RP173013 and Lot 1) so that the sites are zoned appropriately for future development. 	Yes	Refer to response 6.7.1	No	No	Yes
6.7.12	CP1131	Request for urban designation outside SEQ footprint	Requests Pimpama Jacobs Well Road, Old Wharf Road, Yawalpah Road and 93 Kerkin Road, Pimpama be included in the Sport and recreation zone to facilitate an 'adrenalin precinct'.	Yes	Refer to response 6.7.1 The City Plan articulates that Council will investigate opportunities for advancing economic productivity and prosperity including the suitability of an area within the agricultural canelands as a tourism related adrenalin precinct.	No	No	Yes
6.7.13	CP1210	Request for urban designation outside SEQ footprint	Requests Council give consideration to the inclusion of 23 Julie Way and 25 Elaine Avenue, Mudgeeraba (Lot 10 RP138139 & Lot 90 SP221052) within an urban purpose zoning rather than the current Rural (Rural Landscape and Environment Precinct) and that Council make representations to the State Government to include the land in the Urban Footprint.	Yes	Refer to response 6.7.5	No	No	Yes
6.7.14	CP1322	Request for urban designation outside SEQ footprint	Requests Mudgeeraba be included as a designated 'new community' in Part 6.2.15.2 Emerging community zone.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.15	CP1362	Request for urban designation outside SEQ footprint	Requests the City Plan include the land on the eastern side of the railway line between Pimpama River in the Emerging community zone.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.16	CP1372	Request for urban designation outside SEQ footprint	Requests 1416 and 1462 Staplyton Jacobs Well Road, Woongoolba be rezoned from Rural zone to Sports and recreation zone to facilitate the development of an internationally-significant karting facility.	Yes	Refer to response 6.7.12	No	No	Yes
6.7.17	CP1457	Request for urban designation outside SEQ footprint	Requests Martha's Vineyard, Currumbin be included within the Urban Area and amend Strategic framework Map 1 - Designated Urban Area.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.18	CP1617	Request for urban designation outside SEQ footprint	Requests 74 Stewarts Road, Pimpama be placed under investigation for future urban development.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.19	CP1777	Request for urban designation outside SEQ footprint	Requests 43 Old Wharf Rd, Pimpama (Lot 2 RP144589) being included in a zone that allows for future urban development. Reasons to support include: need for more urban land; location is close enough to future Pimpama Centre and train station; close to Yatala future employment; not flood prone; water and sewerage infrastructure are nearby; no problems with access and traffic in the area.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.20	CP1812	Request for urban designation outside SEQ footprint	Requests 110 Barrenjoey Drive, Ormeau Hills (Lot 25 RP180332) be included in the Emerging community zone due to proximity to services and other urban areas (Stocklands development).	Yes	Refer to response 6.7.1	No	No	Yes
6.7.21	CP2151	Request for urban designation outside SEQ footprint	Requests selected Heck properties in Alberton, Woongoolba and Gilberton be included in the Sport and recreation zone.	Yes	Refer to response 6.7.12	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.7.22	CP2152	Request for urban designation outside SEQ footprint	Requests 94-144 Ageston Road, Alberton be included in the Future industry precinct (either low impact or medium impact industrial).	Yes	Refer to response 6.7.1	No	No	Yes
6.7.23	CP2153	Request for urban designation outside SEQ footprint	Requests selected properties in Alberton, Woongoolba and Gilberton be included in the Future industry precinct (either low impact or medium impact industrial zoning).	Yes	Refer to response 6.7.1	No	No	Yes
6.7.24	CP2305	Request for urban designation outside SEQ footprint	Requests inclusion of 1115 Pimpama Jacobs Well Road, Jacobs Well within a Township designation on Strategic framework map 2.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.25	CP2305	Request for urban designation outside SEQ footprint	Requests the north eastern part of 1115 Pimpama Jacobs Well Road, Jacobs Well be zoned for urban development as this part of the site is free from significant constraints.	Yes	Refer to response 6.7.1	No	No	Yes
6.7.26	CP2342	Request for urban designation outside SEQ footprint	Requests inclusion of Woongoolba and Steiglitz in the Urban Footprint to allow for the establishment of the Future industry precinct.	Yes	Refer to response 6.7.5	No	No	Yes
6.7.27	CP0586	Request for urban designation outside SEQ footprint	Requests 29 Manuka Road, Mudgeeraba (Lot 8 RP157765) be included within the Urban Footprint of the South East Queensland Regional Plan.	Yes	<p>The subject site is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council cannot amend the urban footprint.</p> <p>The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.</p> <p>Council has endorsed a holistic Urban Footprint review as part of a future amendment to the City Plan.</p>	No	No	Yes
6.7.28	CP0774	Request for urban designation outside SEQ footprint	Requests 319 Gold-Coast Springbrook Rd, Mudgeeraba be included in the urban zoning for owned property so it can be considered for SEQRP Urban Footprint.	Yes	Refer to response 6.7.27	No	No	No
6.7.29	CP0834	Request for urban designation outside SEQ footprint	Requests 37 Manuka Road, Mudgeeraba (Lot 9 RP157765) be rezoned for urban purposes so it can be included in the Urban Footprint of the South East Queensland Regional Plan.	Yes	Refer to response 6.7.27	No	No	Yes
6.7.30	CP0943	Request for urban designation outside SEQ footprint	Requests 513, 536, 514, 474 and 462 Yawalpah Road, Pimpama and 29 and 17 Wallaby Way, Pimpama be included in the Emerging communities zone.	Yes	<p>The subject land is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council is unable to include land in a zone for urban purposes outside the UF without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be renotified for equity and transparency purposes.</p> <p>However, due to a detailed submission on neighbouring land supported by detailed studies, Council has created a new Investigation Area over land in the Yawalpah Road/Wallaby Way area including land the subject of this submission.</p> <p>As an Investigation Area, Council will then look at land use opportunities and constraints in collaboration with the landowners.</p>	Yes	Yes	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
6.7.31	CP1518	Request for urban designation outside SEQ footprint	Recommend 301 Cabbage Tree Point, Steiglitz be rezoned from Rural zone to Low density residential zone to frame and bring forward the Neighbourhood Centre at 323 and 351 Cabbage Tree Point Road. Steiglitz.	Yes	<p>The subject site is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council is unable to include land in a zone for urban purposes outside of the UF without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be re-notified for equity and transparency purposes.</p> <p>Council has endorsed a holistic Urban Footprint review as part of a future amendment to the City Plan.</p>	No	No	Yes
6.7.32	CP1916	Request for urban designation outside SEQ footprint	Requests properties located at 108 Rotary Park Road (7RP6845), 113 Rotary Park Road (4RP119804), 129 Rotary Park Road (3RP119804), 147 Rotary Park Road (2RP119804); 87 Burrows Road (1RP123600); 12 Gem Court (5RP123600); 13 Gem Court (2RP123600); 14 Gem Court (4RP123600); 15 Gem Court (3RP123600); 67 Alberton Road (9RP6845) be included in the Medium impact industry zone - Future medium impact industry precinct.	Yes	Refer to response 6.7.31	No	No	Yes
6.7.33	CP2342	Request for urban designation outside SEQ footprint	Requests the inclusion of Woongoolba and Steiglitz within the Future industry precinct given its accessibility from a District State Controlled road, its strategic location approximately 10kms from the Pacific Motorway and the location of the Rocky Point Power Plant.	Yes	Refer to response 6.7.31	No	No	Yes
6.7.34	CP2343	Request for urban designation outside SEQ footprint	Requests 359 & 403 Hotham Creek Road, Willow Vale is reconsidered in relation to the South East Regional Plan. Requests Council actively encourage the government to reconsider this position in relation to subject property and surrounding areas.	Yes	Refer to response 6.7.27	No	No	No
6.7.35	CP2715	Request for urban designation outside SEQ footprint	Requests Strategic framework map 1 - Designated Urban Area of the City Plan be amended to expand the north-east boundary of the Urban Area towards the natural Pimpama River/Hotham Creek boundary to provide a greater catchment serving population for the Coomera Principal Centre.	No	<p>Council is unable to nominate land for urban purposes outside of the South East Queensland Regional Plan 2009-2031 Urban Footprint without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State Government have advised that the identification of new urban areas at this stage in the plan making process would require parts of the City Plan to be re-notified for equity and transparency purposes.</p> <p>Council has endorsed a holistic Urban Footprint review as part of a future amendment to the City Plan.</p>	No	No	Yes
6.7.36	CP0425; CP0426; CP0475	Request for urban designation outside SEQ footprint	<p>Requests rezoning of land as recommended in previous submission from Pimpama Land Group.</p> <p>Note: Investigations show no "Pimpama Land Group" submission submitted.</p> <p>It is considered that the submission is in relation land at:</p> <ul style="list-style-type: none"> 513 Yawalpah Road, Pimpama (Lot 10 on W312510); 536 Yawalpah Road, Pimpama (Lot 3 on RP165066); 29 Wallaby Way, Pimpama (Lot 5 on 135848); 17 Wallaby Way, Pimpama (Lot 4 on RP135848); 514 Yawalpah Road, Pimpama (Lot 2 on RP860719); 474 Yawalpah Road, Pimpama (Lot 5 on RP156460); and 462 Yawalpah Road, Pimpama (Lot 4 on RP156460). 	Yes	<p>The subject land is located outside of the SEQ Regional Plan 2009-2031 Urban Footprint (UF) which is regulated by the State Government.</p> <p>Council is unable to include land in a zone for urban purposes outside the UF without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State government have advised that the identification of new urban areas at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be re-notified for equity and transparency purposes.</p> <p>However, due to a detailed submission on neighbouring land supported by detailed studies, Council has created a new Investigation Area over land in the Yawalpah Road/Wallaby Way (Greenridge) area including land the subject of this submission.</p> <p>As an Investigation Area, Council will then look at land use opportunities and constraints in collaboration with the landowners.</p>	Yes	No	Yes

Part 7: Transport

Section 7.1: Active transport

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.1.1	CP0027	Active transport	Concerned there is a lack of focus on how centres will be connected to encourage safe cycle commuting between centres.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling.</p> <p>An objective of the strategy is to provide a safe active transport network that helps make walking and cycling an attractive travel option and is investing in walking and cycling infrastructure across the city.</p> <p>This intent is reflected within Part 3.6.1(5) – Improving transport outcomes, 3.6.2.1(1a) – Integrated transport system and 3.6.3.1(4) – Enhanced access and mobility of the Strategic framework in the City Plan and implemented through the code provisions of the City Plan.</p> <p>An Active Transport Infrastructure Network Plan is being implemented that includes an action to progressively create a safe and connected bicycle and pedestrian network.</p> <p>The City Plan will ensure active transport connections are provided as part of new developments.</p>	No	No	No
7.1.2	CP0027	Active transport	Requests further investigation into creating connections within the city to increase the use of bike transport.	No	Refer to response 7.1.1	No	No	No
7.1.3	CP0055	Active transport	Requests footpaths for all existing and new streets in low density residential areas. It is not appropriate for older people and mothers with babies to have to walk on the road.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling.</p> <p>An objective is to provide a safe active transport network that helps make walking and cycling an attractive travel option through the investment in walking and cycling infrastructure across the city.</p> <p>This intent is reflect within Part 3.6.1(5) – Improving transport outcomes, 3.6.2.1(1a) – Integrated transport system and 3.6.3.1(4) – Enhanced access and mobility of the Strategic framework in the City Plan and implemented through the provisions of the Reconfiguration of Lot code and Transport code.</p> <p>An Active Transport Infrastructure Network Plan is being implemented that includes an action to progressively create a safe and connected bicycle and pedestrian network.</p> <p>The City Plan will ensure active transport connections are provided as part of new developments.</p> <p>The city is also developing a pedestrian plan for the city that will make it easier to fill in missing segments and create a safe connected footpath network.</p>	No	No	No
7.1.4	CP0056	Active transport	Concerned with motorised bikes on beachside walkways as they are a danger to pedestrians.	No	<p>Motorised bicycles are required to adhere to the same road rules as bicycles and have the same rights and responsibilities.</p> <p>Motorised bicycles can be ridden lawfully on all roads and paths on the Gold Coast, except where bicycles are specifically excluded.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.1.5	CP0057	Active transport	Requests a bike path along the beach at Old Burleigh Road. The road is dangerous for bike riders.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to provide a safe active transport network that helps make walking and cycling an attractive travel option.</p> <p>A key action of the Transport Strategy is the completion of the coastal pedestrian and cycle route. This section of Old Burleigh Road is currently being investigated and will include improvement to pedestrian and bicycle facilities.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.1.6	CP0058	Active transport	Requests footpaths along roadsides.	No	Refer to response 7.1.3	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.1.7	CP0069	Active transport	Requests more off-road cycle ways	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling.</p> <p>An objective of the transport strategy is to provide a safe active transport network that helps make walking and cycling an attractive travel option and is investing in walking and cycling infrastructure across the city.</p> <p>An Active Transport Infrastructure Network Plan is being implemented that recognises the needs of a range of bicycle users and provides for both on and off road cycling facilities.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.1.8	CP0069	Active transport	Requests on-road cycle ways be made safer.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling.</p> <p>An objective of the transport strategy is to provide a safe active transport network that helps make walking and cycling an attractive travel option and is investing in walking and cycling infrastructure across the city.</p> <p>These facilities will meet best practice design standards that aim to provide safe, accessible, high quality cycling infrastructure.</p> <p>The city is also developing a pedestrian plan for the city that will make it easier to fill in missing segments and create a safe connected footpath network.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.1.9	CP0107	Active transport	Requests the bike path on the beachside of Garfield Terrace be extended as people have been killed on the road.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling.</p> <p>An objective of the transport strategy is to provide a safe active transport network that helps make walking and cycling an attractive travel option and is investing in walking and cycling infrastructure across the city.</p> <p>A key action within the transport strategy is the completion of the coastal pedestrian and cycle route. This section of Garfield Terrace is currently being investigated and will include improvement to pedestrian and bicycle facilities.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.1.10	CP0189	Active transport	Concerned the pathway between Burleigh Heads and North Burleigh cannot safely cope with the volume of users. Requests the construction of a separate bikeway to keep everybody safe.	Yes	<p>A shared pathway currently exists in this location. Sharing of pathway facilities is governed by the Queensland road rules. This matter is not regulated by the City Plan.</p>	No	No	No
7.1.11	CP0262	Active transport	Requests an ocean walkway the length of the coast.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to provide a safe active transport network that helps make walking and cycling an attractive travel option.</p> <p>A key action of the Transport Strategy is the completion of the coastal pedestrian and cycle route which is currently being investigated.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.1.12	CP0498	Active transport	Requests Palm Beach have more safe cycle paths to Elanora State School.	No	<p>The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling.</p> <p>An objective of the transport strategy is to provide a safe active transport network that helps make walking and cycling an attractive travel option and is investing in walking and cycling infrastructure across the city.</p> <p>An Active Transport Infrastructure Network Plan is being implemented that includes an action to progressively create a safe and connected bicycle and pedestrian network, including Palm Beach.</p> <p>A review of pathways around the Elanora State School will be undertaken to identify what improvements are required.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.1.13	CP0823	Active transport	Supports Part 3.6.3.1 (development supporting active transport).	No	Support noted.	No	No	No
7.1.14	CP1271	Active transport	Concerned the requirement for bicycle parking and end of trip facilities for primary schools are too onerous.	No	The City Plan provides acceptable outcomes for development to provide off-street bicycle parking and end-of-trip facilities at new primary and high schools. The rates for bicycle parking and end-of-trip facilities at new primary and high schools have been developed and are supported by the objectives of the Gold Coast Transport Strategy 2031. The code provisions of the City Plan will be under review.	No	No	No
7.1.15	CP1271	Active transport	Supports bicycle parking requirements and end of trip facilities for secondary schools.	No	Support noted.	No	No	No
7.1.16	CP1290	Active transport	Concerned encouragement of cycling to work does not work if bikes are not allowed on trains.	Yes	The City has adopted the Gold Coast City Transport Strategy 2031 which aims to provide a safe active transport network that helps make walking and cycling an attractive travel option. The determination of whether bicycles are allowed on trains is a matter for the State Government. Currently, the State Government permits bicycles on trains during weekdays at all times, excluding the following peak times due to safety, customer service, cleanliness and capacity issues: <ul style="list-style-type: none"> Between 7.00am – 9.30am towards the City; Between 3.00pm – 6.30pm outwards from the CBD. End of trip facilities for secure cycle storage are provided at most Queensland rail stations. This matter is not regulated by the City Plan.	No	No	No
7.1.17	CP1290	Active transport	Requests adequate bikeways which are separated from pedestrian ways and roads.	No	The City has adopted the Gold Coast City Transport Strategy 2031 which aims to boost walking and cycling. An objective of the transport strategy is to provide a safe active transport network that helps make walking and cycling an attractive travel option and is investing in walking and cycling infrastructure across the city. An Active Transport Infrastructure Network Plan is being implemented that includes an action to progressively create a safe and connected bicycle and pedestrian network. The City Plan will ensure active transport connects are provided as part of new developments. The city is also developing a pedestrian plan for the city that will make it easier to fill in missing segments and create a safe connected footpath network. This matter is not regulated by the City Plan.	No	No	No
7.1.18	CP1290	Active transport	Requests clarification as to how the 800 kilometres of bikeways are counted if they happen to be on both sides of the road.	No	Where a bicycle lane is located on both sides of the road it is counted twice.	No	No	No
7.1.19	CP1458	Active transport	Concerned it is not clear how the City Plan 2015 implements pedestrian focused themes of the Strategic framework.	No	The code provisions throughout the City Plan implement the pedestrian focused themes of the Strategic framework. The Strategic framework within the City Plan highlights that development within centres provide high quality active transport infrastructure including paths, cycle parking and end of trip facilities. The Strategic framework also highlights building active transport infrastructure early in the development of new communities to encourage an active transport from the outset.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.1.20	CP1822	Active transport	Requests footbridge connections to allow better access from low density areas to light rail corridor. This provides better usage of the infrastructure and encourages non- vehicle travel reducing the pressure on parking and road networks.	No	The City has adopted the Gold Coast City Transport Strategy 2031 which aims to provide a safe active transport network that helps make walking and cycling an attractive travel option. A key action is to investigate and provide green bridges in key locations to improve pedestrian and cycling accessibility across the city. A possible green bridge over the Nerang River linking Rosser Park via Benowa Road will be considered within this investigation. This matter is not regulated by the City Plan.	No	No	No
7.1.21	CP1855; CP1856	Active transport	Objects to the lack of pathways for walking particularly beach front.	No	Refer to response 7.1.11	No	No	No
7.1.22	CP2157	Active transport	Requests the provision of oceanfront walkways.	No	Refer to response 7.1.11	No	No	No
7.1.23	CP2163	Active transport	Objects to the absence of proposed pathways particularly the Oceanway.	No	Refer to response 7.1.11	No	No	No
7.1.24	CP2260	Active transport	Requests a green bridge link to Benowa over Nerang River to Rosser Park via Benowa Road.	No	Refer to response 7.1.20	No	No	No
7.1.25	CP2260	Active transport	Requests the development of a series of key pedestrian and bicycle linkages and green bridges increasing access across city.	No	Refer to response 7.1.20	No	No	No

Section 7.2: Airport

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.2.1	CP0040	Airport	Requests the airport be moved to behind the Pacific Motorway.	No	There is no evidence to support moving the current location of the Gold Coast Airport.	No	No	No
7.2.2	CP0819	Airport	Request Airport Environs - Obstacle Limitation Surface (OLS) overlay map - OMA6 include the height contours in the immediate vicinity of the airport which are less than 49.5 metres.	No	The Airport Environs - Obstacle Limitation Surface (OLS) overlay map has been revised to include height contours less than 49.5 metres.	No	Yes	No
7.2.3	CP0823	Airport	Concerned aircraft noise mitigation techniques for residential development detailed in 3.8.6.1 (4) will not be achieved. Requests evidence is shown of active implementation of 3.8.6.1 (4).	No	Part 3.8.6.1 (4) of the Strategic framework which addresses aircraft and airport noise in respect to existing or planned sensitive land uses is supported by SO2 and PO2 (Acoustic treatment to buildings to lessen the impact of aircraft noise – on land within the Airport environs- airport noise exposure forecast contour (ANEF) overlay map) in the Airport environs overlay code. Any application received will be assessed on its merits against the applicable part of the City Plan.	No	No	No
7.2.4	CP1255	Airport	Concerned the map reference numbers for Airport environs - Australian noise exposure forecast (ANEF) contour overlay map and the Airport environs - bird and bat strike overlay map are the same, i.e. OAM3.	No	The map titles have been amended to correctly reference their intended purpose.	No	Yes	No
7.2.5	CP1458	Airport	Requests the Gold Coast Airport become more of a gateway to the Gold Coast by allowing more complementary land uses and transport connections.	No	The consideration of the most appropriate mechanism to support Gold Coast Airport will be undertaken in conjunction with the Gold Coast Airport Environs Planning Investigation as part of a future amendment. This project is an economic and employment investigation for private and local government land south of Currumbin Creek. The study will deliver, in consultation with key stakeholders, a strategic land use and infrastructure vision for increased economic productivity around the Gold Coast Airport.	No	No	Yes
7.2.6	CP1684	Airport	Requests detailed Obstacle Limitation Surface (OLS) heights are provided for Tugun on the Airport Environs - OLS overlay map.	No	The Airport Environs - Obstacle Limitation Surface (OLS) overlay map has been revised to include height contours less than 49.5 metres in the Tugun area.	No	Yes	No

Section 7.3: Car parking

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.3.1	CP0038	Car parking	Requests there are more multi-storey car parks.	No	<p>There is no requirement in the City Plan for the construction of multi-storey car parks for the City. The City Plan provides minimum parking rates for off-street car parking to accommodate the parking demand of a development. To satisfy this requirement, a developer may choose to construct a multi-storey car park, below, at-grade or above grade.</p> <p>The City has recently approved the City Parking Plan which aims to keep our city moving by managing parking to increase availability, improve customer service and boost economic activity in local centres. A key action of the Parking Plan is developing a parking assets strategic plan which will explore options to develop new car parks and park and rides within the City.</p>	No	No	No
7.3.2	CP0057	Car parking	Concerned high density areas have a lack of parking for residents and visitors.	No	<p>The City Plan regulates the supply of privately-owned off-street car parking. Consistent with most planning schemes in Australia, developing cities with good access to high frequency public transport move away from providing large quantities of car parking and focus on improving the active and public transport infrastructure and services. This ensures the Centres will be places of high amenity rather than being dominated by traffic and parking. This City is taking its first step to developing a 'World Class City' by providing significant investment in active and public transport, especially in the catchment supported by the "G" Light Rail.</p> <p>The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.</p>	No	No	No
7.3.3	CP0173	Car parking	Concerned car parking rates and some of the requirements are too excessive for small Indoor recreation businesses, such as yoga, Pilates or gym. These could be home based businesses. The indoor recreation definition restricts business growth.	No	<p>A home-based business, for the purposes of providing yoga/pilates, may be applied for under the City Plan where the operation of the land use satisfies all relevant acceptable outcomes. The provision for car parking for a home-based business is 2 spaces, in addition of car parking provided for the primary dwelling.</p> <p>There has been no evidence provided to suggest that a change to this parking rate, which is the same under the current Planning Scheme 2003 for Home Occupation, is required.</p> <p>The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.</p>	No	No	No
7.3.4	CP0309	Car parking	Requests free parking at University Hospital.	Yes	<p>The multi-storey car park adjacent to Gold Coast Hospital is owned and operated by Secure Parking, who determines the price of parking in line with agreements signed with Queensland Health.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.3.5	CP0309	Car parking	Requests more parking at Griffith University.	Yes	<p>The City does not regulate parking to be provided for public universities.</p> <p>Car parking at Griffith University is regulated by the University under the Griffith University Act 1998.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.3.6	CP0661; CP0668	Car parking	Requests amendments to the car park provisions, vehicle servicing and turning provisions within the Transport Code.	No	It is considered the Transport code adequately addresses car parking requirements, service vehicle requirements and car design standards.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.3.7	CP0819	Car parking	Concern car parking rates are onerous. The Institute is fundamentally of the view that local planning schemes should not be imposing minimum car parking rates. Recommend the removal of minimum car parking rates from the draft City Plan. Provision of car parking should be a commercial decision for developers who will attempt to balance cost and risk.	No	<p>The Gold Coast City Transport Strategy 2031 and City Parking Plan 2015 (Action 1a) identify a shift for the City of Gold Coast towards setting maximum, rather than minimum, rates for car parking to significantly reduce building costs while improving the viability of public transport in the catchment supported by the "G" Light Rail.</p> <p>Parking regulation has long been part of Local Governments approach to protecting amenity and viability of areas subject to parking demands. Without regulation, private developers could provide no parking, transferring the problem to the community through excessive on-street parking demand.</p> <p>The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.</p>	No	No	No
7.3.8	CP0819	Car parking	<p>Concern the imposition of minimum car parking rates within the Transport code for multiple dwellings can undermine the commercial viability of a sites development and have a material bearing on affordability.</p> <p>Example provided: for multiple dwellings, a requirement for 1 space for every 1 and 2 bedroom unit and 2 spaces for every 3 bedroom unit. The proposed parking rate of 2 spaces for each 3 bedroom unit is unworkable and will act as a significant disincentive to the construction of 3 bedroom units in the City.</p> <p>Requests, in the event that the removal of all forms of regulation of car parking in multi unit developments is unacceptable to Council, the Institute instead urges Council to set a minim requirement of 1 space per dwelling (regardless of the number of bedrooms) but with greater explicit flexibility written into the draft City Plan that allows for proponents to apply for reduced rates that are subject to merit based assessment.</p>	No	<p>Parking regulation has long been part of Local Governments approach to protecting amenity and viability of areas subject to parking demands. Without regulation, private developers could provide no parking, transferring the problem to the community through excessive on-street parking demand.</p> <p>A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates for infill development will vary throughout the City depending on the developments proximity to public transport, goods and services.</p> <p>A further investigation is to be undertaken by the City to consider what impact the width of roads and availability of on-street parking has on the assessment of off-street car parking for multiple dwelling developments. The outcome of this investigation will include parking rates for Multiple dwelling to be considered by Council at a later date.</p> <p>The parking rates for Multiple dwelling are to remain as advertised in the City Plan.</p> <p>The City has recently approved the City Parking Plan 2015 which aims to keep our city moving by managing parking to increase availability, improve customer service and boost economic activity in local centres. A key action of the Parking Plan is developing a parking assets strategic plan which will explore the off-street car parking needs of the City and review the value and cost/benefit for use of space for parking to achieve a balanced approach for Centres.</p>	No	No	Yes
7.3.9	CP0819	Car parking	Concerned with the potential impact on affordability and loss of development yield arising from the draft City Plan requirement for a minimum of 2 car parking spaces per dwelling for a dual occupancy. This is excessive and exceeds that which Brisbane City Council has imposed under their new plan, in most instances (one space for 1 and 2 bedroom dwellings).	No	<p>There has been no evidence submitted to suggest that a change to the parking rate for Dual Occupancy is required.</p> <p>The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.</p>	No	No	No
7.3.10	CP0819	Car parking	<p>Part 9.3.4.2 of the Commercial design code indicates that off street car parking should 'located in a basement, behind or beside buildings'. This requirement, reflected in SO7, has been changed from the earlier version of the new Draft Plan and is contrary to recent economic trends in multi storey development, where cars have been placed above ground level, generally behind art facades, so as to substantially save on development constructions costs.</p> <p>Requests the code be amended to be consistent with this established development trend, which will continue through the lifespan of the new Draft Plan.</p>	No	The car parking component of the Commercial design code has been revised.	Yes	No	No
7.3.11	CP0819	Car parking	Request the Transport code be amended to allow 'preferential parking arrangements for centres' to all centres, not just those located in the Centre zone or Southport PDA.	No	<p>A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services, with parking rates significantly reduced in the catchment supported by the "G" Light Rail.</p> <p>The City Plan Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the City Plan Transport code will be kept under review.</p>	No	No	No

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7.3.12	CP0819	Car parking	Request the Transport code recognise and accept car stacking devices as an appropriate means of satisfying car parking requirements.	No	<p>The City has previously resolved (2002) the matter of stack parking systems and their application throughout the City. The resolution is as follows:</p> <ul style="list-style-type: none"> To restrict the use of stack parking systems in Gold Coast to only those locations where it can be demonstrated by the applicant that stack parking is necessary to achieve the parking requirements of the Planning Scheme. That stack parking systems will not be approved as a means to enable additional development to be provided. That stack parking system will not be approved for situations where they would be accessible by the general public. That the technical details of any stack parking system are to be approved by the Chief Executive Officer or his delegate. 	No	No	No
7.3.13	CP0819	Car parking	Request to 'not over-regulate car parking in Southport because the current car parking arrangements are working with little or no adverse consequences for Council or the community.'	No	<p>The Southport Priority Development Area Development Scheme was adopted by the State Government on 5 September 2014. The Southport PDA development scheme guides planning and development for Southport.</p> <p>The Southport PDA Development Scheme is a stand-alone document; however it takes guidance from the City Plan in relation to determining adequate provision for car parking.</p> <p>Parking rates for Southport are considered appropriate with investment in public transport infrastructure, the "G" Light Rail. Centres such as Southport will be transformed from car-dependent centres to public transport-orientated centres.</p> <p>The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.</p>	No	No	No
7.3.14	CP0944	Car parking	Concerned proposed parking ratios are wasteful of industrial land. Requests parking ratios be 1 space per 50m ² for the first 500m ² and 1 space per 100m ² for the remaining gross floor area.	No	<p>There is no evidence to suggest that Council should change the parking rate for high, medium and low impact industry.</p> <p>The parking rate proposed for High, Medium and Low Impact Industry under the City Plan is 2 spaces per tenancy or lot plus 1 per 50m² of TUA up to and including 500m² and 1 per 100m² of TUA over 500m².</p> <p>If a developer wishes to apply for car parking at a different rate, the performance outcome of the draft Transport code will take effect.</p> <p>The Transport code will be kept under review to ensure the best possible balance between amenity, the supply of car parking and local access for industrial development is achieved.</p>	No	No	No
7.3.15	CP0945; CP1449	Car parking	Requests amending Table 9.4.11-5 of the Transport Code to correctly refer to Biggera Waters as a Major Centre not a Specialist Activity Centre.	No	The City Plan will be amended to correct this error.	Yes	No	No
7.3.16	CP1126	Car parking	Concerned the parking requirements for residential buildings is insufficient as it will lead to on-street parking.	No	<p>The Transport code will be kept under review to ensure the best possible balance between amenity, the supply of car parking and local access for residential developments is achieved.</p> <p>The City has recently approved the City Parking Plan 2015 which aims to keep our city moving by managing parking to increase availability, improve customer service and boost economic activity in local centres. A key action of the Parking Plan is developing a policy which will ensure development addressed impacts and off-sets potential losses to the supply of on-street parking and other kerbside uses. In addition, Local parking plans are to be developed to meet specific local conditions.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.3.17	CP1136	Car parking	Concerned about the lack of parking spaces down town (Coolangatta) due to increased length of bus stops, tradesman taking spaces and special events. Requests two parking spaces per unit in new high rise buildings, and off-street parking for visitors.	No	The City Plan provides acceptable outcomes for development to off-street car parking in Major activity centres such as Coolangatta. The rates for off-street car parking have been developed and are supported by the objectives and actions of the Gold Coast Transport Strategy 2031 and current best practice. Parking for visitors to high rise buildings is required off-street, at the parking rate of 1 space per 10 units or dwellings. Council has recently endorsed a new parking plan for the City. The Parking Plan 2015 vision is to improve economic prosperity and urban amenity and to support sustainable transport choices through a balance of parking options. A key action of the Parking Plan is to manage the finite kerbside parking space in Centres such as Coolangatta.	No	No	No
7.3.18	CP1209	Car parking	Changes to Development Codes: Amend Table 9.4.11-5 of the Transport Code to correctly refer to Biggera Waters as a Major Centre.	No	Refer to response 7.3.15	Yes	No	No
7.3.19	CP1271	Car parking	Requests queuing/set down bays on school sites have requirements included in City Plan 2015 that it be the minimal numbers and that schools design appropriately for their individual site requirements.	No	The Transport code provides that designing for queuing areas for development is to be in accordance with the relevant Australian Standards – AS2890.1-2004: Parking facilities – Part 1: Off-street car parking. A setdown/pick-up area is required for all schools in the Transport code.	No	No	No
7.3.20	CP1271	Car parking	Requests car parking rates for Educational establishments be changed.	No	No specific change to the Transport code was identified. The Transport code will be kept under review to ensure the best possible balance between amenity, the supply of car parking and local access is achieved.	No	No	No
7.3.21	CP1279	Car parking	Requests development such as shopping centres and medical facilities provide parking bays which can accommodate community transport mini buses with rear or side loading wheelchair ramp.	No	Mini buses are capable of parking in spaces provided for persons with a disability. The Australian Standard for disabled car parking standards, AS2890.6, has been updated. The principal change from previous versions of the Standard is the provision of shared areas adjacent to dedicated parking spaces for people with disabilities. The updated Standard now provides for new technology associated with the loading and unloading of wheelchairs and their occupants by means of ramps or platforms hoists fitted to the side or rear of a vehicle.	No	No	No
7.3.22	CP1170; CP1293	Car parking	Concerned future development of the Robina Town Centre will be subjected to car parking rates that are too high and inappropriate for a key business district such as Robina Town Centre and the Robina Station precinct. This does not create a level playing field between Robina Town Centre and other commercial centres, and discourages active transport.	Yes	The City Plan does not regulate car parking in Robina. The City Plan will not apply to land that is the subject of the Robina Central Planning Agreement Act 1992.	No	No	No
7.3.23	CP1293	Car parking	Requests an amendment to AO4.1 in Table 9.4.11-2: Transport code - for assessable development to read as: 'Development that is identified on figure 9.4.11-1: Transport hub map as or is identified a Key business district in Table 9.4.11-5 has the option to apply travel demand measures in accordance with Table 9.4.11-7: Travel demand measures'.	Yes	Refer to response 7.3.22	No	No	No
7.3.24	CP1293	Car parking	Requests an amendment to the Transport code, Table 9.4.11-5: Car parking rates - Centre zone - outside Transport hub map has a section inserted above the Principal activity centre row labelled 'Key business district'.	Yes	Refer to response 7.3.22	No	No	No
7.3.25	CP1293	Car parking	Requests an amendment to the Transport code, Table 9.4.11-5: Car parking rates - Centre zone - outside Transport hub map, inserting rows 'Robina - within 800m of Robina Station', and 'Robina - beyond 800m of Robina Station' under 'Key business district'.	Yes	Refer to response 7.3.22	No	No	No
7.3.26	CP1293	Car parking	Requests Robina Town Centre has a specialised set of car parking rates in the Transport code.	Yes	Refer to response 7.3.22	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.3.27	CP1293	Car parking	Requests the adoption of car parking rates for Robina as set out in Section 4.0 of the technical report prepared by Bitzios Consulting.	Yes	Refer to response 7.3.22	No	No	No
7.3.28	CP1401	Car parking	Concerned the beaches are already overcrowded and parking is at a premium.	No	The Gold Coast City Transport Strategy 2031 was released in March 2013. A key action of the Transport Strategy 2031 is to protect our coastal strip from worsening congestion.	No	No	No
7.3.29	CP1458	Car parking	Concerned with the intention of shaded streets and car parks in the framework is not filtered down into the rest of the City Plan.	No	<p>The City Plan aims to strike a balance between the built form and urban landscape features.</p> <p>With this in mind, the Strategic framework sets the policy direction for the City Plan and includes a number of specific outcomes that seek to integrate neighbourhood, street, building and landscape design principles including:</p> <ul style="list-style-type: none"> (a) Specific outcome 3.3.2.1 (7) – Urban neighbourhoods-Streets are characterised by high quality walking and cycling paths, street trees and local streets for shared car and bike use. A legible built form and network of interconnected thoroughfares make it easy to get around. (b) Specific outcome 3.3.3.1 (2) – Suburban neighbourhoods-Suburban neighbourhood streets are characterised by trees and a shared use network of interconnected thoroughfares for pedestrians, cyclists and slow-moving vehicles. (c) Specific outcome 3.4.5.1(9) – Neighbourhood Centres – Built form, uses that activate the street, tree planting and pedestrian facilities improve the comfort, environmental and visual quality of streetscapes. (d) Specific outcome 3.8.3.1(7) – Urban design, character and community identity - High quality landscaping including regularly spaced shade trees occurs within car parks to present an attractive street aspect and ensure car parking areas remain attractive and functional. <p>The specific outcomes identified above are supported and further implemented through the application of the Landscape work code and policy.</p> <p>It is considered that this matter is appropriately addressed in the City Plan.</p>	No	No	No
7.3.30	CP1527	Car parking	Concerned roller skating rink parking rates are too onerous. The previous rate in the existing plan is more reasonable.	No	<p>There is currently no reference to car parking for a Skating rink in the Transport code under the definition of Indoor sport and recreation facility.</p> <p>The Transport code will be amended to include a reference to Skating rink. A parking rate of 15 spaces, plus 1 space per 100m² of TUA is recommended. This parking rate has been carried across from the current Gold Coast Planning Scheme 2003, however, the parking rate has been modified to apply to total use area in favour gross floor area for car parking.</p>	Yes	No	No
7.3.31	CP1527	Car parking	Concerned the hostel parking rates in the parking code are too high.	No	The City Plan proposes car parking for a Hostel, under the definition of Rooming accommodation, at the parking rate of 2 per room, excluding communal areas, plus 1 for a manager residence. This requirement is considered an error and to be excessive. The parking rate for Hostel in the City Plan is recommended to be 1 per room, excluding communal areas, plus 1 for a manager residence.	Yes	No	No
7.3.32	CP1599	Car parking	Requests the provision of day parking free of charge.	No	<p>Council has recently endorsed a new parking plan for the City. The Car Parking Plan 2015 vision is to improve economic prosperity and urban amenity and to support sustainable transport choices through a balance of parking options. A key action of the Parking Plan is to explore demand responsive pricing policy to ensure that the parking price locates the right type of parking in the right location. Free parking is likely to remain in areas where demand for car parking is low and out of centre areas.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.3.33	CP1600	Car parking	Requests improving parking at Varsity Lakes station.	Yes	The State Government's Department of Transport & Main Roads is responsible for the development of infrastructure at train stations, including parking. This matter is not regulated by the City Plan.	No	No	No
7.3.34	CP1822	Car parking	Requests the light rail corridor provides greater reduction in car parking rates.	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services, with parking rates significantly reduced in the catchment supported by the "G" Light Rail. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.	No	No	No
7.3.35	CP1822	Car parking	Concerned car parking rates in the Centre zone and Neighbourhood centre zone will make it unviable to redevelop to include increased residential density.	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services, with parking rates significantly reduced in the catchment supported by the "G" Light Rail. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.	No	No	No
7.3.36	CP1822	Car parking	Requests car parking relaxations in existing Neighbourhood centres to reinvigorate stagnant areas within the city.	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services. To ease with the establishment of a business within existing Neighbourhood Centres, the Transport code will not apply to land uses in that Zone where the following is satisfied: <ul style="list-style-type: none"> • The land use is listed as self-assessable; • The land use is establishing in an existing non-residential premises; and • Involves no building work (other than internal fit-out) or minor building work. This will help reduce start-up costs for business and unnecessary triggering a planning application to Council solely for matters of non-compliance with car parking.	No	No	No
7.3.37	CP1822	Car parking	Requests consideration be given to lowering car parking rates along the key transport corridors as an incentive to utilise public transport infrastructure.	No	Refer to response 7.3.34	No	No	No
7.3.38	CP1822	Car parking	Requests the car parking rates in table 9.4 11-3 of the Transport code are amended for Dwelling house to require only one space for a one bedroom Dwelling house. If one bedroom homes are not incentivised by allowing reduced on site car parking, the goal of "increasing housing choice across the city", a statement in the Strategic framework, will not be realised.	No	A review of City wide parking rates was undertaken in developing the City Plan. A 1 bedroom dwelling house was not considered in the review. To support affordable living opportunities and increase housing choice across the City, a change to the parking rates for Dwelling house is recommended. A 1 bedroom house should be applied the parking rate of 1 per 1 bedroom house in the Transport code. The change to the parking rate proposed will allow for greater flexibility in housing product whilst protecting amenity and balancing the needs of the community.	Yes	No	No
7.3.39	CP1822	Car parking	Requests the car parking rates in table 9.4 11-3 of the Transport code are amended for Secondary dwelling to require no spaces where 80m ² or less and one space where greater than 80m ² . If secondary dwellings are penalised by the requirement of difficult-to-achieve on site car parking, the goal of "increasing housing choice across the city", a statement in the strategic framework, will not be realised. Also, the Secondary dwelling code mandates that "The secondary dwelling shares its driveway and vehicle crossover with the primary dwelling", yet a tandem space is only counted as one space unless it belongs to the same dwelling (PO25). If these controls are not changed, we will not have increased housing choice, and—when it is achieved— the result will be a sea of car parking in front yards.	No	There has been no evidence submitted to suggest that a change to the parking rate for Second Dwelling is required. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.3.40	CP1825; CP2637	Car parking	Requests 'mixed use' development be given car parking relaxations, particularly where there are 'non-fast food' outlets and home office/store uses.	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services, with parking rates significantly reduced in the catchment supported by the "G" Light Rail. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review.	No	No	No
7.3.41	CP1873	Car parking	Requests all zones nominated on Transport Hub Map (Figure 9.4.11-14) provide car parking rates in accordance with Table 9.4.11-4 (i.e. Centre zone rates).	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary throughout the City depending on the developments proximity to public transport, goods and services, with parking rates significantly reduced in the catchment supported by the "G" Light Rail. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review. This matter is regulated by the City Plan.	No	No	No
7.3.42	CP1890	Car parking	Concerned the jump from 1 car parking space per 2 bed unit to 2 car parking spaces per 3 bed unit is far too great.	No	Refer to response 7.3.8	No	No	Yes
7.3.43	CP1890	Car parking	Requests car parking provisions for multi-unit developments vary depending on proximity to services/public transport etc.	No	A review of City wide parking rates was undertaken in developing the City Plan. Car parking rates will vary for multi-unit developments throughout the City depending on the developments proximity to public transport, goods and services, with parking rates significantly reduced in the catchment supported by the "G" Light Rail. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. The provisions of the Transport code will be kept under review. This matter is regulated by the City Plan.	No	No	No
7.3.44	CP1890	Car parking	Requests the requirement for 2 car parking spaces per dwelling for a dual occupancy be reduced to 1 space for the second dwelling.	No	Refer to response 7.3.9	No	No	No
7.3.45	CP2260	Car parking	Requests the Transport code allows greater relaxation of parking requirements for projects adjoining light rail and other high frequency public transport.	No	Refer to response 7.3.34	No	No	No
7.3.46	CP2715	Car parking	Requests a Centres Parking Policy be prepared which considers the full breadth of car parking initiatives with regard to specialised areas as they grow and intensify and which extends to all forms of parking required in these areas including the management of on-street parking. The submitter offers their involvement in its development.	No	Council has recently endorsed a new parking plan for the City. The Car Parking Plan 2015 vision is to improve economic prosperity and urban amenity and to support sustainable transport choices through a balance of parking options. A key action of the Parking Plan is to explore parking assets strategic plan and local area parking scheme to provide a responsive approach to on-street and off-street parking in Centres.	No	No	No
7.3.47	CP2715	Car parking	Requests the City Plan 2015 allow private assets owners to manage their parking (once constructed) in response to increasing growth; no restrictions should be placed on the management of private parking with the City Plan 2015.	No	The City approves the allocation of parking within a development. This allocation of parking remains in perpetuity, unless otherwise approved by the City. If private asset owners were allowed to manage their parking without restrictions, there is the potential for creating on-street demand for car parking which will become excessive. An example may be the reallocation of some commercial car parking on-sold for residential purposes, reducing the supply of off-street commercial car parking available on-site. This matter is not regulated by the City Plan.	No	No	No
7.3.48	CP1201	Car parking	Concerned the car parking rates for a place of public worship are onerous. Requests retaining the current car parking standard for a Place of worship as 1 space per 10m ² GFA, or alternatively the proposed standard be increased to 1 space per 4 persons based on maximum occupancy.	No	Car parking rates are based on anticipated demand for a land use. The Transport code sets the best possible balance to ensure that amenity, the supply of car parking and local access is achieved. Based on the above, the car parking rates for a Place of worship are considered appropriate.	No	No	No

Section 7.4: Congestion

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.4.1	CP0012; CP0017; CP0044; CP0045; CP0046; CP0134; CP0136; CP0441; CP0442; CP0531; CP0538; CP0540; CP1058; CP1066; CP1108; CP1127; CP1176; CP1178; CP1270; CP1460; CP1461; CP1583; CP1891	Congestion	Concerned with traffic congestion at the M1 interchange at exit 38. Requests improvements / expansion of Stanmore Road exit to the M1 before any industrial expansion.	Yes	<p>This matter is for consideration by the State Government as Exit 38 is part of the State-controlled road network.</p> <p>The City of Gold Coast has recently upgraded Nyholt Drive, Yatala to connect with Martens Street, Mount Warren Park to provide alternative access for vehicles from Stanmore Road, Yatala.</p> <p>In addition, the City of Gold Coast is currently working with the State Government's Department of Transport and Main Roads to improve capacity at the roundabout of the Old Pacific Highway / Stanmore, Yatala (Exit 38 West).</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.2	CP0014	Congestion	Concerned with increased traffic. Requests use of green wave technology to improve traffic flow.	No	<p>An objective of the Gold Coast City Transport Strategy 2031 identifies maximising road and freight performance with a key action being the establishment of an integrated traffic management centre the Department of Transport and Main Roads.</p> <p>Daily passenger trips within the Gold Coast are forecast to increase from 2.6 million trips in 2011 to 3.7 million trips by 2031 suggesting traffic will continue to increase.</p> <p>The City is working with the Department of Transport and Main Roads to improve flows of traffic affected by recurring and incident based congestion.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.3	CP0572	Congestion	Concerned with increase traffic congestion in the Ormeau area.	No	<p>An objective of the Gold Coast City Transport Strategy 2031 identifies maximising road and freight performance.</p> <p>Daily passenger trips within the Gold Coast are forecast to increase from 2.6 million trips in 2011 to 3.7 million trips by 2031.</p> <p>The consideration of local area traffic management schemes in Ormeau may be considered, where appropriate to deal with localised traffic issues.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.4	CP0823	Congestion	Concerned there might not be the timely required transport infrastructure to support growth, leading to increased traffic congestion. Requests transport innovations are trialled to actively promote car pooling, school drop off alternatives explored, express bus routes investigated and Council sponsored rewards for non-car use.	No	<p>The Gold Coast City Transport Strategy 2031, provides a long-term strategy to address the city's growing transport challenges to support growth of the city.</p> <p>Key objectives of the strategy aim to boost walking and cycling, improve public transport and maximise road performance.</p> <p>The strategy highlights a number of key actions aimed at improving the city's transport network including car-sharing schemes, promotion of car-pooling, rollout of the active school travel program and high frequency bus network routes.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.5	CP1024	Congestion	Concerned traffic on the Gold Coast is too congested already.	No	<p>The Gold Coast City Transport Strategy 2031 aims to change the way we move around our city by boosting walking and cycling, improving public transport and maximising road performance.</p> <p>Traffic will continue to grow throughout the City resulting from an increase in population. An action in the transport strategy is to develop and implement a road network master plan for the Gold Coast.</p> <p>The City will continue to advocate for improvements to State-controlled roads and intersections that are managed by the Department of Transport and Main Roads.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.4.6	CP1096	Congestion	Concerned the Coast is too congested and has too much traffic.	No	<p>The Gold Coast City Transport Strategy 2031 aims to change the way we move around our city by boosting walking and cycling, improving public transport and maximising road performance.</p> <p>Traffic will continue to grow throughout the City resulting from an increase in population. An action in the transport strategy is to develop and implement a road network master plan for the Gold Coast.</p> <p>The City will continue to advocate for improvements to State-controlled roads and intersections that are managed by the Department of Transport and Main Roads.</p>	No	No	No
7.4.7	CP1136	Congestion	Concerned about rat-running through back streets of Coolangatta to Tweed Heads.	No	<p>The City's Transport and Traffic Branch investigate issues of local traffic management issues on a case by case basis.</p> <p>If residents have concerns about specific locations, they can contact Transport and Traffic Branch to request an investigation.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.8	CP1248	Congestion	Concerned with Council's management of extra traffic to travel on the beach side of Broadbeach.	No	<p>The City's Transport and Traffic Branch investigate issues of local traffic management issues on a case by case basis.</p> <p>If residents have concerns about specific locations, they can contact Transport and Traffic Branch to request an investigation.</p> <p>The introduction of the light rail system and improvements to the bus network in July 2014 has seen an increase in public transport usage and will contribute to reducing the growth in private vehicle trips to and from Broadbeach.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.9	CP1353	Congestion	Concerned with traffic congestion on Chevron Island. Requests consideration be given to a slip lane on the West Chevron Bridge south onto Bundall Road.	No	<p>The Thomas Drive/Slatyer Avenue/Bundall Road intersection is a State Government controlled intersection.</p> <p>Thomas Drive is configured as a 2-lane road providing an east-west linkage between Bundall and Surfers Paradise as well as providing access to both the commercial and residential precincts on Chevron Island. It is currently operating at capacity carrying 20,000 vehicles per day.</p> <p>The City has undertaken a centre improvement project in the Chevron Island commercial centre to mitigate the impacts of this high traffic level.</p> <p>Any improvements on Chevron Island should focus on improving accessibility for residents and local business and to discourage through traffic.</p> <p>The strategic road network hierarchy encourages the use of Salerno Street for east-west traffic to and from Surfers Paradise. It should be noted that the Department of Transport and Main Roads intend to upgrade the Ashmore Road/Salerno Street/Bundall Road intersection by 2017.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.4.10	CP1396	Congestion	Concerned more people in Burleigh results in more traffic and therefore safety issues.	No	<p>The Gold Coast City Transport Strategy 2031, provides a long-term strategy to address the city's growing transport challenges to support growth of the city.</p> <p>Key objectives of the strategy aim to boost walking and cycling, improving public transport and maximising road performance to cater for this growth.</p> <p>Traffic will continue to grow on the Gold Coast as the population increases. Daily passenger trips within the Gold Coast are forecast to increase from 2.6 million trips in 2011 to 3.7 million trips by 2031 suggesting traffic will continue to increase.</p> <p>The future extension of the light rail network to Burleigh Heads will also contribute to a reduction in growth in general traffic.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.4.11	CP1401	Congestion	Concerned local roads are already 'feeling the pinch' in peak hours.	No	The City's Transport and Traffic Branch investigate issues of local traffic management issues on a case by case basis. If residents have concerns about specific locations, they can contact Transport and Traffic Branch to request an investigation. This matter is not regulated by the City Plan.	No	No	No
7.4.12	CP2577	Congestion	Concerned with the current and future traffic demand at exits 54 and 49.	No	This matter is for consideration by the State Government. Exit 49 and Exit 54 are part of the State-controlled road network. The city will continue to advocate for the upgrade of Exit 54 to the State Government. There is a range of staged road upgrade plans proposed of the M1 Pacific Motorway in Coomera. The requirement of the Sustainable Planning Act 2009 and local road planning for the Coomera Town Centre will fund for the City trunk infrastructure for roads, supporting the State-controlled network (M1 Pacific Motorway, interchanges). This matter is not regulated by the City Plan.	No	No	No
7.4.13	CP2577	Congestion	Concerned with the increase in cars using Peamba Park Road since its opening.	No	Current traffic volumes on Peamba Park Road are less than 1,000 vehicles per day (2012) and are considered to be normal for the road type. This matter is not regulated by the City Plan.	No	No	No

Section 7.5: Haulage routes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.5.1	CP0009	Haulage routes	Concerned with Mirambeena Drive being used as a haulage route for safety and amenity reasons. Requests the haulage route be through Attenborough Boulevard instead.	Yes	<p>The current Gold Coast Planning Scheme 2003 identifies Mirambeena Drive, Pimpama as a haulage route (refer to Extractive Resources – Overlay Map OM23-2).</p> <p>Transport routes mapped in the Extractive Resources Overlay Maps reflect the current State Planning Policy: Mining and Extractive Resources. Mirambeena Drive, Pimpama is identified as a transport route to KRA 65.</p> <p>Ministerial conditions, dated 15 April 2014, in a letter to Mayor Tate from Duty Premier Jeff Seeney MP required amending the Extractive resources overlay map to identify transport routes and transport route separation area between the M1 Pacific Motorway and Pimpama Jacobs Well Road (Wharf Road and Mirambeena Drive) prior to public notification.</p> <p>Council supports the removal of Mirambeena Drive, Pimpama as a transport route and will be liaising with State Government to implement this change.</p>	No	No	Yes
7.5.2	CP0011	Haulage routes	Objects to Mirambeena Drive's haulage route designation due to safety and amenity issues. Requests Pimpama – Jacobs Well Road as preferred haulage route.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.3	CP0034	Haulage routes	Objects to a heavy vehicle haulage route through Mirambeena Drive to Jacobs Well Road, Pimpama as this route includes two schools and an early learning centre.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.4	CP0034	Haulage routes	Supports the heavy vehicle haulage route through Attenborough Boulevard to Jacobs Well Road.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.5	CP0121	Haulage routes	Supports the heavy vehicle haulage route through Attenborough Boulevard to Jacobs Well Road rather than Mirambeena Drive, Pimpama.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.6	CP0204	Haulage routes	Supports the haulage route through Attenborough Boulevard, Pimpama rather than Mirambeena Drive, Pimpama.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.7	CP0359; CP0419	Haulage routes	Objects to the haulage route along Mirambeena Drive, Pimpama.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.8	CP0359	Haulage routes	Supports the haulage route at Pimpama Jacobs Well Road, through Depot Road and Attenborough Boulevard to the M1.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.9	CP0419	Haulage routes	Objects to the haulage route through property at Wharf Road, Pimpama due to route and noise, braking, etc.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.10	CP0419	Haulage routes	Requests a haulage route along Attenborough Blvd, Depot Rd, Jacobs Well Rd, Pimpama.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.11	CP0419	Haulage routes	Requests a number of new roads and upgrades as a long-term solution to the truck and haulage route problems in the Pimpama area. These upgrades would include an under and overpass on Jacobs Well Rd where the eastern corridor crosses, a north lane up and back along eastern corridor through to the overpass at Computer Rd, near M1 and new roundabouts on either side of the M1.	Yes	<p>This matter is for State Government consideration.</p> <p>The State Government is currently investigating opportunities to improve access to the M1 Pacific Motorway from Jacobs Well Road.</p> <p>A key action of the Gold Coast Transport Strategy 2031 is to build the Intra-Regional Transport Corridor (IRTC) in stages from Staplyton to Carrara.</p> <p>Ministerial Condition 6, required to be addressed prior to public consultation directed the City of Gold Coast to remove all the Special purpose zoning from the land corridor proposed for the Intra Regional Transport Corridor (IRTC) to be replaced by the zoning of adjoining properties. Notwithstanding this direction from the State Government, the City of Gold Coast continues to work proactively and collaboratively with the State on this matter.</p> <p>This matter is not regulated by the City Plan and no change to the City Plan is recommended. No action to be taken.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.5.12	CP0507	Haulage routes	Requests the Transport Route used by KRA 62 and 67 connect to the Pacific Motorway. This is an obvious error.	Yes	<p>This matter is for State Government consideration.</p> <p>Blue Rock KRA (62) will connect to the M1 Pacific Motorway via Beenleigh-Beaudesert Road / Tamaree Road.</p> <p>Northern Darlington Range KRA (67) will connect to the M1 Pacific Motorway via Stanmore Road / Peachey Road / Harts Road or Tillyroen Road / Upper Ormeau Road / Cliff Barrons Road.</p> <p>Beenleigh-Beaudesert Road and Tillyroen Road are not identified as a transport route on Extractive Resources Overlay Map – Map 1.</p> <p>Transport routes mapped in the Extractive Resources Overlay Maps reflect the current State Planning Policy: Mining and Extractive Resources.</p> <p>The City supports the inclusion of Beenleigh-Beaudesert Road and Tillyroen Road to connect KRAs to the M1 Pacific Motorway as a transport route and will be liaising with State Government to implement this change.</p>	No	No	Yes
7.5.13	CP0701	Haulage routes	Objects to the Oxenford Quarry haulage route depicted on the overlay maps as it no longer extends to the Pacific Highway Motorway as shown in the current 2003 Planning Scheme's 'Extractive Resources-Overlay Map OM23-4'.	Yes	<p>This matter is for State Government consideration.</p> <p>Oxenford KRA (68) will connect to the M1 Pacific Motorway via Tamborine-Oxenford Road.</p> <p>Tamborine-Oxenford Road is not identified as a transport route on Extractive Resources Overlay Map – Map 3.</p> <p>Transport routes mapped in the Extractive Resources Overlay Maps reflect the current State Planning Policy: Mining and Extractive Resources.</p> <p>The City supports the inclusion of Tamborine-Oxenford Road, Oxenford between the M1 Pacific Motorway and Oxenford KRA (68) as a transport route and will be liaising with State Government to implement this change.</p>	No	No	Yes
7.5.14	CP1228	Haulage routes	Requests a correction to Extractive resources overlay map transport routes for Key Resource Area 69. The transport route does not join with the Pacific Motorway. The mapping needs to provide for the designated transport route to extend/connect all the way to the Pacific Highway, as well as protecting the route from incompatible land uses.	No	Extractive Resources Overlay Map – Map 1 shows that a transport route connects Staplyton KRA (69) to the M1 Pacific Motorway via Staplyton-Jacobs Well Road.	No	No	No
7.5.15	CP1340	Haulage routes	Objects to Mirambeena Drive, Pimpama being an extractive resource transport route due to safety concerns, particularly in relation to children. Requests an alternate route be found.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.16	CP1845; CP1846	Haulage routes	Objects to Mirambeena Drive Extractive Industries Transport Route due to impacts on public safety.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.17	CP2148	Haulage routes	Objection to Mirambeena Drive being an extractive industries transport route.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.18	CP2149; CP2150	Haulage routes	Concerned with Shaws Pocket Road being used as a quarry truck route from 6am as it is rural residential area with children and horses etc.	No	<p>Shaws Pocket Road is not identified in the City Plan on the Extractive Resources Overlay Map – Map 1 as a Transport Route (haulage route).</p> <p>In July 2014, Council completed road resealing for a 90 metre section of Shaws Pocket Road North, east of 26 Shaws Pocket Road North. In order to complete the works, heavy vehicles would have been required to traverse Shaws Pocket Road to access the construction zone.</p> <p>Otherwise, Shaw Pocket Road is not to be used as a quarry route.</p>	No	No	No
7.5.19	CP2177	Haulage routes	Concerned with the safety of Mirambeena Drive due to it being used as an extractive resources transport route. Mirambeena Drive is home to two schools and child care centres which poses a safety issue when the trucks use the street.	Yes	Refer to response 7.5.1	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.5.20	CP2310	Haulage routes	Objects to the use of Mirambeena Drive as an extractive industries transport route.	Yes	Refer to response 7.5.1	No	No	Yes
7.5.21	CP2633	Haulage routes	Requests Cliff Barrons Road be removed as a haulage road.	No	Cliff Barrons Road is not identified in the SPP Mining and Extractive Industry as a transport route. Therefore it is not necessary to identify Cliff Barrons Road as a transport route. The Extractive resources overlay map will be amended accordingly.	No	Yes	No

Section 7.6: Heavy rail

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.6.1	CP0083	Heavy rail	Requests an extension of the heavy railway to the Gold Coast Airport.	Yes	<p>The Queensland State Government is responsible for the future extension of the Gold Coast railway heavy rail line from Varsity Lakes to the south.</p> <p>The Gold Coast City Transport Strategy 2031 released in March 2013 has identified as one of its key actions the extension of the heavy rail line to Elanora and building new train stations.</p> <p>The City identifies the extension of light rail to the Gold Coast Airport by 2031 over heavy rail as it has a higher projected patronage and lower projected costs when compared to a heavy rail extension from Elanora.</p> <p>The City of Gold Coast supports preservation of this corridor from Varsity Lakes to the Gold Coast Airport.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.6.2	CP0785	Heavy rail	Requests the rail link extend to Airport.	Yes	Refer to response 7.6.1	No	No	No
7.6.3	CP0794	Heavy rail	Requests heavy rail be extended from Varsity to Airport.	Yes	Refer to response 7.6.1	No	No	No
7.6.4	CP1822	Heavy rail	Concerned the City Plan places a lot of emphasis on the light to heavy rail connection. This potentially reinforces the Gold Coast as a 'dormitory suburb' of Brisbane. This misses the potential of the light rail to encourage growth and employment within the City itself through connections to older established suburbs.	No	<p>The Gold Coast City Transport Strategy 2031 released in March 2013 identifies as one of its key actions the extension of light rail across the city with the support from the private sector.</p> <p>As part of the City Plan Strategic framework a strategic outcome is to ensure transport networks and land use are integrated to increase accessibility and connectivity across the city.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.6.5	CP2260	Heavy rail	Requests a rail freight spur to connect to Yatala and other heavy industry areas.	Yes	<p>The Queensland State Government is responsible for the planning of future rail freight corridors.</p> <p>The Gold Coast City Transport Strategy 2031 released in March 2013 does not identify the need for a rail freight spur to Yatala and other heavy industry areas.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

Section 7.7: Light rail

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.7.1	CP0007	Light rail	Requests the light rail be expanded to the airport.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension to the Gold Coast Airport.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the Gold Coast Airport.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.2	CP0008	Light rail	Requests the light rail be extended from Griffith Uni to Helensvale Station via Brisbane Road, rather than to the proposed Parkwood station. The Parkwood option is a mistake for the long-term transport needs of the Gold Coast.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension from the Gold Coast University Hospital to heavy rail.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the extension from the Gold Coast University Hospital to heavy rail.</p> <p>The City does not support the Brisbane Road alignment based on higher projected construction costs and higher travel times compared to alternative options.</p> <p>This is currently being investigated by the State Government with the State Government responsible for determining a preferred alignment.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.3	CP0039	Light rail	Requests the light rail extend to Miami and Burleigh.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension to Miami and Burleigh Heads.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the extension to Miami and Burleigh Heads.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.4	CP0053	Light rail	Objects to the light rail being extended any further south. There is no need. The use of buses works for Tullamarine airport in Melbourne.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension to the Gold Coast Airport.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the Gold Coast Airport.</p> <p>In the interim buses will perform this function connecting the airport to light rail at Broadbeach.</p> <p>This point of submission is not supported. This matter is not regulated by the City Plan.</p>	No	No	No
7.7.5	CP0054	Light rail	Objects to light rail in the city as its poor usage will result in Council deficits and increased rates.	No	<p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>Patronage figures indicate that light rail usage is in excess of 20,000 trips per day and higher during major events such as Schoolies and the Gold Coast 600.</p> <p>Since light rail was introduced in July 2014, for the period from 1 July to 30 September 2014 total public transport trips across the city have increased by 22% compared to the same period last year.</p> <p>The contribution by the City towards the light rail project maximises investment in the city's transport system.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.7.6	CP0066	Light rail	Requests Council and State work together to support the light rail through development of public land.	No	A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector. The City will working closely with the State Government's Department of Transport and Main Roads in reviewing any publicly owned land along the corridor as part of future investigations. This matter is not regulated by the City Plan.	No	No	No
7.7.7	CP0075	Light rail	Concerned the light rail will negatively interact with pedestrians and traffic as opposed to a modern monorail systems which elevates itself above these interactions.	Yes	A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector. Light rail on the Gold Coast became operational in July 2014 with future light rail stages to be investigated in the future. Light rail is seen as a modern urban public transport solution that integrates well with the Gold Coast urban landscape. Monorail is not supported as it would be visually intrusive and the technology lacks the flexibility of light rail to run safely in a variety of operational environments. This matter is not regulated by the City Plan.	No	No	No
7.7.8	CP0193	Light rail	Concerned the light rail construction has had negative impact on business.	Yes	It is acknowledged that there was disruption to some local businesses during construction of the light rail network. Since light rail was introduced in July 2014, for the period from 1 July to 30 September 2014 total public transport trips across the city have increased by 22% compared to the same period last year. Patronage figures indicate that light rail usage is in excess of 20,000 trips per day and higher during major events such as Schoolies and the Gold Coast 600. This matter is not regulated by the City Plan.	No	No	No
7.7.9	CP0207	Light rail	Requests Council ensure the connection of light rail to heavy rail be a State government priority.	Yes	The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension from the Gold Coast University Hospital to heavy rail. A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector. This is currently being investigated by the State Government with the State Government responsible for determining a preferred alignment. The City will continue to advocate for the expansion of the light rail network across the city, including the extension from the Gold Coast University Hospital to heavy rail. This matter is not regulated by the City Plan.	No	No	No
7.7.10	CP0282	Light rail	Requests Robina railway station be connected to light rail.	Yes	The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension to the Robina train station. A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector. The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the connection to the Robina train station. This matter is not regulated by the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.7.11	CP0309	Light rail	Requests parking near Light rail stops so people can drive to them.	Yes	<p>A key action of the Gold Coast City Transport Strategy 2031 is to build new park-and-rides and improve access to public transport, including light rail.</p> <p>A specific outcome within the Strategic framework is the reduction of car parking in areas serviced by high frequency public transport.</p> <p>However, the city does not support the provision of park-and-ride near current light rail stations.</p> <p>The City is undertaking an investigation into the provision of future park-and-ride sites across the city to determine future park-and-ride locations.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.12	CP0309	Light rail	Requests the light rail connects to Brisbane rail.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension from the Gold Coast University Hospital to heavy rail.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>This is currently being investigated by the State Government with the State Government responsible for determining a preferred alignment.</p> <p>The City will continue to advocate for the expansion of the light rail network across the city, including the extension from the Gold Coast University Hospital to heavy rail.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.13	CP0467	Light rail	Requests all possible Stage 2 G:link light rail options to the Helensvale Major Centre are identified in the strategic framework Section 3.2.2 and supporting City Plan mapping (strategic framework maps 2, 3, 5, 6 and 7).	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension from the Gold Coast University Hospital to heavy rail.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>This is currently being investigated by the State Government with the State Government responsible for determining a preferred alignment.</p> <p>The City will continue to advocate for the expansion of the light rail network across the city, including the extension from the Gold Coast University Hospital to heavy rail.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.14	CP0794	Light rail	Requests there are no light rail extensions south.	Yes	Refer to response 7.7.4	No	No	No
7.7.15	CP0819	Light rail	Concern the Strategic framework is focussed on infill development associated with the Light Rail while similar infill opportunities have not been equally catered for in terms of east west high frequency bus connections or the existing heavy rail line.	Yes	The focus of high density urban infill will remain surrounding the light rail for the foreseeable future as it provides the best opportunity to act as a catalyst for driving the market for higher density areas. Buses have less potential to act as a catalyst for urban regeneration.	No	No	No
7.7.16	CP0819	Light rail	Recommend the (urban design) criteria within the Light rail urban renewal overlay code 'may be of more use if forming part of an overall code which deals with urban design issues everywhere.	No	<p>The Light rail urban renewal overlay code was created to specifically address land within the light rail overlay area. In particular, the overall outcomes were crafted to support development opportunity and transform the city into a highly connected compact city with vibrant centres, specialist precincts and urban renewal corridors that will efficiently use land and offer an interesting and unique street life.</p> <p>It is considered that this code supports the outcomes described in Part 3.3.2 – Urban neighbourhoods of the strategic framework.</p>	No	No	No
7.7.17	CP0820	Light rail	Supports the City Plan 2015 proposals to investigate into future extensions of the light rail system. Requests completion of the extension to be expedited before the 10 -20 year timeframe in the City Plan 2015.	Yes	A signature action of the Gold Coast City Transport Strategy 2031 released in March 2013 is to work with the State government to expand the light rail network. Council will work with the State to plan and develop this expanded network as soon as practicable. No action to be taken.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.7.18	CP1124	Light rail	Requests the light rail be connected to heavy rail at Nerang Station to service local residents, commuters and tourists.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>The transport strategy does not identify the extension of light rail to the Nerang train station as a priority.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.19	CP1170	Light rail	Supports/Recommends extension of Light Rail to Robina as a priority.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city including the extension to the Robina train station.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the connection to the Robina train station.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.20	CP1353	Light rail	Requests emphasis on safe and convenient pedestrian access to the G link and seafront promotions and activities.	No	<p>A key action of the Gold Coast City Transport Strategy 2031 is to improve access to public transport, including light rail.</p> <p>A number of planning investigations are underway for Southport, Surfers Paradise and Broadbeach which are aimed at improving pedestrian access at these locations.</p> <p>Additional pedestrian connection improvements are being planned for the 2018 Commonwealth Games precincts in Southport, Main Beach and Southport.</p> <p>These improvements will provide better access for pedestrians to the G:Link as well as the overall seafront.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.21	CP1409	Light rail	Concerned the light rail has been ill-designed and does not meet the needs of residents.	Yes	<p>The G:Link has been designed to the best possible design standards for a modern mass transport system and complies with Australian Standards and international best practice</p> <p>Since light rail was introduced in July 2014, for the period from 1 July to 30 September 2014 total public transport trips across the city have increased by 22% compared to the same period last year.</p> <p>Patronage figures indicate that light rail usage is in excess of 20,000 trips per day and higher during major events such as Schoolies and the Gold Coast 600.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.7.22	CP1418	Light rail	Supports the extension of the light rail to Helensvale and proposes extension at the southern end via Reedy Creek Road to Varsity Lakes Station.	Yes	<p>The Queensland State Government is responsible for the future expansion of the light rail network across the city.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network including an extension to Helensvale, to Robina train station and to the south via Elanora with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the above connections.</p> <p>Support noted.</p>	No	No	No
7.7.23	CP1435; CP1895	Light rail	Supports the light rail.	Yes	Support noted.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.7.24	CP1450	Light rail	Concerned with any proposal to extend the light rail along the Burleigh foreshore as it would affect access to the beach, how the foreshore area is used by families and residents, and impact on views and property values.	Yes	A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network across the city with the support from the private sector. This includes the extension of the light rail network south from Broadbeach to Burleigh Heads and onto the Gold Coast Airport. The City is undertaking a preliminary planning investigation into an alignment to the south. The determination of the most appropriate alignment to Burleigh Heads will be subject to further analysis and evaluation.	No	No	No
7.7.25	CP1468	Light rail	Requests the light rail is extended to Bond university and Coolangatta.	Yes	The Queensland State Government is responsible for the future expansion of the light rail network across the city. A key action of the Gold Coast City Transport Strategy 2031 identifies the extension of the light rail network including an extension via Bond University and to Coolangatta with the support from the private sector. The City will continue to advocate for the expansion of the light rail network to other parts of the city, including the above connections. This matter is not regulated by the City Plan.	No	No	No
7.7.26	CP1822	Light rail	Requests better reference to key elements of the Light Rail Corridor Study.	Yes	The Gold Coast Rapid Transit Corridor Study has been considered in the development of the City Plan. The City Plan Strategic framework supports development in areas serviced by high frequency public transport, including mixed use centres, specialist centres and the light rail urban renewal area. This matter is not regulated by the City Plan.	No	No	No
7.7.27	CP1825; CP2637	Light rail	Concerned the City Plan is not doing enough to encourage development along the current light rail route and/or future extensions to the corridor.	Yes	The City Plan Strategic framework supports development in areas serviced by high frequency public transport, including mixed use centres, specialist centres and the light rail urban renewal area. Lower rates of car parking may be applied in other locations depending on land uses and public transport accessibility, including major sporting facilities. As future light rail stages are developed, future amendments to the City Plan will be considered. This matter is not regulated by the City Plan.	No	No	No
7.7.28	CP1825; CP2637	Light rail	Concerned the City Plan is not looking very far into the future with the 'motherhood' objectives and not linked to development incentives. For example, there is no incentive or guidance to encourage development along future extensions of the light rail beyond stage 1.	Yes	The City Plan Strategic framework supports development in areas serviced by high frequency public transport, including mixed use centres, specialist centres and the light rail urban renewal area. Lower rates of car parking may be applied in other locations depending on land uses and public transport accessibility, including major sporting facilities. The City's integrated transport system is identified on strategic framework map 6. As future light rail stages are developed, future amendments to the City Plan will be considered. This matter is not regulated by the City Plan.	No	No	No
7.7.29	CP2260	Light rail	Requests the Light rail urban renewal overlay code has greater implementation of light rail corridor study strategies. Requests improvement of landscapes and urban realms surrounding the corridor.	Yes	The Gold Coast Rapid Transit Corridor Study has been considered in the development of the City Plan. The City Plan Strategic framework supports development in areas serviced by high frequency public transport, including mixed use centres, specialist centres and the light rail urban renewal area. This matter is not regulated by the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.7.30	CP2571	Light rail	Supports the designation of four investigation areas associated with the expansion of the Light Rail network.	Yes	Support noted.	No	No	No
7.7.31	CP2571	Light rail	Supports the extension in the short term of the light rail from Griffith University to a nearby connection with the heavy rail, which would establish a large area of tremendous opportunity for compact growth, building on the emerging health and knowledge industries.	Yes	Support noted.	No	No	No
7.7.32	CP2715	Light rail	<p>Requests the following Strategic framework maps be amended to reflect the Queensland Government's preferred alternative to connect the light rail to the Helensvale Heavy Rail Stage 2 G: link alignment as "Investigation for Future Light Rail":</p> <ul style="list-style-type: none"> • Strategic Framework Map 2—Settlement Pattern; • Strategic Framework Map 3—Light Rail Urban Renewal Area; • Strategic Framework Map 5—Focus Areas for Economic Activity; • Strategic Framework Map 6—Integrated Transport; and • Strategic Framework Map 7—Strategic Infrastructure Sites and Corridors. 	Yes	To date, the State Government has not advised of any preferences to connect the light rail to the Helensvale heavy rail station.	No	No	No

Section 7.8: Loading area

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.8.1	CP1079	Loading area	Requests major developments are appropriately designed for loading and unloading, and made accessible for the vehicles required; underground, off-road and at-grade.	No	The City Plan ensures that appropriate manoeuvring and servicing areas are provided for all development types and designed in accordance with relevant Australian Standards – AS2890.2-2002 Off-street commercial vehicle facilities.	No	No	No
7.8.2	CP1279	Loading area	Requests development such as shopping centres and medical facilities provide drop off and pick-up bays located close to the entrance of facilities that can accommodate cars and community transport mini buses to buildings and transport stops for older persons.	No	The provision of drop-off and pick up bays is not regulated by the City Plan.	No	No	No

Section 7.9: Public transport

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.9.1	CP0041	Public transport	Requests less trams and trains. Buses are more comfortable.	Yes	Heavy and light rail modes are identified as a more comfortable mode by passengers over buses due to their smoother ride and acceleration. This matter is not regulated by the City Plan.	No	No	No
7.9.2	CP0049	Public transport	Requests fast public transport options from Brisbane, not light rail connected to rail.	Yes	The State Government is responsible for the future expansion of the heavy rail network across the city including the upgrade of the heavy rail line to Brisbane. The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. This includes supporting expansion of the light rail, heavy rail networks and improvements to the bus network across the city in order to meet this target. The State Government is currently planning to duplicate the heavy rail line between Coomera and Helensvale and this is planned to be completed within the next five years. This matter is not regulated by the City Plan.	No	No	No
7.9.3	CP0069	Public transport	Requests more affordable public transport.	Yes	The State Government is responsible for determining the cost of public transport fares. The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. To support this, a key action within the transport strategy is to reduce the cost of public transport and develop a tourist-friendly ticketing product. The City has made representations to the State Government to undertake a review of public transport fares on the Gold Coast. This matter is not regulated by the City Plan.	No	No	No
7.9.4	CP0086	Public transport	Requests public transport have an unlimited travel ticket which is valid for at least four days at a cost of \$15.	Yes	The State government is responsible for determining the cost of public transport fares. The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. To support this, a key action within the transport strategy is to reduce the cost of public transport and develop a tourist-friendly ticketing product. The City has made representations to the State government to undertake a review of public transport fares on the Gold Coast. TransLink recently introduced the <i>goexplore</i> ticket for daily travel on the Gold Coast. Further information is available by visiting www.translink.com.au This matter is not regulated by the City Plan.	No	No	No
7.9.5	CP0127	Public transport	Supports the emphasis on public transport and transport hubs.	Yes	Support noted.	No	No	No
7.9.6	CP0315	Public transport	Requests better public transport coordination, so people don't have to change 2 to 3 different busses to travel a short distance, which is expensive.	Yes	The State Government is responsible for coordination of the public transport network. The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. To support this, changes to the public transport network are continually considered by TransLink. This includes ongoing rollout of high frequency bus routes across the city to reduce the need to transfer between buses. In addition, the State government's public transport system allows for no transfer penalties for passengers using multiple services for the same trip. This matter is not regulated by the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.9.7	CP0348	Public transport	Requests provision of more east to west connectivity via light rail or other means.	Yes	<p>The State Government is responsible for the delivery and coordination of the city's public transport network.</p> <p>The Gold Coast City Transport Strategy 2031 identifies the improvement to east-west public transport connections, including extending the light rail network across the city with connections to heavy rail and deliver of a high-frequency bus network.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.9.8	CP0515	Public transport	Concerned public transport doesn't meet the demands of a growing city.	Yes	<p>The State Government is responsible for the delivery and coordination of the city's public transport network.</p> <p>The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031.</p> <p>A key objective of the Gold Coast City Transport Strategy 2031 is to improve the quality of the public transport system so it provides an attractive alternative to the car. Key actions include:</p> <ul style="list-style-type: none"> • Delivering a rapid bus network; • Reducing the cost of public transport; • Extending the light rail network; • Extending the heavy rail network; and • Delivering flexible public transport services in areas of low demand. <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.9.9	CP0823	Public transport	Concerned pressures on state and council budgets are likely to result in a funding shortfall for public transport and roads needed for the projected population over the time of the plan. This requires the need for a rethink on the projected population growth for this area.	Yes	<p>The State government is responsible for funding the provision of public transport services.</p> <p>On an annual basis, the City considers the costs associated with improving the road and public transport network, including new road links, road network improvements and other improvements (road pavement rehabilitation).</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.9.10	CP1163	Public transport	Requests public transport link to major infrastructure. i.e. Gold Coast Airport via direct tram (G link) from either Nerang/ Helensvale station and return as a seamless connection.	Yes	<p>The State Government is responsible for the future expansion of the light rail network across the city, including the extension to the Gold Coast Airport.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 highlights the extension of the light rail network across the city with the support from the private sector.</p> <p>The City will continue to advocate for the expansion of the light rail network to other parts of the city.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.9.11	CP1279	Public transport	Concerned the availability of affordable public transport is a significant unmet need for seniors. Requests development such as aged care facilities, hospitals, shopping centres etc. be located in close proximity to public transport and the provision of well-serviced, adequate and well-connected transport routes to all areas of the city.	Yes	<p>The State Government is responsible for the delivery and coordination of the city's public transport network.</p> <p>The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. To support this, a key action within the transport strategy is to reduce the cost of public transport and develop a tourist-friendly ticketing product.</p> <p>The City has introduced the Free Seniors Travel initiative which allows seniors to travel for free on weekdays between 8:30am and 3:30pm. Council also operates the Council Cab service that provides flexible transport options for seniors at a nominal cost.</p> <p>The City Plan will deliver a blue print for the development of the City, with more intensive development and land uses including aged care facilities, located in areas supported by high frequency public transport.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.9.12	CP1290	Public transport	Concerned the City Plan does not demonstrate adequate provision of public transport infrastructure to cope with any projected population growth.	Yes	<p>The City Plan will deliver a blue print for the development of the City, with more intensive development and land uses including aged care facilities, located in areas supported by high frequency public transport.</p> <p>The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031.</p> <p>This includes supporting expansion of the light rail, heavy rail networks and improvements to the bus network across the city in order to meet this target.</p> <p>The State Government is currently planning to duplicate the heavy rail line between Coomera and Helensvale and this is planned to be completed within the next five years.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.9.13	CP1714	Public transport	Concerned Council is not encouraging more park and ride options.	Yes	<p>A key action of the Gold Coast City Transport Strategy 2031 is to investigate the expansion of park and ride at strategic locations across the city.</p> <p>A specific outcome within the Strategic framework is the reduction of publicly available car parking in areas serviced by high frequency public transport.</p> <p>However, the City does not support the provision of park-and-ride near existing light rail stations.</p> <p>The City will investigate the provision of future park-and-ride sites across the city to determine their locations.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.9.14	CP1822	Public transport	Concerned a public ferry system for the Gold Coast does not appear to form part of the transport plan.	Yes	<p>An action within the Gold Coast City Transport Strategy 2031 Technical Report highlights re-assessing the viability of providing commuter ferry services for the Broadwater and Nerang River by 2022 (p61).</p> <p>Previous investigations have revealed estimated low patronage and high capital and operational for scheduled ferry services.</p> <p>The City will work with the Gold Coast Waterways Authority to improve infrastructure to support low cost water taxi services.</p>	No	No	No
7.9.15	CP1822	Public transport	Requests Council encourage high frequency east-west public transport options along Ashmore Road.	Yes	<p>A key action within the Council adopted Gold Coast City Transport Strategy 2031 is to deliver a rapid bus network including the improvement to east-west public transport to provide higher frequency and greater reliability. There are several bus routes currently servicing this area.</p>	No	No	No
7.9.16	CP1822	Public transport	Requests Council investigate a future high frequency public transport link between Varsity Lakes and Burleigh Heads. This is especially critical given the medium density provisions for the area adjoining Varsity lakes and the poor public transport currently servicing this area and the 4 district centres along west Burleigh road which are not being provided with a high frequency transport route.	Yes	<p>A key action within the adopted Gold Coast City Transport Strategy 2031 is to deliver a rapid bus network including the improvement to east-west public transport to provide higher frequency and greater reliability.</p> <p>Currently bus route 753 connects Varsity Lakes to Burleigh with buses currently running hourly in each direction. That over time the State Government's Department of Transport and Main Roads will progressively improve the frequency of this service subject to passenger demand.</p>	No	No	No
7.9.17	CP1822	Public transport	Requests Council investigate future high frequency 'circle' bus routes which link the interstitial areas, with the key public transport routes.	Yes	<p>A key action within the Gold Coast City Transport Strategy 2031 is to deliver a rapid bus network including the improvement to east-west public transport to provide higher frequency and greater reliability.</p> <p>The provision of 'circle' routes for a linear city are not seen as a viable and cost effective option to best service the Gold Coast community by public transport.</p> <p>Strategic framework 3.6.2.1(1) states that the city's transport systems are integrated including rapid bus to provide choice, convenience and efficiently connect with places of economic, social and environmental values.</p> <p>Strategic framework 3.2.2 states the use of rapid bus services to service areas like Parkwood, Burleigh Heads, Robina, Bundall, the Spit and Gold Coast Airport whilst we investigate extending the light rail network.</p>	No	No	No
7.9.18	CP2260	Public transport	Concerned a public ferry system is not included in the City Plan 2015.	Yes	Refer to response 7.9.14	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.9.19	CP2260	Public transport	Requests high frequency east-west public transport options along Ashmore Road/Benowa Road, Carrara Road.	Yes	Refer to response 7.9.15	No	No	No
7.9.20	CP2260	Public transport	Requests investigation of high frequency public transport link between Varsity and Burleigh.	Yes	Refer to response 7.9.16	No	No	No
7.9.21	CP2260	Public transport	Requests the investigating high frequency 'circle' bus routes.	Yes	Refer to response 7.9.17	No	No	No

Section 7.10: Roads

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.1	CP0001	Roads	Requests Gold Coast Highway traffic flow be improved through the introduction of major intersections and no through roads.	Yes	<p>An objective of the Gold Coast City Transport Strategy 2031 is to develop and manage an efficient road network that meets the city's needs for the movement of people and goods by maximising road and freight performance.</p> <p>Some key actions within the transport strategy include:</p> <ul style="list-style-type: none"> • Delivery of an integrated traffic management centre to synchronise traffic signals and get more capacity out of the existing road network. • Develop and implement a road network master plan with the upgrade of major intersections on the Gold Coast. <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.2	CP0012; CP0017; CP0044; CP0045; CP0046; CP0134; CP0136; CP0441; CP0442; CP0531; CP0538; CP0540; CP1058; CP1066; CP1127; CP1176; CP1178; CP1270; CP1583; CP1891	Roads	Concerned with the entry and exit to Stanmore Road from Enkleman Road.	No	<p>Stanmore Road is planned to progressively be upgraded over time including the upgrade of the Stanmore Road / Enkleman Road intersection. This project is identified in the City's current Major Roadwork's Program for delivery in future years.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.3	CP0031	Roads	Requests an off-ramp for exit 45 northbound to support increase in population in and around Ormeau.	Yes	<p>There is an existing northbound off-ramp on Exit 45 of the M1 which allows vehicles to exit from the M1. There is no northbound on-ramp onto the M1. As the M1 is a State-Controlled Road this is a matter for consideration by the State Government.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.4	CP0031	Roads	Requests an on-ramp for exit 45 southbound to support increase in population in and around Ormeau.	Yes	<p>There is an existing southbound on-ramp on Exit 45 of the M1 which allows vehicles to access the M1. There is no southbound off-ramp from the M1. As the M1 is a State-Controlled Road this is a matter for consideration by the State Government.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.5	CP0031	Roads	Requests duplication of the M1 from Beenleigh/Redlands Bay area to Southport to alleviate congestion, reduce accidents and travel times.	Yes	<p>In accordance with the Ministerial condition, the IRTC has been removed from the maps.</p> <p>Notwithstanding, the M1 is a State-Controlled Road requiring the State Government to respond to this matter.</p> <p>A key action of the Gold Coast City Transport Strategy 2031 is to build the Intra-Regional Transport Corridor in stages from Coomera to Carrara.</p> <p>The IRTC is proposed to be a four (4) lane urban arterial, providing an alternative north-south route to the Pacific Motorway between Staplyton-Jacobs Well Road and Nerang-Broadbeach Road.</p> <p>The IRTC will reduce pressure on the Pacific Motorway and will provide an alternative traffic route if there is a major incident on the Motorway. It will also assist in development of expected high growth areas of the City, in particular the Coomera Town Centre.</p> <p>Recent TMR and Council joint traffic modelling has considered the IRTC with a conclusion that significant traffic benefits could be provided in future from the project.</p> <p>The IRTC is a future State controlled road and the Department of Transport and Main Road are currently initiating a gazettal process to preserve the corridor.</p> <p>Council will continue to advocate for the inclusion of this project in future State road network planning.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.6	CP0036	Roads	Requests a second bridge/causeway at the eastern side of Chevron Island, possibly form Stanhill Drive North to Budds Beach to connect with Ferny Ave.	No	<p>It is not recommended to encourage additional through traffic on Thomas Drive.</p> <p>Thomas Drive is configured as a 2-lane road providing an east-west linkage between Bundall and Surfers Paradise as well as providing access to both the commercial and residential precincts on Chevron Island. It is currently operating at capacity carrying 20,000 vpd. Recently Council undertook a centre improvement project in the Chevron Island commercial centre to mitigate the impacts of this high traffic level.</p> <p>The capacity provided by any additional road bridges to Chevron Island would not be realised due the current capacity constraint on Thomas Drive.</p> <p>The strategic road network hierarchy instead encourages the use of Salerno Street for east-west traffic to and from Surfers Paradise. It should be noted that Transport and Main Roads intend to upgrade the Ashmore Road/Salerno Street/Bundall Road intersection by 2017.</p> <p>The City does not support and has no current plans for a second bridge at the eastern side of Chevron Island.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.7	CP0036	Roads	Requests both sides of Stanhill Drive be one way to alleviate congestion on Thomas Drive. This is possible with some appropriate revamping of some cross street intersections.	No	<p>The city does not support and has no current plans to make Stanhill Drive, Chevron Island one way.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.8	CP0038	Roads	Requests a toll for non-locals to drive through Broadbeach, Surfers, and Main Beach.	No	<p>The city does not support, and has no plans to charge a toll to visitors that access Broadbeach, Surfers Paradise and Main Beach.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.9	CP0038	Roads	Requests a tunnel that goes under the canals between Broadbeach to Southport.	No	<p>The city does not support and has no plans to construct a tunnel from Broadbeach to Southport.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.10	CP0038	Roads	Requests less traffic lights on Gold Coast Highway.	Yes	<p>A key action of the Gold Coast City Transport Strategy 2031 is to deliver an integrated traffic management centre to synchronise traffic signals and get more capacity from the existing road network.</p> <p>There are no plans to remove traffic lights on the Gold Coast Highway as this would pose a serious road safety issue.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.11	CP0038	Roads	Requests road underpasses and no overpasses.	No	<p>The city has no current plans to provide underpasses or overpasses on the City of Gold Coast's road network.</p> <p>Underpasses are general more expensive to construct and in a low lying coastal area can be subject to flooding and hydrological issues.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.12	CP0083	Roads	Requests fixing the roads in Tugun.	No	<p>A key action of the Gold Coast City Transport Strategy 2031 is to develop and implement a road network master plan that identifies road network improvements across the city including Tugun.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.13	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1069; CP1109; CP1114; CP1115; CP1202; CP1349; CP1367; CP1536; CP1775; CP1863; CP2696;	Roads	Requests the gates on Cliff Barrons Road and Darlington Ridge Road be unlocked for free access by the public.	No	<p>There are a several unformed roads in the Ormeau Hills and Kingsholme area. This is not untypical for the rural areas of the city, particularly areas which have steep terrain. This category of road typically provides restricted access and is often maintained as a fire trail only.</p> <p>For the roads mentioned in this submission the current practice has been to gate these roads and provide limited access to Council's Natural Areas Management Unit.</p> <p>This adopted management practice is to protect public safety as the roads are not suitable for general access. Given the geometry and topography of the area it is not feasible to upgrade the roads to meet any reasonable geometric or public access standard.</p> <p>There have also been ongoing issues with illegal waste dumping in this area and encroachment on to existing quarry development by the public. Gating of the roads assists with these issues.</p> <p>The current practice of restricting access to these roads is still considered to be appropriate and it is not recommended to make any changes to the City Plan.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.14	CP0093; CP0152; CP0155; CP0181; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1349; CP1536	Roads	Requests the upper section along Vennor Reserve be made safer and the gates at Peachey Road be permanently unlocked to allow access by Ormeau public.	No	Refer to response 7.10.13	No	No	No
7.10.15	CP0093; CP0094; CP0152; CP0155; CP0181; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1172; CP1202; CP1244; CP1253; CP1349; CP1367; CP1536; CP1773; CP1775; CP2660; CP2661; CP2696	Roads	Requests upgrades to Darlington Ridge Road to make it safer.	No	Refer to response 7.10.13	No	No	No
7.10.16	CP0094; CP0442; CP1035; CP1058; CP1109; CP1114; CP1115; CP1172; CP1202; CP1244; CP1367; CP2696	Roads	Requests upper section along Vennor Reserve be made safer and the gates at Peachey Road be permanently unlocked to allow access by Ormeau public.	No	Refer to response 7.10.13	No	No	No
7.10.17	CP0191	Roads	Requests better traffic light phasing to fix traffic problems at major intersections.	Yes	<p>A key action of the Gold Coast City Transport Strategy 2031 is to deliver an integrated traffic management centre to synchronise traffic signals to maximise the capacity of the existing road network.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.10.18	CP0280	Roads	Requests public roads over the Ormeau range be upgraded and kept open.	No	Refer to response 7.10.13	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.19	CP0280	Roads	Requests the Tillyroen Road roundabout have a left turn lane to accommodate traffic congestion during school times.	No	The roundabout at the intersection of Tillyroen Road / Peachey Road / Orange Mountain Road and the onramp to the M1 located at Ormeau currently operates as a single lane approach on four of the five legs to the roundabout. The fifth leg is the onramp to the M1. There are no current plans to upgrade this roundabout. This matter is not regulated by the City Plan.	No	No	No
7.10.20	CP0290	Roads	Requests Garfield Terrace, Surfers Paradise to be a one way street north bound with a cycling lane. The street is not wide enough for buses and trucks to safely pass, or have cyclists on road with two way traffic.	No	The city has investigated the possibility of altering traffic flow on Garfield Terrace, Surfers Paradise. The city does not support, and has no current plans to convert Garfield Terrace to one way for general traffic as it would have a detrimental impact on the surrounding road network. However, the city is currently developing options to improve pedestrian and cycle provision on Garfield Terrace by widening the existing footpath on the eastern side and improving the road for road cycling. This matter is not regulated by the City Plan.	No	No	No
7.10.21	CP0309	Roads	Requests Napper Road entry to Smith Street/M1 be widened.	Yes	Smith Street is a State-Controlled Road and Napper Road is owned and controlled by Council. This intersection is potentially affected by a future extension of the light rail network and its safety and capacity will be reviewed as part of the project in the future. This matter is not regulated by the City Plan.	No	No	No
7.10.22	CP0354	Roads	Requests the Stanmore Road exit to the M1 be subject to improvement/expansion prior to industrial expansion.	Yes	The Stanmore Road / M1 roundabout exit is owned and controlled by the State Government's Department of Transport and Main Roads. The city is currently working with the Department of Transport and Main Roads to upgrade this roundabout to improve access to and from the M1. This matter is not regulated by the City Plan.	No	No	No
7.10.23	CP0498	Roads	Requests transport infrastructure upgrades for the southern gold coast including heavy rail extension and upgrade of the Pacific Motorway M1 to six lanes.	Yes	Both of these projects are the responsibility of the State Government and should be referred to the Department of Transport and Main Roads for a response. The City of Gold Coast supports the upgrade of the Pacific Motorway (M1) and the extension of the heavy rail line to Elanora. These are both key actions within the Gold Coast City Transport Strategy 2031. This matter is not regulated by the City Plan.	No	No	No
7.10.24	CP0673	Roads	Concerned the roads in Oxenford area don't cope with the traffic at the moment and any increase in population would make it near impossible to get around especially during Saturday's peak hour.	Yes	An objective of the Gold Coast City Transport Strategy 2031 is to develop and manage an efficient road network that meets the city's needs for the movement of people and goods by maximising road and freight performance. A key action within the transport strategy includes the development and implementation of a road network master plan, including a 'pinch points' upgrade program. Road planning in Oxenford includes a strong interface with the Department of Transport and Main Roads who control Tamborine-Oxenford Road and Hope Island Road. The development of new roads in future developments is achieved through existing provisions under SPA. This matter is not regulated by the City Plan.	No	No	No
7.10.25	CP0697	Roads	Requests the gates on Darlington Ridge Road be unlocked for free access by the public for fire emergency purposes. These gates must be kept open to the public and properly maintained.	Yes	Refer to response 7.10.13	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.26	CP0765	Roads	Requests existing public roads around the Ormeau quarry remain open to the public.	Yes	Refer to response 7.10.13	No	No	No
7.10.27	CP0794	Roads	Requests an off-ramp to John Flynn Hospital.	Yes	The M1 is a State-Controlled Road requiring the State Government to respond to this matter. This matter is not regulated by the City Plan and it is recommended that no change be made to the City Plan.	No	No	No
7.10.28	CP0823	Roads	Requests a road corridor between Coomera and Southport is built to meet resident's needs and minimise congestion on the M1.	Yes	In accordance with the Ministerial condition, the IRTC has been removed from the maps. Notwithstanding, a key action of the Gold Coast City Transport Strategy 2031 is to build the Intra-Regional Transport Corridor in stages from Coomera to Carrara. The IRTC is proposed to be a four (4) lane urban arterial, providing an alternative north-south route to the Pacific Motorway between Staplyton-Jacobs Well Road and Nerang-Broadbeach Road. The IRTC will reduce pressure on the Pacific Motorway and will provide an alternative traffic route if there is a major incident on the Motorway. It will also assist in development of expected high growth areas of the City, in particular the Coomera Town Centre. Recent TMR and Council joint traffic modelling has considered the IRTC with a conclusion that significant traffic benefits could be provided in future from the project. The IRTC is a future State controlled road and the Department of Transport and Main Road are currently initiating a gazettal process to preserve the corridor. Council will continue to advocate for the inclusion of this project in future State road network planning. This matter is not regulated by the City Plan and it is recommended that no change be made to the City Plan.	No	No	No
7.10.29	CP1108	Roads	Concerned the symbol for future road works has been removed from the Yatala zone map (Map 6). Concerned with traffic congestion at the M1 interchange at exit 38. Requests improvements / expansion of Stanmore Road exit to the M1 before any industrial expansion.	Yes	No error was identified on the Yatala zone map. The Stanmore Road / M1 roundabout exit is owned and controlled by the State Government's Department of Transport and Main Roads. The city is currently working with the Department of Transport and Main Roads to upgrade this roundabout to improve access to and from the M1. This matter is not regulated by the City Plan. The city is currently working with the Department of Transport and Main Roads to upgrade this roundabout to maximise road and freight performance at this location. This matter is also not regulated by the City Plan.	No	No	No
7.10.30	CP1116	Roads	Requests the gates be unlocked for free access on Cliff Barrons Road, Darlington Ridge Road at Vennor Drive and Peachey Road due to it being an essential fire and recreation access.	No	Refer to response 7.10.13	No	No	No
7.10.31	CP1123	Roads	Requests the intersection of Main Beach Parade and Breaker Street, Main Beach be improved, and street lighting also be improved in Breaker Street and Hill Parade, Main Beach for reasons of pedestrian and vehicular safety.	No	There are no current plans to upgrade the intersection of Main Beach Parade and Breaker Street, Main Beach and improve street lighting on Breaker Street and Hill Parade. However, a review of the existing intersection will be undertaken to determine if there are any major delays to traffic at this location and also review lighting at these two locations. This matter is not regulated by the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.32	CP1125	Roads	Requests the gates on Cliff Barrons Road and Darlington Ridge Road be unlocked for public access due to it being an essential emergency fire exit.	No	Refer to response 7.10.13	No	No	No
7.10.33	CP1137	Roads	Requests the gates on Cliff Barrons Road, and Darlington Ridge Road be unlocked for free access by the public due to it being a fire access.	No	Refer to response 7.10.13	No	No	No
7.10.34	CP1138	Roads	Requests the gates on Cliff Barrons Road, and Darlington Ridge Road due to it being an essential fire access, be unlocked for free access by the public.	No	Refer to response 7.10.13	No	No	No
7.10.35	CP1155	Roads	Requests Darlington Ridge Road be kept open as a public road and maintained for safe use.	No	Refer to response 7.10.13	No	No	No
7.10.36	CP1155	Roads	Requests the gates at Cliff Barrons Road, Peachey Road and Vennor Drive be unlocked to allow public access.	No	Refer to response 7.10.13	No	No	No
7.10.37	CP1172	Roads	Recommends the gates on Cliff Barrons Road and Darlington Ridge Road be unlocked for free access by the public.	No	Refer to response 7.10.13	No	No	No
7.10.38	CP1244	Roads	Requests gates on Cliff Barrons Road and Darlington Ridge Road be unlocked for free access by the public.	No	Refer to response 7.10.13	No	No	No
7.10.39	CP1248	Roads	Concerned Broadbeach does not have enough street landscaping beside the highway to dampen the noise of traffic.	No	There are no plans to provide any additional landscaping adjacent to the Gold Coast Highway. Solid noise barriers are not deemed appropriate at this location. This matter is not regulated by the City Plan.	No	No	No
7.10.40	CP1248	Roads	Requests Alexandra Avenue, Broadbeach be 'one-way' only from the highway to the beach.	No	There are no current plans to make Alexandra Drive one way from the Gold Coast Highway to Old Burleigh Road. This matter is not regulated by the City Plan.	No	No	No
7.10.41	CP1248	Roads	Requests traffic through and around Broadbeach streets be reduced to 40kph.	No	There are no current plans for the speed limit at streets in Broadbeach to be reduced to 40kph. This matter is not regulated by the City Plan.	No	No	No
7.10.42	CP1279	Roads	Requests the provision of well-designed roads and appropriately placed infrastructures such as traffic islands and overpasses to assist pedestrians to cross city roads.	No	Roads are designed to Austroads standards and Council's Land Development Guidelines ensure adequate provision is made for pedestrians and cyclists.	No	No	No
7.10.43	CP1330	Roads	Concerned Zone map 6 does not show any expansion of Stanmore Road for the next ten years. It is a safety concern at present. Requests this matter be reviewed.	No	Stanmore Road is planned to progressively be upgraded, and this project is currently identified in the City's current Major Roadwork's Program for delivery in future years. This matter is not regulated by the City Plan.	No	No	No
7.10.44	CP1353	Roads	Requests more attention to speeding vehicles and rat runners and possible 40km/h speed limit in the café area between Burra Street and Mawarra Street on Chevron Island.	No	The enforcement of speed limits is a matter for the Queensland Police Service. This matter is not regulated by the City Plan.	No	No	No
7.10.45	CP1476	Roads	Objects to Darlington Ridge Road and Cliff Barrons Road closures.	No	Refer to response 7.10.13	No	No	No
7.10.46	CP1517	Roads	Requests more signs are needed pointing to the M1.	Yes	Road signage can be improved across the City and any specific issue can be referred to Council's Transport & Traffic Branch to investigate. This matter is not regulated by the City Plan.	No	No	No
7.10.47	CP1517	Roads	Requests outer suburb roads are constructed straighter.	No	Roads are designed to Australian Standards. This matter is not regulated by the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.48	CP1526	Roads	Objects to the opening of the Coulter Road dead end on the basis there are already three roads in Willow Vale to cater for the amount of daily traffic.	No	The City of Gold Coast identifies Coulter Road as a cul-de-sac. There is no identified sealed Council road beyond the end of Coulter Road. This matter is not regulated by the City Plan.	No	No	No
7.10.49	CP1551	Roads	Requests public roads through and alongside quarries remain open to the public and are upgraded to ensure correct and safe public usage.	No	Refer to response 7.10.13	No	No	No
7.10.50	CP1594	Roads	Requests Stewart's Road, Pimpama is extended to the train station.	No	The extension of Stewarts Road from the north to the Ormeau rail station would improve access. However, this project would be expensive to construct. This opportunity will be investigated as part of development of the City's future road network program. This matter is not regulated by the City Plan.	No	No	No
7.10.51	CP1700	Roads	Requests Darlington Ridge Road, Ormeau Hills be kept a public road and be maintained for safe use.	No	Refer to response 7.10.13	No	No	No
7.10.52	CP1700	Roads	Requests the gates on Cliff Barrons Road and Darlington Ridge Road, Ormeau Hills be unlocked for free access by the public.	No	Refer to response 7.10.13	No	No	No
7.10.53	CP1756	Roads	Requests the Darlington Ridge Rd be maintained and kept open to the public.	No	Refer to response 7.10.13	No	No	No
7.10.54	CP1765	Roads	Requests the Darlington Ridge Road, Albert Road and Norberry Road are maintained and kept open to the public for emergency access purposes.	No	Refer to response 7.10.13	No	No	No
7.10.55	CP1765	Roads	Requests the section between Darlington Ridge Road and Vennor Road be kept open to the public.	No	Refer to response 7.10.13	No	No	No
7.10.56	CP1773	Roads	Requests the Darlington Range Road and Cliff Barrons Road be opened to the public, be upgraded and maintained as alternative access routes for residents.	No	Refer to response 7.10.13	No	No	No
7.10.57	CP1777	Roads	Requests the Intra Regional Transport Corridor (IRTC) be kept in future plans. This new road is needed as an alternative route when the M1 clogs up as it does often when a car accident occurs.	Yes	In accordance with the Ministerial condition, the IRTC has been removed from the maps. Notwithstanding, a key action of the Gold Coast City Transport Strategy 2031 is to build the Intra-Regional Transport Corridor in stages from Coomera to Carrara. The IRTC is proposed to be a four (4) lane urban arterial, providing an alternative north-south route to the Pacific Motorway between Staplyton-Jacobs Well Road and Nerang-Broadbeach Road. The IRTC will reduce pressure on the Pacific Motorway and will provide an alternative traffic route if there is a major incident on the Motorway. It will also assist in development of expected high growth areas of the City, in particular the Coomera Town Centre. Recent TMR and Council joint traffic modelling has considered the IRTC with a conclusion that significant traffic benefits could be provided in future from the project. The IRTC is a future State controlled road and the Department of Transport and Main Road are currently initiating a gazettal process to preserve the corridor. Council will continue to advocate for the inclusion of this project in future State road network planning. This matter is not regulated by the City Plan and it is recommended that no change be made to the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.10.58	CP1805	Roads	Requests public roads through and alongside quarry precincts remain open to the public and are upgraded suitably to ensure correct and safe public usage e.g. link over private land between Darlington Ridge Road and Vennor Drive.	No	Refer to response 7.10.13	No	No	No
7.10.59	CP1882	Roads	Requests Council keeps all roads around Darlington Range KRA open to the public so they are available as fire trail escape routes and public recreation trails.	No	Refer to response 7.10.13	No	No	No
7.10.60	CP1914	Roads	Requests Darlington Ridge Road and Vennor Drive be kept public roads.	No	Refer to response 7.10.13	No	No	No
7.10.61	CP1914	Roads	Requests upgrades to Darlington Ridge Rd and Vennor Drive to make it safer.	No	Refer to response 7.10.13	No	No	No
7.10.62	CP2103	Roads	Requests public roads through and alongside quarry precincts, especially Darlington Ridge Road and Vennor Drive, remain open to the public and are upgraded suitably to ensure correct and safe public usage.	No	Refer to response 7.10.13	No	No	No
7.10.63	CP2388	Roads	Objects to the closure of Darlington Ridge Road as it is used for health and safety purposes (i.e. a fire emergency exit), and recreational purposes.	No	Refer to response 7.10.13	No	No	No
7.10.64	CP2389	Roads	Objects to closure of Darlington Ridge Road as it is used as a fire emergency exit and recreational purposes.	No	Refer to response 7.10.13	No	No	No
7.10.65	CP2395; CP2481	Roads	Requests public roads through quarry precincts remain open for public use and upgraded/maintained to ensure safety.	No	Refer to response 7.10.13	No	No	No
7.10.66	CP2624	Roads	Requests roundabouts are encouraged instead of traffic lights as a result of new developments, as they have lower ongoing costs and they allow the free flow of traffic which in turn reduces noise and pollution.	No	Roundabouts are considered appropriate at some locations in new developments. However, consideration is given to vehicular safety, the speed environment and surrounding physical environment including an assessment of vulnerable road users such as provision for pedestrians and cyclists. This matter is not regulated by the City Plan.	No	No	No
7.10.67	CP2700	Roads	Requests upgrades to Darlington Ridge Road to make it safer. Recommends upper section along Vennor Reserve be made safer and the gates at Peachey Road be permanently unlocked to allow access by Ormeau public. Recommends the gates on Cliff Barrons Road and Darlington Ridge Road be unlocked for free access by the public.	No	Refer to response 7.10.13	No	No	No

Section 7.11: Transport – General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.11.1	CP0058	Transport – General	Requests more transport, especially car transport.	No	The Gold Coast City Transport Strategy 2031 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. It aims to reduce car travel to be 74% of all daily trips across the city (down from 87.9% in 2011) and increase the proportion of people walking, cycling and using public transport. Detailed 10 year network plans and 4 year capital works programs are available for roads, public transport and active transport infrastructure. This matter is not regulated by the City Plan.	No	No	No
7.11.2	CP0058	Transport – General	Requests new measures to reduce J-walking and speeding on the Gold Coast Highway.	No	The enforcement of J-walking and speeding are matters for the Queensland Police Service. The City of Gold Coast is currently preparing a draft Road Safety Plan that has been developed with partner agencies including the Queensland Police Service. The draft Road Safety Plan highlights a number of actions aimed at improving road safety across the city. This matter is not regulated by the City Plan.	No	No	No
7.11.3	CP0191	Transport – General	Requests the protection and further provision of loading zones.	No	The transport code identifies requirements for the provision of loading zones in developments and applications are assessed against the requirements of this code.	No	No	No
7.11.4	CP0262	Transport – General	Requests more dedicated cycle paths as pedestrians are competing with motor chairs and Segway's on footpaths.	No	An aim of the Gold Coast City Transport Strategy 2031 is to boost walking and cycling by providing a safe active transport network that helps make walking and cycling attractive alternatives to the car. Key actions include developing a walking and cycling plans for the city that prioritise the provision of walking and cycling paths across the city. The transport code and subdivision code of the City Plan requires active transport infrastructure to be provided by new development or subdivision.	No	No	No
7.11.5	CP0395	Transport – General	Requests improved permeability across Albert River to Rivermount College.	No	The City of Gold Coast constructed a pedestrian and cycle bridge across the Albert River to connect Paterson Road with Bannockburn Road to improve access to the Rivermount College. Vehicular access across the Albert River at this location is provided via Stanmore Road with the staged upgrade of this corridor being proposed. This matter is not regulated by the City Plan.	No	No	No
7.11.6	CP0522	Transport – General	Requests planning of high quality public transport infrastructure as current transport infrastructure is struggling with the current traffic levels. This could include the expansion of the light rail system to connect with the heavy rail and the Gold Coast Airport. This needs to be addressed as a result of population increase.	Yes	This matter is for State Government consideration. The Gold Coast City Transport Strategy 2031 aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. This includes supporting expansion of the light rail, heavy rail networks and improvements to the bus network across the city in order to meet this target. Detailed plans are being developed for a series of potential expansions of LRT. This matter is not regulated by the City Plan.	No	No	No
7.11.7	CP0823	Transport – General	Concerned achievement of the Transport Strategy 2031 targets are dependent on the stated permeability. Requests an ongoing annual budgetary commitment to grow permeability over the next 20 years.	No	The Gold Coast City Transport Strategy 2031, provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. Detailed 10 year network plans and 4 year capital works programs have been developed for roads, public transport and active transport infrastructure. These plans will ensure a balanced multi modal delivery of transport infrastructure and assist in achieving Transport Strategy 2031 targets. The City of Gold Coast invests in excess of \$135M per annum on improvements to the city's transport network. This matter is not regulated by the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.11.8	CP0823	Transport – General	Requests a regular review of transport infrastructure in line with population increase, which includes public consultation.	No	The Gold Coast City Transport Strategy 2031 was released in March 2013 and is planned to be reviewed in 2018 with regular reviews on progress undertaken on an annual basis. Detailed 10 year network plans for roads, public transport and active transport infrastructure are continually reviewed to consider updated demographic data and revised demographic forecasts. Detailed plans are being developed for a series of potential expansions of LRT which will cater for expected patronage and population patterns for the City. This matter is not regulated by the City Plan.	No	No	No
7.11.9	CP0823	Transport – General	Requests Council incorporates into the City Plan 2015 that time of journey studies will be taken to measure how effective car travel is against public transport options for comparative trips, to encourage uptake of public transport and reflected in Transport Code 9.4.11.2.	No	The City of Gold Coast in cooperation with the Department of Transport and Main Roads undertakes regular travel time surveys of motor vehicles and public transport. These are used to monitor performance of the transport network, identify areas of delay and can be used to compare travel times between motor vehicles and public transport.	No	No	No
7.11.10	CP0823	Transport – General	Requests development approval are conditional on the provision of high quality efficient transport infrastructure and reflected in Transport Code 9.4.11.2.	No	The Transport code sets a minimum City wide level of requirements assuming a base level of public transport infrastructure. In addition to this minimum requirement, the transport code stipulates different requirements for development within the catchment supported by the “G” Light Rail recognising provision of high quality efficient transport infrastructure.	No	No	No
7.11.11	CP0823	Transport – General	Requests sufficient emphasis should be placed on the northern and southern transport needs, which have been neglected in favour of central areas. Similarly east/west transport connections must be strengthened.	No	The Gold Coast City Transport Strategy 2031, released in March 2013 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. Detailed 10 year network plans and 4 year capital works programs have been developed for roads, public transport and active transport infrastructure. These plans ensure an appropriate balance and geographical distribution of infrastructure including the northern and southern areas of the City. This matter is not regulated by the City Plan.	No	No	No
7.11.12	CP0823	Transport – General	Requests targets as identified in the Gold Coast City Transport Strategy 2031 (such as active and public transport percentage targets) are incorporated into the City Plan 2015.	No	The City Plan is supported by other key strategies which help transform the City, such as the Gold Coast Transport Strategy 2031, to deliver the vision of the Corporate Plan Gold Coast 2020. The Gold Coast City Transport Strategy 2031, released in March 2013 provides interim and future mode share targets that are anticipated to be updated throughout the life of the document. This matter is not regulated by the City Plan.	No	No	No
7.11.13	CP1124	Transport – General	Concerned the policies of Council and State Government have resulted in an over-reliance on private vehicle use.	Yes	The Gold Coast City Transport Strategy 2031, released in March 2013 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. It aims to reduce car travel to be 74% of all daily trips across the city (down from 87.9% in 2011) and increase the proportion of people walking, cycling and using public transport. This matter is not regulated by the City Plan.	No	No	No
7.11.14	CP1126	Transport – General	Requests two or more alternative roads to Brisbane and provision of fast intercity rail routes.	Yes	The Gold Coast City Transport Strategy 2031, released in March 2013 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. A key action of the Gold Coast City Transport Strategy 2031 is to build the Intra-Regional Transport Corridor in stages from Coomera to Carrara. The IRTC is a four (4) lane urban arterial, providing an alternative north-south route to the Pacific Motorway between Staplyton-Jacobs Well Road and Nerang-Broadbeach Road. The IRTC will reduce pressure on the Pacific Motorway and will provide an alternative traffic route if there is a major incident on the Motorway. It will also assist in development of	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>expected high growth areas of the City, in particular the Coomera Town Centre.</p> <p>Recent TMR and Council joint traffic modelling has considered the IRTC with a conclusion that significant traffic benefits could be provided in future from the project.</p> <p>The IRTC is a future State controlled road. Transport and Main Road are currently initiating a gazettal process to preserve the corridor.</p> <p>The City will continue to support this vital project by inclusion in City Plan as a designated future State controlled road corridor.</p> <p>The State Government is responsible for the future extension of the Gold Coast railway heavy rail line from Varsity Lakes to the south.</p> <p>The Gold Coast City Transport Strategy 2031 released in March 2013 has identified as one of its key actions the extension of the heavy rail line to Elanora and building new train stations.</p> <p>The City identifies the extension of light rail to the Gold Coast Airport by 2031 over heavy rail as it higher projected patronage and lower projected costs when compared to a heavy rail extension from Elanora.</p> <p>The City of Gold Coast supports preservation of this corridor from Varsity Lakes to the Gold Coast Airport.</p>			
7.11.15	CP1162	Transport – General	Recommends reference to the non-mandatory QDC referenced in Driveways and Vehicular crossing code be removed.	No	The City has adopted the non-mandatory QDC referenced in the Driveway and Vehicular Crossings code to address the design of driveways for Dwelling House, Dual Occupancy and Multiple Dwellings (where the development is for town houses).	Yes	No	Yes
7.11.16	CP1162	Transport – General	Requests revisions be made to remove duplication of building assessment provisions in the Transport code SO6.	No	The Queensland Development Code, MP 4.1 – Sustainable buildings, references End-of-trip facilities to be provided for specific land uses. The QDC specifies that a local government planning scheme may require additional bicycle parking and end-of-trip facilities. There is no duplication of building assessment provisions in the Transport code.	No	No	No
7.11.17	CP1248	Transport – General	Concerned with air pollution in Broadbeach from trucks, buses, cars and planes.	No	<p>The <i>Gold Coast City Transport Strategy 2031, released in March 2013</i> aims to reduce car dependency and significantly increase levels of walking, cycling, car pooling and public transport.</p> <p>Through this strategy, we are creating an integrated and sustainable transport system to ensure the Gold Coast really is the best place to live, work and play.</p> <p>We are also reducing the need for road widening, which can be costly and negatively affect natural habitats and local amenity.</p> <p>More people walking, cycling and using public transport means reduced traffic congestion, better health for our residents and cleaner air.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No
7.11.18	CP1279	Transport – General	Requests the Strategic framework support the principle of 'ageing in place' through the provision of separate walkways and cycle paths.	No	The provision of walkways and cycle paths is not regulated by the City Plan.	No	No	No
7.11.19	CP1279	Transport – General	Requests signalised pedestrian crossings which allow sufficient time for older people to cross the road.	No	<p>In considering the provision of a signalised pedestrian crossing, the possibility of signalling a nearby unsignalised intersection and incorporating pedestrian facilities is the preferred alternative, and provides a better overall pedestrian safety and traffic management.</p> <p>Pedestrian walk times give consideration to the type of user expected to frequent the pedestrian actuated crossing, and are designed to allow more time to allow the elderly, children and people with disabilities to cross.</p> <p>The City is currently trialling the use of a puffin pedestrian signal crossing at 3 sites in the City, Southport, Main Beach and Broadbeach. The initiative involves trailing of time saving detectors to improve the efficiency of signal operations at signalised intersections with pedestrian signals. The project has the ability to modify the length of the pedestrian phase based on the number and/or speed of pedestrian movements across a road.</p> <p>This matter is not regulated by the City Plan.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.11.20	CP1279	Transport – General	Requests the provision of pedestrian-friendly pavements.	No	The construction of new pavement infrastructure for the City is to be constructed and maintained in accordance with s6.9 – Land Development Guidelines. No action to be taken.	No	No	No
7.11.21	CP1318	Transport – General	Concerned with the lack of a local public transport system and the ability of the local road network to cope with higher residential density development.	No	The State Government is responsible for providing a public transport network that meets the needs of the Gold Coast community. The Gold Coast City Transport Strategy 2031, released in March 2013 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. The strategy aims to increase public transport patronage from 3.1% in 2011 to 12% by 2031. This includes supporting expansion of the light rail, heavy rail networks and improvements to the bus network across the city in order to meet this target. Development applications are assessed on a case by base nature with a traffic impact assessment undertaken and reviewed to determine the impact on the local road network.	No	No	No
7.11.22	CP1325	Transport – General	Concerned the bicycle parking requirement for a shopping centre, applying to the redevelopment of the Ashmore City Shopping Centre, is onerous and impractical. Requests a review of bicycle parking rates for shops and either a ceiling or a maximum number of spaces required on a large development to avoid impractical oversupply.	No	A review of bicycle parking rates was undertaken in developing the City Plan. Bicycle parking rates align with the State Governments draft Active Transport Policy. The City Plan Transport code 2015 has adopted bicycle parking rates in the Policy as current best practice. The provisions of the Transport code will be kept under review.	No	No	No
7.11.23	CP1378	Transport – General	Concerned the City does not have a transport system to support the goal of being a 'world class' city.	No	The Gold Coast City Transport Strategy 2031, released in March 2013 provides a blueprint for developing the city's transport network to 2031 to provide a balanced transport system as the city grows into a mature, world-class city. With funding expected to be tight over the next few years, the Transport Strategy intends to deliver low-cost actions that get the best out of existing infrastructure in the short term in preparation for major infrastructure projects that will be delivered once funding becomes readily available. This matter is not regulated by the City Plan.	No	No	No
7.11.24	CP1630	Transport – General	Requests the Intra Regional Transport Corridor (IRTC) be reinstated and the surrounding properties be zoned appropriately to cater for future growth.	No	The Gold Coast City Transport Strategy 2031, released in March 2013 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. A key action of the Gold Coast City Transport Strategy 2031 is to build the Intra-Regional Transport Corridor in stages from Coomera to Carrara. The IRTC is a four (4) lane urban arterial, providing an alternative north-south route to the Pacific Motorway between Staplyton-Jacobs Well Road and Nerang-Broadbeach Road. The IRTC will reduce pressure on the Pacific Motorway and will provide an alternative traffic route if there is a major incident on the Motorway. It will also assist in development of expected high growth areas of the City, in particular the Coomera Town Centre. Recent TMR and Council joint traffic modelling has considered the IRTC with a conclusion that significant traffic benefits could be provided in future from the project. The IRTC is a future State controlled road. Transport and Main Road are currently initiating a gazettal process to preserve the corridor. The City will continue to support this vital project by inclusion in City Plan as a designated future State controlled road corridor.	No	No	No
7.11.25	CP1822	Transport – General	Concerned the End of Trip facilities 9.4.11.11 in the Transport code are too large for large-scale developments (e.g. shopping centres). These areas are often underutilised.	No	A review of end-of-trip facilities was undertaken in developing the City Plan. Bicycle parking rates align with the State Governments draft Active Transport Policy. The City Plan Transport code 2015 has adopted the end-of-trip facilities rates in the Policy as current best practice. The provisions of the Transport code will be kept under review.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
7.11.26	CP1822	Transport – General	Concerned with 9.4.11 Integrated transport / Enhanced mobility and access code requirement for car parking to be either behind or beside buildings. A general rule of retail is that visible available parking encourages customers, so this will present a design challenge.	No	Part 9.4.11 is the Transport code. This code does not contain any provisions that require car parking to be located behind or beside buildings.	No	No	No
7.11.27	CP1822	Transport – General	Requests AO25.1 of the Transport code regarding tandem car parking include an additional point which says <i>“the spaces are designated and signed for residential purposes of a primary and secondary dwelling on a single site”</i> .	No	It considered that the acceptable outcomes in AO25.1 clearly outline the circumstances when tandem car parking is not counted as 1 space.	No	No	No
7.11.28	CP2338	Transport – General	Requests the need for population growth and associated development to be conditional on the provision of adequate transport infrastructure to prevent major congestion and its associated economic, social and environmental problems.	No	The City Plan seeks to balance a range of competing objectives. This is clearly reflected in the Strategic framework which identifies six city shaping themes that play an important role in shaping future growth and managing change across the city. These themes collectively represent the policy intent of the City Plan and are taken into consideration when a development application is assessed.	No	No	No
7.11.29	CP2685	Transport – General	Concerned with over populating the southern Gold Coast when existing road network cannot cope.	No	The Gold Coast City Transport Strategy 2031 provides a blueprint for the city's transport network to 2031 to provide a balanced transport system for the city's future. It aims to reduce car travel to be 74% of all daily trips across the city (down from 87.9% in 2011) and increase the proportion of people walking, cycling and using public transport.	No	No	No

Part 8: Other / Miscellaneous

Section 8.1: Advertising devices

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.1.1	CP0836; CP2337; CP2618;	Advertising devices	Objects to the removal of the advertising devices code from the City Plan and requests that it be updated and reinstated based on: <ul style="list-style-type: none"> the planning scheme is the most appropriate tool to administer advertising devices; the removal is contrary to the advice given in the <i>Sustainable Planning Act 2009</i> draft Planning Note on Advertising Devices. 	No	Section 37 of the Local Government Act 2009 allows Council to address advertising devices through a local law. Council has sought to reduce the complexity of the application process for advertising devices by seeking to regulate exclusively through <i>Local Law No. 16 (Licensing) 2008</i> (LL16) and <i>Subordinate Local Law No. 16.8 (Advertisement) 2008</i> (SLL16.8). Consequently the City Plan does not include an advertising devices code. Further to the above, the letter issued to Council from the Department of State Development, Infrastructure and Planning, dated 16 April 2014, identified the outstanding 'Legislative Requirements' for Council to address prior to adoption of the City Plan including any legal obligations under the Sustainable Planning Act 2009. In this context, the City Plan has been reviewed by the State Government who raised no issues with the removal of the advertising devices provisions from the City Plan to be contained within the Local Law.	No	No	No
8.1.2	CP2337	Advertising devices	Objects to local laws or the planning scheme separating types of advertising into 'on-premise' or 'third-party'. Requests these are to be classified and assessed against the same criteria.	No	This matter relates to the Local Law and is not a matter regulated by the City Plan.	No	No	No
8.1.3	CP2337	Advertising devices	Requests Outdoor Media Association's 'Model Advertising Devices Code' be used as a base for inclusion in the City Plan.	No	This matter relates to the Local Law and is not a matter regulated by the City Plan.	No	No	No
8.1.4	CP2337	Advertising devices	Requests recognition of the growth of digital advertising signage and associated performance criteria for this.	No	This matter relates to the Local Law and is not a matter regulated by the City Plan.	No	No	No
8.1.5	CP0836	Advertising devices	Requests Subordinate Local Law 16.8 (Advertisements) 2008 be amended to remove clauses relating to the regulating of content on third party advertising.	No	Council has sought to reduce the complexity of the application process for advertising devices by seeking to regulate exclusively through Local Law No. 16 (Licensing) 2008 (LL16) and Subordinate Local Law No. 16.8 (Advertisement) 2008 (SLL16.8). Consequently, the City Plan does not include an advertising devices code. Matters related to amending local laws is not a matter regulated by the City Plan.	No	No	No
8.1.6	CP2337	Advertising devices	Objects to content restrictions on advertising devices in the relevant local law. Content issues are industry matters not planning.	No	Section 37 of the Local Government Act 2009 allows Council to address advertising devices through a local law. Council has sought to reduce the complexity of the application process for advertising devices by seeking to regulate exclusively through Local Law No. 16 (Licensing) 2008 (LL16) and Subordinate Local Law No. 16.8 (Advertisement) 2008 (SLL16.8). Consequently the City Plan does not include an advertising devices code. Changes to the Local Law are not a matter regulated by the City Plan.	No	No	No
8.1.7	CP1130	Advertising devices	Requests Council include an advertising devices code in City Plan or review the advertising local law to ensure it is fair and practical.	No	Section 37 of the <i>Local Government Act 2009</i> allows Council to address advertising devices through a local law. Council has sought to reduce the complexity of the application process for advertising devices by seeking to regulate exclusively through Local Law No. 16 (Licensing) 2008 (LL16) and Subordinate Local Law No. 16.8 (Advertisement) 2008 (SLL16.8). Consequently, the City Plan does not include an advertising devices code. A letter issued to Council from the Department of State Development, Infrastructure and Planning, dated 16 April 2014, identified the outstanding 'Legislative Requirements' for Council to address prior to adoption of the City Plan including any legal obligations under the <i>Sustainable Planning Act 2009</i> . In this context, the City Plan has been reviewed by the State Government who raised no issues with the removal of the advertising devices provisions from the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.1.8	CP2618	Advertising devices	Objects to the 'content' restrictions placed in the Subordinate Local Law. Furthermore if the Advertising Code is removed from the proposed City Plan then contravenes Licensing condition item 9(h) in the Subordinate Local Law which states that any new structure must have been constructed in accordance with the requirements of the Integrated Planning Act 1997.	No	<p>Section 37 of the Local Government Act 2009 allows Council to address advertising devices through a local law. Council has sought to reduce the complexity of the application process for advertising devices by seeking to regulate exclusively through Local Law No. 16 (Licensing) 2008 (LL16) and Subordinate Local Law No. 16.8 (Advertisement) 2008 (SLL16.8).</p> <p>Consequently, the City Plan does not include an advertising devices code.</p> <p>A letter issued to Council from the Department of State Development, Infrastructure and Planning, dated 16 April 2014, identified the outstanding 'Legislative Requirements' for Council to address prior to adoption of the City Plan including any legal obligations under the Sustainable Planning Act 2009. In this context, the City Plan has been reviewed by the State Government who raised no issues with the removal of the advertising devices provisions from the City Plan.</p>	No	No	No
8.1.9	CP2618	Advertising devices	Requests the City Plan include an advertising devices code as per attachments and suggestions made in this submission.	No	Refer to response 8.1.8	No	No	No
8.1.10	CP2618	Advertising devices	Requests the regulation of advertising devices.	No	Refer to response 8.1.8	No	No	No

Section 8.2: Approved development application

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.2.1	CP0020	Approved development application	Concerned with the new bore hole drilled on land adjoining the national park in Springbrook by Coca Cola.	No	This is not a matter that can be addressed by the City Plan. This activity operates under an existing approval. The new City Plan does not further regulate already approved developments.	No	No	No
8.2.2	CP0147	Approved development application	Objects to the approved Biomass development.	No	This is not a matter that can be addressed by the City Plan. This activity operates under an existing approval. The new City Plan does not further regulate already approved developments.	No	No	No
8.2.3	CP0332; CP0501; CP0552	Approved development application	Objects to the further subdivision of Paradise Valley.	No	The Paradise Valley site in Austinville is located in the Rural zone of the City Plan, and is designated as 'non-urban land'. Section 3.7.1(3) of the Strategic framework discourages further fragmentation in Rural zoned areas. It states that non-urban land is to be protected to maintain the extent and diversity of the city's natural and productive rural landscapes. Existing, lawful use rights remain valid once the City Plan has been adopted. These rights are protected by <i>the Sustainable Planning Act 2009</i> .	No	No	No
8.2.4	CP0366	Approved development application	Objects to the Tallebudgera Valley, Hidden Valley subdivision. Lot sizes of 600m ² are inappropriate for Rural residential areas without sewerage.	No	The subdivision was approved under the current 2003 planning scheme. As this is a lawful approval, the City Plan cannot further regulate that approval. Under the City Plan, the site is located in the Township zone. This zone provides for a village in close proximity to the Tallebudgera Township centre.	No	No	No
8.2.5	CP1864	Approved development application	Objects to water extraction in Springbrook due to unknown impacts on forests. It is only requested to occur during heavy rainfall.	No	This is not a matter that can be addressed by the City Plan. This activity operates under an existing approval. The new City Plan does not further regulate already approved developments.	No	No	No
8.2.6	CP0485	Approved development application	Concerned any change to the lot sizes in the Paradise Valley subdivision would negatively impact on stormwater and traffic and increase feral animals.	No	The Paradise Valley site in Austinville is located in the Rural zone of the City Plan, and is designated as 'non-urban land'. Section 3.7.1(3) of the Strategic framework discourages further fragmentation in Rural zoned areas. It states that non-urban land is to be protected to maintain the extent and diversity of the city's natural and productive rural landscapes. Existing, lawful use rights remain valid once the City Plan has been adopted. These rights are protected by <i>the Sustainable Planning Act 2009</i> .	No	No	No

Section 8.3: Areas subject to other legislation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.3.1	CP1468	Areas subject to other legislation	Supports the Southport PDA.	No	Support noted.	No	No	No

Section 8.4: Cruise ship terminal

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.4.1	CP0007	Cruise ship terminal	Concerned with the environmental impacts of a cruise ship terminal.	Yes	<p>The City Plan recognises the environmental values, natural coastal and island landscape character values of the Broadwater, particularly at the north of the Spit and Wave Break Island.</p> <p>Section 3.2.3 of the Strategic framework states Council will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal at the Broadwater (being managed by the State Government).</p> <p>The last paragraph in Section 3.2.3 Globally competitive economy has been amended to read:</p> <p><i>“Wave Break Island and The Spit are owned by the State Government. They are being investigated for opportunities to support further investment in marine, tourism and recreational activities for the benefit of the Gold Coast and broader Queensland economy. New tourism and marine orientated activities that take advantage of the unique Broadwater location can enhance the city image and provide lasting economic benefits. Council will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal, at the Broadwater (being managed by the State government).”</i></p> <p>To clarify the wording “and update the City Plan as required to support its outcomes” has been removed from the publicly notified version of the City Plan.</p>	Yes	No	No
8.4.2	CP0025	Cruise ship terminal	Supports locating cruise ship terminal in the Broadwater instead of the southern end of City.	Yes	Support noted.	No	No	No
8.4.3	CP0054	Cruise ship terminal	Supports the cruise ship terminal project for the jobs it will create and benefits to tourism.	Yes	Support noted.	No	No	No
8.4.4	CP0068	Cruise ship terminal	Objects to a cruise ship terminal anywhere on the Gold Coast.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.5	CP0085	Cruise ship terminal	Concerned with the Broadwater Marine Project because of its potential impacts on open space, fresh air, and sunshine.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.6	CP0086; CP0190	Cruise ship terminal	Requests there is no cruise ship terminal.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.7	CP0104	Cruise ship terminal	Objects to the cruise ship terminal as maintenance dredging will cost too much and will only cater for 250m ships when most will soon be 300m or more in length.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.8	CP0107; CP0225	Cruise ship terminal	Objects to the cruise ship terminal.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.9	CP0197	Cruise ship terminal	Supports a cruise ship terminal for job creation and extra revenue.	Yes	Support noted.	No	No	No
8.4.10	CP0202; CP0230; CP0232; CP0233; CP0309	Cruise ship terminal	Supports the cruise ship terminal.	Yes	Support noted.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.4.11	CP0483	Cruise ship terminal	Objects to apartments on Wavebreak Island, The Spit, or restricted access of the seaway due to cruise ship terminal.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.12	CP0487	Cruise ship terminal	Objects to a cruise ship terminal in the Broadwater and any supporting commercial development on the public open space on the Spit or other Broadwater foreshore.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.13	CP0584	Cruise ship terminal	Objects to the cruise ship terminal development.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.14	CP0648	Cruise ship terminal	Requests the wishes of the community are respected with refusal of any application to build a cruise a cruise ship terminal in the Broadwater. Requests a commitment from Council and Queensland Government to retain and manage the public open space areas of the Spit and other Broadwater foreshores as natural areas for the benefit of residents now and in the future.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.15	CP0690	Cruise ship terminal	Requests Council read the science behind the cruise ship terminal. If you need further reports pay for them yourself.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.16	CP0691	Cruise ship terminal	Objects to the cruise ship terminal. The Broadwater is a valuable recreational resource which should not be developed as residential and business area. A cruise ship terminal is not appropriate for the area.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.17	CP0694	Cruise ship terminal	Objects to development on Wave Break Island.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.18	CP0823	Cruise ship terminal	Concerned Part 3.2.3, Globally competitive economy does not recognise the economic value of conservation areas. Concerned 3.2.3 states that the Broadwater Marine Project/Integrated Resort Development will enhance the city image and provide lasting economic benefits because this is not evidence-based. Requests economic values of conservation areas are recognised and implied benefits of the Broadwater Marine Project/Integrated Resort Development are removed from the City Plan 2015.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.19	CP0823	Cruise ship terminal	Concerned the Part 3.2.3 mention of cruise ship terminal at the Broadwater conflicts with other environmental parts of the City Plan 2015, namely 3.7, 3.7.2.1, 3.8.2.1 and 8.2.4.2. Requests all mention of the Integrated Resort Development process relating to the Broadwater and The Spit as being beneficial to the Gold Coast is removed.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.20	CP0861; CP0866	Cruise ship terminal	Objects to any development north of Sea World Nara, this includes no commercial/private development on the Marine Stadium, Doug Jennings Park, Federation Coastal Walk Reserve, Wavebreak Island or their foreshores and beaches.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.21	CP0889	Cruise ship terminal	Requests Council refuse any applications for development of a cruise ship terminal in the Broadwater and any supporting commercial development on public open space on the Spit or Broadwater and foreshores. Retain and manage the public open space areas of the Spit and Broadwater as natural areas.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.22	CP0901	Cruise ship terminal	Concerned the cruise ship terminal proposal will destroy the ambience and environment of the Spit.	Yes	Refer to response 8.4.1	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.4.23	CP1126	Cruise ship terminal	Concerned proposed projects such as the Cruise Ship Terminal and development in the Broadwater which are intended to be globally competitive is beyond our ability to achieve.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.24	CP1126	Cruise ship terminal	Concerned there is no proposal for the private development of Wave Break Island or The Spit, on public land under the control of State Government in Part 10.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.25	CP1144	Cruise ship terminal	Concerned with the proposed Cruise ship terminal and Broadwater.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.26	CP1378	Cruise ship terminal	Concerned with the lack of consideration of the impacts of the proposed cruise ship terminal on erosion and the amenity of more than 1 million people who access the Broadwater.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.27	CP1395	Cruise ship terminal	Objects to the cruise ship terminal at The Spit.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.28	CP1405	Cruise ship terminal	Objects to public land being used for a cruise ship terminal or casino, noting it is at odds with the Major tourism zone code which seeks to achieve low rise development and maintain the natural open space character of The Spit area.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.29	CP1418	Cruise ship terminal	Concerned the Broadwater/Seaway will be damaged by a cruise ship terminal and a better option is the Brisbane Harbour with rapid transport to the Gold Coast. A transport solution should not damage the destination.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.30	CP1433	Cruise ship terminal	Concerned it is grossly perverse and hypocritical for Council to be talking at the same time about developing the Broadwater Marine Project when it conflicts with the 'Strategic Plan'. Concerned the 'Strategic Plan' is a joke.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.31	CP1435	Cruise ship terminal	Objects to the construction of a cruise ship terminal on the Broadwater.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.32	CP1998	Cruise ship terminal	Objects to the Wave Break Island proposed cruise ship terminal as there is no benefit and it is destructive to the environment.	Yes	Refer to response 8.4.1	Yes	No	No
8.4.33	CP2304	Cruise ship terminal	Concerned the mention of a cruise ship terminal at the Broadwater in Part 3.2.3 conflicts with other environmental Parts of the City Plan 2015, namely 3.7, 3.7.2.1, 3.8.2.1 and 8.2.4.2. Requests removal of all mentions that suggest the Integrated resort development process relating to the Broadwater and The Spit is beneficial to the Gold Coast.	Yes	Refer to response 8.4.1	Yes	No	No

Section 8.5: General

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.1	CP0007; CP0041; CP0086; CP1022	General	<p>Concerned with issues such as:</p> <ul style="list-style-type: none"> entertainment being focused on alcohol, drugs and prostitution; safety across the City; and robbery and crime in lockers, units and streets. <p><i>Note: this is a summary of all community concerns raised in regards to social / crime matters.</i></p>	No	<p>The City Plan sets out the preferred land use of every Gold Coast property and identifies what natural areas should be protected, where shops, industrial estates and public spaces should be located, and sets standards and criteria for buildings.</p> <p>These are social / crime matters that fall outside the scope of the City Plan and are managed by other State or Federal departments (e.g. Police).</p>	No	No	No
8.5.2	CP0007; CP0025; CP0038; CP0104; CP0135; CP0174; CP0262; CP0550; CP0552; CP0690; CP0790; CP0823; CP0902; CP0954; CP0961; CP0965; CP1095; CP1126; CP1267; CP1279; CP1322; CP1329; CP1419; CP1440; CP1822; CP1890; CP2145; CP0210; CP0203; CP0205; CP0235; CP0888; CP1933; CP1970; CP1934; CP1947; CP1951; CP1999; CP1954; CP1968; CP1979; CP1989; CP1993	General	<p>Requests the City Plan 2015:</p> <ul style="list-style-type: none"> facilitate a safe sustainable city with a focus on world class tourist attractions that are environmentally sound, healthy and safe; ensures development is sustainable, not for the purpose of creating short term jobs funded by the rate payer; keep what we can green for the future; develop existing areas such as Southport and leave acreages and natural habitats alone; green corridors aren't development and retained; allows for adaptability and flexibility in the built environment; protect street trees and streetscapes; greater urban renewal and further intensification of residential living in existing urban areas; has development with forethought such as high density living with much green open space; keeps the Gold Coast green; balances progress with sustainability; has a clear plan for the City's sustainable economy; supports services that are clustered and located in close proximity to where older people live and can easily access; increase lot sizes from the city centre towards larger lots and the semi-rural lifestyle; be smarter in regards to the use of water; sets a strong, well thought out plan; encourage affordable housing through appropriate bonuses; highlights the significance of the beach; consider climate change, food security, renewable energy infrastructure and community support spaces; more emphasis on making buildings aesthetically pleasing; make a compromise between human interaction and nature as it is good to get out of the concrete jungle; keep its natural beauty and relaxed atmosphere; 	No	<p>The City Plan seeks to balance a range of competing objectives. These objectives are reflected in the Strategic framework. This framework identifies six city themes that play an important role in shaping future growth and managing change across the city over the next 15 years.</p> <p>These themes collectively represent Council's policy intent and are as follows:</p> <ol style="list-style-type: none"> (1) Creating liveable places; (2) Making modern centres; (3) Strengthening and diversifying the economy; (4) Improving transport outcomes; (5) Living with nature; and (6) A safe, well designed city. <p>The matters raised by the community are addressed throughout these six themes and the supporting zone, development and overlay codes. Council encourages the community to explore and review the Strategic framework to see how the City Plan seeks to address these matters. Particular attention should be given to the Strategic intent (Refer to Part 3.2).</p> <p>The Strategic intent asks the important questions that shape the Strategic framework:</p> <ul style="list-style-type: none"> What major development will we see over the next 10 or 20 years? Where will we build? What areas will be protected? What will our city look like and how will it function? <p>Overall, the City Plan is a fresh and innovative approach to how we will manage and support long term growth. Some parts of the city will evolve and change to create many exciting economic and lifestyle opportunities. Other areas will be protected for their existing character and environmental value.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
			<ul style="list-style-type: none"> • makes sure no development takes place on public land; • considers the lifestyle of the Gold Coast as opposed to the mindset of the developer; • considers infrastructure, play, recreation, beauty not fast money / building. <p><i>Note: this is a summary of all community concerns raised in regards to matters which are addressed in various parts of the City Plan.</i></p>					
8.5.3	CP0007; CP0039; CP0071; CP0099; CP0108; CP0109; CP0119; CP0127; CP0135; CP0176; CP0177; CP0274; CP0315; CP0564; CP0617; CP0800; CP0952; CP0966; CP1010; CP1179; CP1279; CP1577; CP1824; CP1930; CP2260; CP2304; CP2553;	General	<p>Requests the City Plan 2015:</p> <ul style="list-style-type: none"> • include CCTV in all shopping and entertainment precincts; • the ocean way be completed with beachfront homes have a low level buffer zone, to allow all to enjoy the beach area; • facilitates an ocean bath at Kirra; • promotes the use of solar panels in Neighbourhood centres; • facilitates more parks; • facilitates the construction of toilets at Regatta Parade Park; • makes retirement villages within walking distance of beaches; • purchase more natural bushland; • markets a new dynamic for the Gold Coast as a Grey Nomad Park; • facilities more facilities for disabled and mature aged people – e.g. hydrotherapy pools in public complexes; • facilitates the concept of internationalism; • facilitates a large top quality art gallery with an annual competition; • looks into ways to increase benefits from our waterways; • makes access to airports, conference facilities and accommodation more accessible for people with disabilities; • retains existing horse trails and sport ovals in Oxenford; • does more to protect dunes and beaches; • facilitates better waste management; • facilitates more trees be planted in Palm Beach; • new industries such as electric cars; • provides more outdoor seating for seniors; • ensures high rise buildings incorporate solar power capturing and contribute / sell the excess to Council; • document the negative impacts of development so it can be adjusted if negative impacts become a concern; • encourages wastes sharing between buildings; • reinforce, connect and activate the waterways which surround the denser areas of the city; 	No	<p>The City Plan sets out the preferred land use of every Gold Coast property and identifies what natural areas should be protected, where shops, industrial estates and public spaces should be located, and sets standards and criteria for buildings.</p> <p>These matters raised by the community fall outside the scope of the City Plan and are either managed by other departments within Council (e.g. the provision of toilets in parks) or cannot be implemented by the City Plan (e.g. marketing the Gold Coast as a Grey Nomad Park).</p> <p>Residents can seek information about the city's services and other Council departments by visiting our website which can be accessed via the following link: http://www.goldcoast.qld.gov.au</p>	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
			<ul style="list-style-type: none"> includes provisions to require compliance with appropriate outdoor lighting standards; uses the regulatory impact assessment methodologies; make more flat land available for developers; has a publicly accessible register of compliance conditions, reporting dates and Council approval of required annual reports; adequately funds compliance officers to ensure genuine net gain for the environment is achieved; have beach trading zones. <p><i>Note: this is a summary of all community concerns raised in regards matters not regulated by the City Pan 2015.</i></p>					
8.5.4	CP0013; CP0020; CP0043; CP0065; CP0137; CP0296; CP0816; CP0906; CP1011; CP1126; CP1152; CP1233; CP1436; CP1440; CP1458; CP2497; CP1504; CP2260; CP2409; CP2553	General	<p>Concerned the City Plan 2015:</p> <ul style="list-style-type: none"> reflects the vision of the Mayor and MTAG and no other public interest groups; intends to allow development to occur on every square inch of the city in order to boost the economy; will pick the 'strengthening and diversifying the economy' and 'creating liveable places' strategic theme over the 'living with nature theme'; focuses too much on the environment and not enough on jobs; is totally coast centric that does zero for anyone west of the M1; is ignored and changed when it suits; has ignored the recommendations of environmental welfare organisation, science and health specialists; preamble regarding growth and development as land and water have historically been allocated beyond sustainable levels; has failed to plan 50 years ahead for standalone residences and 65 years ahead for community titles scheme structures; has a multitude of flaws and has been written to appease the development and construction industry; comprises the quality of life by the greed of developers; doesn't do enough to reduce impediments to a quick transformation of the City; has extensive 'releases' for developers to negotiate around the well thought out design controls; is not enshrining the quality of the built environment in the codes; does not clearly state the key vision or 'big idea' in the Strategic framework; does not deliver actual detail noted in the development and zone codes and mapping; cutbacks the planning assessment requirements and what 	No	<p>The City Plan is a fresh and innovative approach to how we will manage and support long term growth and has been prepared in accordance with the <i>Sustainable Planning Act 2009</i> and the <i>Queensland Planning Provisions</i>.</p> <p>Council's vision has been to introduce a more transparent approach to managing development within the City to avoid confusion and conflict and bring certainty for residents and investors/applicants alike.</p> <p>The fundamental premise of drafting the City Plan has been to ensure Council's policy intent:</p> <p>(a) is expressed simply and is easy to understand;</p> <p>(b) adds value/improvement to development outcomes where needed; and</p> <p>(c) supports a faster more efficient development assessment regime.</p> <p>The City Plan seeks to balance a range of competing objectives. These objectives within the Strategic framework are drafted to reflect a number of Council documents and policies in consultation with subject matter experts and state officers. The outcomes in the Strategic framework are supported by the tables of assessment and the outcomes of the zone, development and overlay codes.</p> <p>The City Plan is constantly under review to improve the alignment of its policy outcomes with the purpose and overall outcomes of the underlying codes.</p> <p>Council anticipates a seamless transition into the implementation of the City Plan where development that requires a merit-based assessment is assessed holistically and concurrently with the outcomes in the Strategic framework and the underlying codes.</p> <p>Overall, the ultimate vision of the City Plan is to facilitate greater economic investments and job creation, whilst enhancing our enviable lifestyle.</p>	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
			<p>safeguards are in place to ensure quality development outcomes;</p> <ul style="list-style-type: none"> will make trade-offs between the six strategic framework themes; has not undertaken the necessary infrastructure and planning studies prior to development occurring; is overdeveloped and losing tourism to northern NSW; changes frequently; the codes will not achieve sustainable development outcomes because they are not strong enough; does not keep the community informed. <p><i>Note: this is a summary of all community concerns raised in regards to public consultation, the plan making process and implementation of the City Plan 2015.</i></p>					
8.5.5	CP0013; CP0088; CP0095; CP0102; CP0103; CP0143; CP0144; CP0145; CP0182; CP0648; CP0825; CP0829; CP0887; CP0889; CP0894; CP0895; CP0896; CP0897; CP0898; CP0899; CP0900; CP0901; CP0902; CP0903; CP0904; CP0905; CP0906; CP0907; CP0908; CP0909; CP0910; CP0911; CP0912; CP0913; CP0914; CP0915; CP0916; CP0917; CP0918; CP0919; CP0920; CP0921; CP0922; CP0923; CP0924; CP0925; CP0926; CP0927; CP0928; CP0929; CP0930; CP0931; CP0932; CP0933; CP0947; CP0948; CP0949; CP0950; CP0951; CP0952; CP0953; CP0955; CP0956; CP0957; CP0958; CP0959; CP0960; CP0961; CP0962; CP0963; CP0964; CP0965; CP0966; CP0967; CP0968; CP0969; CP0970; CP0972; CP0973; CP0974; CP0975; CP0976; CP0977; CP0978; CP0979; CP0980; CP0981; CP0982; CP0983; CP0984; CP0997; CP0998; CP0999; CP1000; CP1002; CP1003; CP1004; CP1005; CP1006; CP1007; CP1009; CP1010; CP1011; CP1012; CP1013; CP1014; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1036; CP1037; CP1038; CP1039; CP1040; CP1041; CP1042; CP1043; CP1083; CP1084; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1097; CP1098; CP1099; CP1100; CP1101; CP1124; CP1140; CP1141; CP1142; CP1143; CP1144; CP1145; CP1179; CP1180; CP1181; CP1182; CP1183; CP1184; CP1185; CP1186; CP1187; CP1223; CP1224; CP1225; CP1226; CP1227; CP1232; CP1233; CP1234; CP1235; CP1236; CP1237; CP1238; CP1239; CP1240; CP1241; CP1242; CP1243; CP1249; CP1267; CP1268; CP1277; CP1278; CP1588; CP1615; CP0100; CP0147; CP0348; CP0427; CP0487; CP0533; CP1385; CP1411; CP1417; CP1458; CP1529; CP1786; CP1864; CP1930; CP1931; CP1932; CP2240; CP2313; CP2363	General	<p>Concerned the City Plan 2015:</p> <ul style="list-style-type: none"> is too broad and can be interpreted many ways; is not easy for the layperson to read; wording is ambiguous and allows for developers to challenge Council in the land courts; is very academic; has become more prescriptive; wording is vague and open to interpretation; is not specific about what is and what is not appropriate, sustainable and of community benefit; lacks detail and clarity to enable the community to have certainty in expectation for development of the City; hasn't done enough studies to justify the new plan; is not transparent and open with the local population; doesn't increase the transparency in social planning matters; and hasn't done enough studies to provide facilities. <p><i>Note: this is a summary of all community concerns raised in regards to the structure of the City Plan 2015 and its readability.</i></p>	No	<p>The City Plan is a fresh and innovative approach to how we will manage and support long term growth and has been prepared in accordance with the <i>Sustainable Planning Act 2009</i> and the <i>Queensland Planning Provisions</i>.</p> <p>Council's vision has been to introduce a more transparent approach to managing development within the City to avoid confusion and conflict and bring certainty for residents and investors/applicants alike.</p> <p>The fundamental premise of drafting of the City Plan has been to ensure Council's policy intent:</p> <p>(a) is expressed simply and is easy to understand;</p> <p>(b) adds value/improvement to development outcomes where needed; and</p> <p>(c) supports a faster more efficient development assessment regime.</p> <p>The City Plan is comprised of the following components:</p> <p>(a) The Strategic framework – which is the overarching policy direction of the City Plan and sets out the vision for the city;</p> <p>(b) The Tables of assessment – which determine whether a development application is required and how it should be assessed;</p> <p>(c) The Zones – all land in the city is included in a zone (with the exception of roads and waterways). Zones are the primary organising layer of the City Plan and outline development expectations, including what land uses are likely to occur;</p> <p>(d) The Overlays – which address state and local government interests by identifying areas with environmental values, natural resources, constraints and built form parameters (e.g. building height and density);</p> <p>(e) The Codes – which address specific requirements relating to:</p> <ul style="list-style-type: none"> zoning; land uses; other development parameters (e.g. car parking); and constraints; <p>(f) The Policies – which provide guidance on the preparation of supporting documents relevant to applications; and</p>	No	No	No

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					(g) The maps – which support the City Plan. Upon the commencement of the City Plan, Council will be employing a number of avenues to facilitate and assist the community with using and understanding the City Plan.			
8.5.6	CP0017; CP0113	General	Concerned the online submission form does not really encourage debate.	No	The online submission form was created to inform Council of concerns or issues residents may have with the City Plan.	No	No	No
8.5.7	CP0036	General	Requests development on Chevron Island is not granted parking concessions.	No	Car parking rates are based on anticipated demand for a land use. Proposals seeking a reduction in car parking are assessed through the development application process taking into account the developments ability to accommodate for the parking demand.	No	No	No
8.5.8	CP0050; CP0332; CP0741; CP1162; CP0824; CP1470; CP1471; CP1604; CP1890; CP1991; CP2146; CP2571;	General	Supports: <ul style="list-style-type: none"> the approach to managing graffiti and rubbish; the vision for Division 9 Fact Sheet; the use of graphics in the City Plan 2015; the Small Lot Housing Code; the car parking policy; the residential zone's minimum lot size; the improvement and enhancements to the Hinterland; the varying character of places along the coast; reducing the "red tape" in planning processes; reducing the number of impact assessable activities; the role of Griffith University as employer and part of the Gold Coast Health and Knowledge precinct; the strategic framework themes. <i>Note: this is a summary of all supporting submissions relating to general issues.</i>	No	Support noted.	No	No	No
8.5.9	CP0068	General	Concerned with coal seam gas mines due to health impacts, land sinking and loss of productive land.	No	Coal seam gas mining is not regulated by the City Plan and is addressed by State government.	No	No	No
8.5.10	CP0129	General	Concerned with the rationale for zoning sites Rural residential versus Rural is unclear. Requests rural residential type land be included in the Rural residential zone.	No	Rural and Rural residential zoned land makes up part of our non-urban land. The Rural zone has been applied to land previously zoned Rural in the 2003 Planning Scheme. It generally relates to land located outside the <i>SEQ Regional Plan 2009-2031</i> Urban Footprint (UF) which is regulated by the state government. Land that is zoned Rural within the UF is either highly constrained and/or has significant environment values. The Rural residential zoned land is generally land that was zoned Park Living Domain in the 2003 Planning Scheme. Rural Residential sites are smaller and contiguous with other urban zones. Changing Rural zoned land to Rural residential is contrary to Principle 8.11 and Policy 8.11.1 of the <i>SEQ Regional Plan</i> which seeks to limit new Rural Residential development to avoid scattered communities, loss of agricultural land and rural qualities and fragmentation of land before future development assessment. Such a change would also require intensive liaison with the State Government and holistic citywide planning investigations taking into account future demand and land use patterns.	No	No	No

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8.5.11	CP0175	General	Concerned with casino development. They are bad for communities, businesses and families, due to crime, prostitution and violence increase.	No	The City Plan does not regulate casinos. This is a State government matter.	No	No	No
8.5.12	CP0182	General	Concerned with projects such as the Boral Quarry or changes to flight paths could severely impact on Currumbin Valley.	No	The City Plan contains the Airport environs overlay code (8.2.2) to protect existing flight paths from inappropriate development. The Boral Quarry is expected to operate within existing conditions and controls.	No	No	No
8.5.13	CP0194	General	Objects to urban sprawl.	No	The City Plan lists urban and non-urban areas which are also identified on strategic framework map 1. The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban area will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities where supplies of undeveloped land in the urban area still exist.	No	No	No
8.5.14	CP0196	General	Concerned allowing taller buildings does not manage growth but encourages increased population and is detrimental to lifestyle.	No	Council has undertaken a balanced assessment and review of appropriate height requirements for the City. This includes design standards to ensure graduation of built form from low intensity urban areas to high intensity urban areas. High-rise development will be restricted to nominated urban neighbourhoods and will need to satisfy the planning and design outcomes of the City Plan, including consideration of various amenity criteria, such as shadow impacts, privacy, acoustic attenuation and the like. It should be noted that the current reference to unlimited building heights on the Building heights overlay maps in the City Plan, is to be replaced with the wording: "Building height is subject to design criteria and site context".	No	No	No
8.5.15	CP0310	General	Requests the details of the Oxenford investigation area once decision is made.	No	Further opportunities will be available for community engagement when the detailed studies are undertaken as part of the investigation area process.	No	No	No
8.5.16	CP0311	General	Requests residents be consulted prior to a decision made in regards to the Oxenford investigation area.	No	Refer to response 8.5.15	No	No	No
8.5.17	CP0512	General	Concerned the Gold Coast Hinterland redesignation will create massive problems on our roads.	No	The Gold Coast hinterland remains largely unchanged with the City Plan with only limited development opportunities supported through zone codes and overlays within the hinterland.	No	No	No
8.5.18	CP0533	General	Concerned with the accuracy of the City Plan mapping. It should be updated and aligned with current development approvals.	No	Cadastre base mapping has recently been updated. Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.	No	No	No
8.5.19	CP0550	General	Requests mitigation measures be included for future storm surge and cyclone impact.		The Coastal erosion hazard overlay code and the Flood overlay code apply to areas where storm surges are possible and include mitigation areas. The City of Gold Coast is not within a tropical cyclone area according to the Natural Construction Code and does not require buildings to consider cyclone impact.	No	No	No

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8.5.20	CP0550	General	Requests significant proposed developments be integrated into the City Plan to ensure planning for transport infrastructure, critical mass and development risk.	No	Proponents are encouraged to act on their current development approvals and then approach Council for consideration of an appropriate zone once the development is completed.	No	No	No
8.5.21	CP0550	General	Requests the City Plan encourage subtropical urban development.	No	The term "sub-tropical" design / development is inherent in good design which is delivered throughout the codes.	No	No	No
8.5.22	CP0629	General	Concerned the possibility of providing a limited supply of small acreage and half acre lots seems unnecessary and counter intuitive going forward particularly given the infrastructure changes/ improvements in recent decades.	No	The City Plan lists urban and non-urban areas which are also identified on strategic framework map 1. The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban area will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities where supplies of undeveloped land in the urban area still exist.	No	No	No
8.5.23	CP0629	General	Requests the City Plan include mechanisms to allow the subdivision of 2 acre lots where appropriate and on planning merit.	No	Proposals for subdivision require assessment. Part 5 - Table 5.6.1 – Reconfiguring a lot outlines the level of assessment and the minimum lot size for the applicable zone.	No	No	No
8.5.24	CP0629	General	Supports a plan to retain/introduce a "transitional Domain" that would allow a gradual increase in lot sizes between urban lots and rural lots.	Yes	The <i>Queensland Planning Provisions</i> (QPP) provides a standard suite of zones for inclusion in the City Plan. The City Plan is limited by the QPP in the creation of new zones to ensure the preparation of planning schemes in Queensland is standardised. The lot size provisions for the Rural residential zone have been amended to "an average lot size of no less than 8,000m ² and results in no lots with an area less than 4,000m ² " consistent with the 2003 planning scheme policy for the Park Living Domain. As a result, lot size provisions in the Rural residential zone allow for a greater transition to the Low density residential and Rural zones.	No	No	No
8.5.25	CP0739	General	Requests review of City Plan to ensure it appropriately reflects SPP5/10 - Air, Noise and Hazardous Materials.	Yes	State Planning Provision (SPP) 5/10 was superseded on 1 September 2013 with the release of the single SPP. The City Plan has a legislative requirement to address State interests and has appropriately reflected Air, Noise and Hazardous materials.	No	No	No
8.5.26	CP0741	General	Requests the removal of building assessment provisions throughout the entire plan.	No	The City Plan does not duplicate building legislation covered under the National Construction Code.	No	No	No
8.5.27	CP0816	General	Concerned the classifications or precincts applied to land as per Module B of the Queensland Planning Provisions has been overlooked.	No	The City Plan was prepared according to the <i>Sustainable Planning Act 2009</i> (SPA) and the <i>Queensland Planning Provisions</i> (QPP's) including Module B.	No	No	No

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8.5.28	CP0819	General	<p>The Emerging communities zone typically includes growth fronts where neighbourhood shopping facilities are required for residents.</p> <p>The table of assessment lists Shop (neighbourhood store) and an impact assessable, but does not appear to anticipate shops greater than 150m².</p> <p>As Neighbourhood centre zones are not mapped and are typically proposed and considered on a 'needs basis', it would be appropriate to at least cater for shops of a larger scale which cater for the needs of future residents. Request 'Shops n.e.i.' is also listed as an Impact assessable land use in the zone.</p>	No	<p>The table of assessment of the Emerging Community zone triggers Impact assessment for a Shop, 'if' a neighbourhood store not exceeding 150m², or part of a neighbourhood centre. This is considered to be an appropriate level of assessment (and GFA threshold) for Shop to support the purpose of the zone.</p> <p>Within the Emerging Community zone, land uses are envisaged to be comprised of new communities after detailed land use and infrastructure planning has been completed. New neighbourhood centres are envisaged to occur alongside new communities to cater for the needs of future residents.</p> <p>This GFA threshold is an intentional policy setting to ensure larger Shops are established as part of a neighbourhood centre. It is considered appropriate to consider Shop with a gross floor area greater than 150m² as part of a neighbourhood centre in conjunction with overall site master planning.</p>	No	No	No
8.5.29	CP0819	General	Concern regarding the timing of Amendment 1. UDIA considers its timing critical.	No	The current Delivery Strategy supports the commencement of an amendment after the commencement of the City Plan.	No	No	No
8.5.30	CP0819	General	Concern the requirement to undertake and Social health impact assessment report is unnecessary and does not provide Council with any new or beneficial information with which to make a decision.	No	The purpose of the Social and health impact assessment code is to ensure the social and health impacts caused by development are identified, positive impacts are enhanced and negative impacts are avoided or mitigated. It is the opinion of Council this code is beneficial to ensure orderly and efficient infrastructure is provided commensurate with development.	No	No	No
8.5.31	CP0819	General	Concern the shadow control outcomes contained within the General development provision code are obsolete, having been carried over from the 1994 and 2003 planning schemes.	No	Shadow control outcomes within the General development provision code have been reviewed as part of the preparation of the City Plan and are considered relevant and applicable.	No	No	No
8.5.32	CP0819	General	Concern about the draft City Plan structure and complexity and the lack of connection between the Strategic framework and the remainder of the document. As the Strategic framework is the overarching and highest order component of the draft City Plan, a clear 'line of sight' is necessary to ensure that the lower order provisions implement the intended vision.	No	<p>To address this issue, between October 2013 and March 2014 an independent peer review was undertaken of the Strategic framework to improve the alignment of its policy outcomes with the Purpose and Overall Outcomes of the underlying codes.</p> <p>A number of areas identified where better alignment between the Strategic framework and the underlying codes could be achieved.</p> <p>Alignment updates have been undertaken to improve the 'line of sight' between the Strategic framework and all relevant parts of the City Plan. This has included (but is not limited to) the 'note' sections (in the strategic outcomes under some themes) which seek to provide clarity in the application of the strategic outcomes.</p> <p>It is relevant to note that it is more important for the Strategic framework to be aligned for self and code assessable development. This is because self and code assessable development is undertaken within the relevant codes. Any missing outcomes in the codes will therefore be missed during the development assessment process.</p> <p>Conversely, the risk for impact assessable development is significantly lower. Under a QPP Planning Scheme, all impact assessable development must be assessed against the Strategic framework. This is distinct and separate to any assessment against the underlying codes. In many aspects, the Strategic framework assumes the role of a 'code' for impact assessable development applications and, to the extent of any inconsistency will override the content of any underlying code. A key distinction between the 2003 Planning Scheme and a QPP City Plan is that compliance with the intent of an underlying code does not indicate compliance with the higher-order provisions of the Planning Scheme. The provisions of the Strategic framework itself</p>	Yes	No	No

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					<p>must be met for all impact assessment applications.</p> <p>In light of this knowledge, there are many cases in the City Plan where 'impact assessable' policy outcomes can be found in the Strategic framework and not in the underlying codes. This was intentionally done to avoid policy duplication and to keep the size of the document as small as possible e.g. Policy outcomes for Special Industry land uses.</p> <p>Further to this, the City Plan seeks to introduce a more transparent approach to the consideration of development to avoid confusion and conflict and bring certainty for residents and investors/applicants alike.</p> <p>The merit-based provisions found in the Strategic framework provide both flexibility and robustness for developments and provide an opportunity for a performance based assessment.</p> <p>It is considered that the Strategic framework provides sufficient scope for merit-based arguments to be made and considered, in support of developments which propose alternative outcomes, dependent on a range of factors being met.</p>			
8.5.33	CP0819	General	Levels of Assessment in the draft City Plan are too high and not commensurate with risk, adding unnecessarily to time and cost of development. There appears to be little movement of code assessable uses to self assessable and in some cases, current self assessable uses are now code assessable.	No	The formation of the tables of assessment was based on either high or low risk outcomes, depending on the zone.	No	No	No
8.5.34	CP0819	General	Recommend Council review all of its codes relating to residential development to ensure that acceptable outcome requirements are no more onerous than the acceptable outcomes detailed on pages 99 to 108 of the SEQ Council of Mayors Next Generation Planning (NGP) handbook of which Gold Coast Council is a signatory.	No	Preparation of the City Plan zone codes and development codes utilised the Next Generation Planning Handbook and where relevant, adopted some of the principles.	No	No	No
8.5.35	CP0819	General	Request Council investigate pairing the relevant tables of development and zone codes together to improve the legibility and usability of the document, within a QPP framework.	No	The <i>Queensland Planning Provisions</i> (QPP) are standard planning scheme provisions for Queensland. The QPP provides a template that each local government in Queensland should adopt for its planning scheme. The City Plan is compliant with this template.	No	No	No
8.5.36	CP0824	General	Requests the City have a system to fast-track standard and small development applications submitted by not-for-profit housing providers.	No	<p>Council has a RiskSmart process for low risk development applications.</p> <p>RiskSmart streamlines the assessment of selected low risk development applications, significantly reducing holding costs, red tape and processing time.</p>	No	No	No
8.5.37	CP0841	General	Concerned the City Plan does not provide or foreshadow the guidance needed to manage the assessment and implementation of a merit based approval process by replacing the largely numerical standards.	No	Refer to response 8.5.32	No	No	No
8.5.38	CP0841	General	Concerned the City Plan makes no reference to public art outside of the vision and implementation strategies.	No	Public Art is included in Standards for Design SC6.9.4.4.20 within the City Plan and includes a rate of installation within public areas.	No	No	No

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8.5.39	CP1023	General	Concerned the Gold Coast is already congested, and further population growth will cripple the coast.	No	The City Plan lists urban and non-urban areas which are also identified on strategic framework map 1. The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban area will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities where supplies of undeveloped land in the urban area still exist.	No	No	No
8.5.40	CP1086	General	Requests the Gold Coast is left in peace and quiet as it is desirable because it is not a large city.	No	Refer to response 8.5.2 and note: The City of Gold Coast is the sixth largest city in Australia and Australia's largest regional city with a population of over 500,000.	No	No	No
8.5.41	CP1119	General	Concerned the Woolworths service station on Drury Ave, Southport is opening before the approval time of 7am.	No	Complaints are not regulated by the City Plan. Council's Development Compliance section can be contacted regarding uses which are operating outside their development approval.	No	No	No
8.5.42	CP1126	General	Concerned the overlays will not be complied with by developers or will be side stepped with an offset.	No	Where a relevant overlay applies to a site, compliance with the code is required.	No	No	No
8.5.43	CP1126	General	Concerned by the inclusion of Temporary SPP1/13 Planning for Prosperity in Part 2 State Planning of the City Plan, and its intention to circumvent due process on objects to development.	No	The City Plan was prepared according to the <i>Sustainable Planning Act 2009 (SPA)</i> and requires all planning schemes to reflect State Planning Policies (SPP's).	No	No	No
8.5.44	CP1126	General	Concerned with Part 1 - About the City Plan will not be understood by the community, is deliberately confusing and gives no cross-references to other parts of the City Plan.	No	The <i>Queensland Planning Provisions (QPP)</i> are standard planning scheme provisions for Queensland. The QPP provides a template that each local government in Queensland should adopt for its planning scheme. This includes the 'Part 1 – About the City Plan' section. The City Plan is compliant with this template.	No	No	No
8.5.45	CP1126	General	Requests the Social and Health Impact assessment code and Vegetation Management code be applied to all Gold Coast development.	No	The Social and health impact assessment code applies to land uses that require assessment to ensure the social and health impacts caused by development are identified, positive impacts are enhanced and negative impacts are avoided or mitigated. It is not appropriate for this code to apply to all development as not all developments have social and health impacts (e.g. a dwelling house). The Vegetation management code applies to all development undertaking damage to assessable vegetation.	No	No	No
8.5.46	CP1136	General	Concerned with being unable to read the height diagram, due to its small size.	No	The coastal transect diagrams are an illustrative snapshot of the city's iconic skyline and its intended urban profile. Sites will only be able to achieve high rise development subject to design and context to avoid over development. In reality, the transects acknowledge the impacts of site context and design on likely ultimate outcomes.	No	No	No
8.5.47	CP1152	General	Requests a rolling review of the City Plan to ensure it remains relevant including achieving Amendment 1 within a year of adoption of City Plan 2015.	No	Refer to response 8.5.29	No	No	No

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8.5.48	CP1164	General	Requests amendment to the City Plan to comply with Ministerial Conditions 17 and 18, to reflect Seqwater interests.	Yes	A new Water resource catchment overlay code has been developed to properly address the State interest and reflect the Seqwater Development Guideline. This code has been drafted in consultation with Seqwater and the Department of State Development and Infrastructure Planning.	No	No	No
8.5.49	CP1275	General	Concerned the focus of City Plan 2015 has been on the light rail corridor with little planning occurring in other 'growing' parts of the city.	No	Refer to response 8.5.2	No	No	No
8.5.50	CP1290	General	Requests Water Sensitive Urban Design (WSUD) must be an integral part of any new development including sewage treatment on large sites.	No	SC 6.9.3 of the City Plan provides guidance on when Water Sensitive Urban Design (WSUD) is applied. All new water supply and sewerage assets must comply with <i>SEQ Water Supply and Sewerage Design and Construction Code (SEQ D&C Code)</i> .	No	No	No
8.5.51	CP1290	General	Requests references to healthy waterways (Water by Design) include a hyperlink to the relevant section and for City Plan to identify the relevant sections/solutions.	No	SC 6.9.3 of the City Plan provides guidance on when Water Sensitive Urban Design (WSUD) is applied including <i>Healthy Waters -Water By Design</i> .	No	No	No
8.5.52	CP1330	General	Concerned the City Plan is confusing due to ambiguous and unclear zoning definitions and the use of several maps that appear to contradict each other.	No	Refer to response 8.5.5	No	No	No
8.5.53	CP1330	General	Objects to the singular approach to the draft planning process, and its dependence on technology (geospatial information systems).	No	The <i>Queensland Planning Provisions (QPP)</i> are standard planning scheme provisions for Queensland. The QPP provides a template that each local government in Queensland should adopt for its planning scheme. The City Plan is compliant with this template.	No	No	No
8.5.54	CP1385	General	Requests non native animals be banned from Springbrook as well as plastic bags, bottled water and invasive tourist activities involving quad bikes and 4 wheel drives.	No	It is not the role of the City Plan to ban non-native animals in Springbrook or the other requested matters contained in the submission.	No	No	No
8.5.55	CP1385	General	Requests all new development in Springbrook be subject to strict landscape plans requiring restoration of the area to its natural state using locally sourced endemic plants.	No	The Environmental significance overlay code requires degraded ecologically significant features to be protected and rehabilitated. Where development requires landscape works (operational work) the Landscape works code and associated Landscape work City Plan Policy recommends the selection of endemic plant species.	No	No	No
8.5.56	CP1410	General	Requests any proposal to build a Motor Racing Circuit and associated facilities at Norwell must have adequate community consultation with families in and around the areas that will be affected.	No	Under the City Plan the majority of land in Norwell is contained in the Rural zone. Proposals to build a motor racing circuit would be impact assessment and require public notification.	No	No	No
8.5.57	CP1414	General	Supports subdivision of acreage lots in Ormeau.	No	Proposals for subdivision require assessment. Part 5 - Table 5.6.1 – Reconfiguring a lot outlines the level of assessment and the minimum lot size for the applicable zone.	No	No	No
8.5.58	CP1419	General	Objects to the idea that bigger and more development is better. Concerned more development will result in loss of views and sunlight and reduce the natural appeal of the Gold Coast.	No	Refer to response 8.5.2	No	No	No
8.5.59	CP1458	General	Concerned development with lower levels of assessment (self and some code assessable) do not have strong enough codes, resulting in poor planning outcomes.	No	Refer to response 8.5.33	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.60	CP1458	General	Concerned the Strategic framework outcomes will not be used for code assessable development so they will not influence development.	No	Refer to response 8.5.32	No	No	No
8.5.61	CP1458	General	Concerned with what is considered as 'low risk' development in the City Plan 2015 and the low level of assessment that is given to this type of development. Some 'low risk' development can be detrimental to the city.	No	Refer to response 8.5.33	No	No	No
8.5.62	CP1467	General	Supports the City Plan on the basis quarries operates within the guideline of the EPA particularly regarding blasting and dust fallout.	No	Support noted.	No	No	No
8.5.63	CP1489	General	Requests Council maintain current planning scheme land uses.	No	The City Plan was prepared in accordance with the <i>Sustainable Planning Act 2009</i> and the <i>Queensland Planning Provisions (QPP)</i> . The QPP provides land use definitions for inclusion in the City Plan. As such, the current 2003 planning scheme land use definitions cannot be included in the City Plan.	No	No	No
8.5.64	CP1539	General	Objects to the overlay maps, how they are an oxymoron to the industry that is only metres away from their boundaries and high vegetation management overlays which exist within the extracting resource areas. Concern Future extractive resource maps also overlay Rural environmental precinct zones.	No	The Extractive resources overlay and the Extractive resource zone serve different purposes. The Extractive Resource Overlay mapping reflects State Planning Policy mapping that must be included in the City Plan to protect resources from the encroachment of sensitive land uses. The separation area of the overlay serves a dual purpose of protecting the resource and protecting the amenity of sensitive land uses from quarrying impacts. Specific buffer requirements for quarrying are determined during the development assessment process and consider site-specific features such as topography and vegetation. Zoning maps reflect the current or intended use for areas. The Extractive industry zone reflects where commitments have been made to extract resources on that lot. An 'indicative buffer' is shown in areas on the Extractive industry zone, to visually communicate requirements within the City Plan for extractive activities to be appropriately buffered to sensitive residential land uses.	No	No	No
8.5.65	CP1539	General	Requests further information and definitions of the various overlay zones and their implications on 3 Soper Way, Luscombe.	No	A number of overlays apply to the subject site. The purpose of overlays are to address state and local government interests by identifying areas with environmental values, natural resources, constraints and built form parameters. The various overlay codes associated with the overlay mapping will need to be addressed when developing the property.	No	No	No
8.5.66	CP1577	General	Requests Council consider separating investors and owner occupiers through volumetric subdivision, to separate the scheme structure, body corporate, common facilities and access and distribution of costs and levies based on class of use to manage the competing interests of long term tenants and holiday makers.	No	This issue is related to tenure. The City Plan does not regulate these matters.	No	No	No
8.5.67	CP1577	General	Requests Council ensure they are in a position to apply the new Party House regulations for stand-alone residential houses as well as community title schemes and apply these laws to penthouses as well.	No	Council has resolved to send a Temporary Local Planning Instrument, containing a draft Party House specific development code, to the State Government.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.68	CP1822	General	Concerned the City Plan is a “skeleton plan” with insufficient muscle to enact good urban outcomes. It risks homogenising the city since so many prescriptive codes will leave little room for the negotiation processes that have served the city well to date.	No	Refer to response 8.5.4	No	No	No
8.5.69	CP1822	General	Supports the intentions in some of the strategic framework themes e.g. shaded streets for people not car focus and a push for cycling and public transport. However, it is unclear how the intent of the strategic framework themes is reinforced via other parts of the City Plan instrument.	No	Refer to response 8.5.32	No	No	No
8.5.70	CP1822	General	Supports the reduction of unnecessary reporting and assessment documents in principle. However, are there safeguards in place to ensure quality development outcomes? How can appeal triggers be minimised through the transparency of the planning process if this is abbreviated?	No	Refer to response 8.5.32	No	No	No
8.5.71	CP1822	General	Concerned the codes have become prescriptive to try to deal with the risk of mediocre development applications but leave little room for quality outcomes through alternative solutions and good negotiation. This will lead to increased preliminary approvals to override the City Plan codes.	No	Refer to response 8.5.5 and Refer to response 8.5.32	No	No	No
8.5.72	CP1822	General	Concerned the codes in their current form may not deliver the city that the six Strategic framework themes aspire to.	No	Refer to response 8.5.4	No	No	No
8.5.73	CP1822	General	Concerned there are a lack of sites of sufficient scale to become urban nodes which will greatly influence the next phase of the City's development. This potentially will result in built form at the 6-10 storey scale rather than high rise. This places greater responsibility on the City to monitor and encourage innovative and exemplary outcomes in built form at this scale.	No	The Centre zone is the most appropriate zone locality of the City of Gold Coast to provide for urban nodes. Under the City Plan, mixed use centres (Centre zone) are identified as compact, pedestrian-orientated and vibrant areas with major concentrations of business, employment, community, cultural, retail and residential uses to support the vision of a world-class city. Mixed use centres are envisaged to support the greatest intensity and range of activity in the city (including major international events). Typically, these areas have been afforded higher residential densities and building height in comparison to the surrounding urban neighbourhoods in support of the infill focus of the City Plan. The City Plan identifies varied building heights across mixed use centres depending upon the mix of uses, scale and intensity envisaged for each centre.	No	No	No
8.5.74	CP1822	General	Concerned higher order objectives are often not reflected in the codes that will inevitably be used to assess projects and development.	No	Higher order objectives are contained in the Strategic framework and are known as Strategic outcomes. Strategic outcomes are supported by Specific outcomes, which are then supported by the finer grained / more specific purpose and overall outcomes in the zone, overlay and development codes. There is no need to replicate the strategic and specific outcomes in the supporting zone, overlay and development codes.	No	No	No
8.5.75	CP1822	General	Concerned with lack of clarity on who arbitrates/negotiates to assess the quality of the proposal to produce better outcomes? What are the measures?	No	For development proposals that are assessable development, Council is the assessment manager. Assessment will be undertaken in accordance with the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.76	CP1822	General	Concerned with the lack of reference to a sustainable city. A city that could be “biophylic”. The city already has the fine ingredients of climate, topography and diversity. We could be at the front edge of world cities (a claim that the fact sheets and marketing blurb tout loudly). Instead this City Plan is about ‘business as usual’ and will most likely foster the most pedestrian of development...anything BUT world class.	No	Refer to response 8.5.4	No	No	No
8.5.77	CP1822	General	Requests ‘Major Projects’ remain independent of the constraints of the City Plan and be independently assessed on merit.	No	All proposed development that is impact assessment will be assessed on its merits.	No	No	No
8.5.78	CP1822	General	Requests a more specific ‘Vision’ for the City’s future be articulated across the 20 year horizon and beyond to the population projections for the city at mid-century. This would include major projects and city wide goals and long term objectives.	No	The City Plan will be reviewed periodically in accordance with the <i>Sustainable Planning Act 2009</i> to ensure that it responds appropriately to the changes in the community at a local, regional and state level. The time horizon aligns with the South East Queensland Regional Plan 2009-2031.	No	No	No
8.5.79	CP1822	General	Requests allowing the current Southport PDA model to evolve to provide a better understanding of how this approach could be applied elsewhere in the City to encourage development. It is an example of a less prescriptive approach to planning.	No	The development of the Southport PDA was a collaboration between the State government and the City of Gold Coast. A need was identified to fast-track the development of the area to significantly boost the City’s plans to revitalise Southport as the Gold Coast CBD. At present, there are no further plans to develop anymore PDA’s in the City.	No	No	No
8.5.80	CP1822	General	Concerned setbacks from boundaries/ road frontages may not be a useful mechanism for controlling built form outcomes and site optimisation in rural residential areas.	No	The setbacks contained within the Rural residential zone are considered to support the purpose and overall outcomes of the zone. Specifically, built form in this zone is intended to be very low intensity and low rise. Further, buildings are envisaged to be well setback from property boundaries to ensure privacy for adjacent residences and to preserve the very low intensity character of the zone.	No	No	No
8.5.81	CP1822	General	Requests photographic examples of innovative public spaces and buildings from around the world. The examples in the City Plan do not exactly set a high standard, particularly if the aim of the plan is to create a world-class city.	No	The photographs in the City Plan are examples of existing developments located throughout the city. By showcasing existing developments, the City Plan can better articulate the vision of what each provision is trying to achieving in a local setting. The photographs are considered to be more appropriate than examples from other cities.	No	No	No
8.5.82	CP1822	General	Concerned the City Plan has a tendency to revert to a very specific prescriptive framework which diminishes the potential for site/locality specific outcomes that may vary from a ‘one size fits all’ approach for sites across the City. This also discourages alternative and potentially better solutions as there is a natural tendency to default to the prescriptive solution as outcomes are perceived as more certain.	No	Refer to response 8.5.32	No	No	No
8.5.83	CP1825; CP2637	General	Requests the City Plan allow for flexibility in changes of use ‘as of right’ rather than attracting complex and expensive planning permits.	No	The City Plan supports the flexible reuse of buildings in mixed use centres to support changing community and business needs.	No	No	No
8.5.84	CP1837; CP2553; CP2667	General	Requests a cost-benefit study is undertaken for each overlay to align the City Plan with contemporary federal and state government initiatives to reduce the regulatory burden and cut red tape.	No	The purpose of overlays are to address state and local government interests by identifying areas with environmental values, natural resources, constraints and built form parametres.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.85	CP1837	General	Requests Council review the conflict between the strategic framework intent for strong population growth and the architecture of the City Plan, particularly the extent of overlays, which prevent this growth.	No	Refer to response 8.5.32 and Refer to response 8.5.84	No	No	No
8.5.86	CP1837	General	Requests overlay maps and codes are reviewed, particularly Nature conservation, to focus on the highest priorities of the current Council.	No	Refer to response 8.5.32	No	No	No
8.5.87	CP1837	General	Requests quantitative analysis is undertaken of the cumulative impact of overlays on the development capacity of the City Plan, and likely consequences for employment, economic and population growth.	No	The purpose of overlays are to address state and local government interests by identifying areas with environmental values, natural resources, constraints and built form parameters.	No	No	No
8.5.88	CP1864	General	Supports the retention of impact-assessable development and suggest a strengthening of the codes to prevent impacts on neighbouring properties, our landscape, waterways and wildlife habitat.	No	Support noted.	No	No	No
8.5.89	CP1864	General	Objects to an extension of 'park living' areas of 2km around schools. This will result in ad hoc subdivision with increased costs for infrastructure and impacts on our natural areas. It will not relieve the traffic issues around schools due to the fact that park living is still a very car-dependent lifestyle.	No	Typically, semi-rural / park living land in the City has been zoned Rural residential. There has not been any increase of land being zoned Rural residential.	No	No	No
8.5.90	CP1890	General	Concerned with broad-brush provisions which can lead to increased uniformity of development. Provisions do not reflect existing developments in some areas (e.g. Miami and Mermaid Beach).	No	The City Plan is a technical land use planning document that sets out Council's intention for future development over the next 20 years, and must comply with the requirements of the <i>Sustainable Planning Act 2009</i> and the <i>Queensland Planning Provisions</i> . These requirements are mandatory for all planning schemes across Queensland. It should also be noted that the City Plan does not affect existing lawful use rights.	No	No	No
8.5.91	CP1890	General	Requests all provisions in the City Plan be aligned to maximise the possibilities for development on the Gold Coast that enhances the city environment.	No	Refer to response 8.5.32	No	No	No
8.5.92	CP1890	General	Requests the City Plan reinforce the strategic provisions to encourage east-west corridors.	No	The City Plan identifies strategic corridors within the Schedule 2.3 <i>Strategic framework Maps</i> . This includes proposed light rail extensions and future transport infrastructure with east-west links.	No	No	No
8.5.93	CP1890	General	Requests the significance of the beach (as the main reason tourists come here and a major reason that residents move to the coast) be highlighted and careful attention be given in the City Plan to creating a framework for the beaches and their immediate surrounds.	No	The City Plan recognises the significance of the beach as a tourist destination and a high-value asset to local residents. This is identified through specific outcomes within the Strategic framework which aim to highlight and protect the beach and coastal areas including: (a) Part 3.5.4.1 (4) - A mix of tourist accommodation and housing uses occur along the coastal tourism/urban strip, predominantly on the eastern side of the Gold Coast Highway from Coolangatta to Labrador. (b) Part 3.7.5.1 - Coastal terrestrial, aquatic and marine ecosystems and their ecological processes are protected to sustain their viability. This includes the conservation and enhancement of endemic vegetation on beaches, dunes and coastal headlands, and along natural watercourses and floodplains. (c) Part 3.8.2.1 (2) - The city's natural, non-urbanised appearance is protected for its contribution to the city's outstanding scenic amenity, image and role as a major tourist destination. The city's significant natural features include ocean beaches, dunal systems and natural foreshore areas.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.94	CP1960	General	Objects to the current development application for a mosque in Currumbin. This is a quiet area with high scenic amenity and is unsuitable for such a land use.	No	This matter relates to the recent assessment of a development application at 3 Coghill Drive and 14 Villiers Drive, Currumbin Waters), described as Lot 137 on RP174859 and Lot 138 on RP174860 and does not relate to City Plan. The application was assessed and refused by Council on 10 September 2014 and is currently being contested in the Planning and Environment Court.	No	No	No
8.5.95	CP1978	General	Requests Councils main focus should be to get rid of the mosque in Currumbin Waters.	No	Refer to response 8.5.94	No	No	No
8.5.96	CP2146	General	Concerned the City Plan has increased a number of self-assessable uses to code assessable.	No	Refer to response 8.5.33	No	No	No
8.5.97	CP2146	General	Requests all self assessable use rights (as under the 2003 planning scheme) remain self assessable and further consideration of code assessable uses that would be suitable for self assessment be made.	No	Refer to response 8.5.33	No	No	No
8.5.98	CP2180	General	Requests the residents of 780 Upper Ormeau Road, Kingsholme be notified if it changes from its rural classification.	No	Under the City Plan this site is zoned Rural – Rural landscape and environment precinct. There is no intention to change this zoning.	No	No	No
8.5.99	CP2260	General	Requests the inclusion of photographic examples of other good cities in the Strategic framework.	No	The photographs and illustrations contained within the Strategic framework are examples of good-design outcomes that can be achieved or are anticipated to occur on the Gold Coast and are considered to be more appropriate than examples from other cities.	No	No	No
8.5.100	CP2260	General	Requests the Merrimac floodplain continues to reinforce the key outcomes of the Green Heart vision.	No	The Merrimac/Carrara flood plain is identified as a special management area and is recognised for its green space attributes. The Green Heart Vision is not a Council policy position directly articulated in the City Plan.	No	No	No
8.5.101	CP2260	General	Requests zone map 20: (a) encourage zoning that seeks to link the isolated centres either side of the river. (b) encourage activation, connection and engagement with the river. (c) increase in density when infrastructure is improved. (d) improve connections between the train station and the centre of Nerang. (e) increase density along Nerang-Southport and Nerang-Broadbeach.	No	Zone map 20 – Guanaba identifies land contained in Rural, Open space and Special purpose zones. The role of maps is to show the zoning of land. Council's policy directions are contained in Part 3 – Strategic framework.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.102	CP2260	General	Concerned the Strategic framework height and density controls have the potential to limit innovation and performance-based outcomes.	No	<p>The City Plan seeks to introduce a more transparent approach to the consideration for increases to building height (than that in the current 2003 planning scheme) to avoid confusion and conflict and bring certainty for residents and investors/applicants alike.</p> <p>The merit-based provisions found in the Strategic framework provide both flexibility and robustness in allowing/enabling for designated building heights to potentially be exceeded in certain locations, including urban neighbourhoods, mixed use centres and specialist centres, subject to meeting criteria.</p> <p>The provisions are deemed to be sufficient for controlling excessive building heights in these areas, with the provisions catering for the exception rather than the rule.</p> <p>The Strategic framework provides sufficient scope for merit-based arguments to be made and considered, in support of increases in development intensity, dependent on a range of factors being met.</p> <p>Further to this, the City Plan has been drafted to facilitate the provision of more than 20 years' supply of land for housing. It places a specific emphasis on infill areas with a focus on urban renewal and regeneration and increased densities within the City's urban area.</p> <p>Supporting growth in focused areas through:</p> <ul style="list-style-type: none"> (a) unrestricted height on the light rail corridor from Main Beach to Broadbeach; (b) increased height and intensity provisions in centres; (c) a new small lot code for medium and high density residential areas; (d) the ability to develop low density duplexes on corner lots or where rear lane access or within 400m of a centre as self-assessable; and (e) reduction in minimum parking rates along high frequency public transport routes. <p>It is noted that for urban neighbourhoods (Medium and High density residential zones), increased development density remains as code assessment. The density test is contained within the overall outcomes of these zone codes. By allowing requests for increase in density to occur as part of a code assessable provision, Council is seeking to provide more flexibility for merit based planning concepts without a 3rd party appeal threat.</p> <p>Of note, to provide additional clarity, the 'housing form, scale and intensity' overall outcomes for the Medium and High density residential zone, Centre zone, Neighbourhood centre zone, Innovation zone and Mixed use zone have been reviewed and reformatted to provide additional clarity.</p>	No	No	No
8.5.103	CP2260	General	Requests development along future light rail and high frequency transport routes provides ample space for future infrastructure to occur.	No	<p>The Local Government Infrastructure Plan (LGIP) is Council's tool for identifying the necessary infrastructure to service urban development identified in the City Plan in a coordinated, efficient and financially sustainable manner.</p> <p>The Council is currently preparing a new LGIP to identify and plan for the necessary infrastructure to support the next 10-15 years of growth in the City.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.104	CP2305	General	Concerned the City Plan fails to adequately provide an appropriate stock of broad hectare land for urban development. Infill development and the identified investigation areas are inadequate to cater for required new dwelling targets.	No	<p>The current Local Government Infrastructure Plan (previously referred to as Priority Infrastructure Plan) demonstrates the City Plan zones and density designations can accommodate forecasted population growth.</p> <p>Insufficient information was contained in the submission to demonstrate how the City Plan zones and density designations fail to meet population targets set in the South East Queensland Regional Plan 2009 – 2031.</p> <p>The ability for the City Plan to meet population targets set in the South East Queensland Regional Plan 2009 – 2031 has been considered by the State government in the review of State interests prior to public consultation.</p> <p>The City Plan includes a number of initiatives to encourage development of infill and urban renewal areas. Major initiatives include increases to building height and density in Mixed use and Specialist centres, a Light rail urban renewal overlay map and code, and introduction of a new Mixed use zone.</p> <p>Opportunities for the adopted City Plan to accommodate additional population growth will be considered as part of both the Urban Footprint Review project and the Housing Needs Planning Investigation, following the release of the draft South East Queensland Regional Plan 2015 – 2041 expected in mid 2015.</p> <p>Council has a State interest obligation under the South East Queensland Regional Plan 2009-2031 to plan for an additional 143,000 dwellings by 2031 to house the City of Gold Coast's expected population growth and demographic change.</p> <p>Council has a number of plans and strategies to plan for this population growth, strengthen the city's economy, protect our environment and improve services and facilities for our residents, businesses and visitors.</p> <p>Council is developing a new Local Government Infrastructure Plan (with a July 2016 legislative commitment) to integrate infrastructure planning with population growth identified in the City Plan.</p>	No	No	No
8.5.105	CP2343	General	Concerned the environmental and visual character policies of the inter-urban break are tokenistic as they have been eroded by 120 years of agricultural practices, stormwater impacts, impacts of domestic animals on native fauna and existing inappropriate urban development that has had a strong visual impact on the area.	No	<p>A key consideration with regard to the City's preferred settlement pattern and urban area mapping is the retention of the 'Inter-Urban Break', which provides a green break between the urban corridor from Brisbane City and the northern suburbs of the Gold Coast, and incorporates a significant hinterland to coast critical corridor. The inter-urban break is also identified in the SEQ Regional Plan 2009-31.</p> <p>The corridor is also identified as being a bio-regional corridor and as being a significant natural landscape feature.</p> <p>Council has sought to strengthen the biodiversity values of the inter-urban break through the adoption of the Gold Coast Nature Conservation Strategy 2009-2019. This is supported by the southern Moreton Bay to Wongawallen Critical Corridor Report which forms part of City Plan.</p> <p>The width of the inter-urban break between two waterways and as identified on the Strategic framework map 2, is a constructive approach to linking the broader greenspace areas to the east (between Redlands and Northern Gold Coast) and south west (between Logan and Brisbane). It is therefore important to retain this inter-urban break.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.106	CP2385	General	Requests Council complete a cost-benefit analysis of each overlay.	No	The purpose of overlays are to address state and local government interests by identifying areas with environmental values, natural resources, constraints and built form parameters.	No	No	No
8.5.107	CP2385	General	Requests Council reviews policy relating to stream orders to align with State Development Assessment Provisions.	No	The City Plan Environmental significance – wetlands and watercourse overlay map does reflect stream orders with two categories: watercourse (stream orders 1-3) and major watercourse (stream orders 4 and above).	No	No	No
8.5.108	CP2385	General	Requests Council reviews the structure of City Plan 2015; with overlays prevailing over zones the number of overlays must be reviewed, particularly the nature conservation zones.	No	Refer to response 8.5.32	No	No	No
8.5.109	CP2497	General	Concerned given the cutback in planning assessment requirements. Concerned as to what safeguards are in place to ensure quality development outcomes and who arbitrates/negotiates this.	No	For development proposals that are assessable development, Council is the assessment manager. Assessment will be undertaken in accordance with the City Plan.	No	No	No
8.5.110	CP2497	General	Concerned that under the State Planning Act code assessable development cannot be referred back to the “intentions” of the Strategic framework. If this is the case how can quality urban outcomes be achieved as code and self-assessable development does not deliver good design”.	No	The <i>Sustainable Planning Act 2009</i> (SPA) prescribes the assessment rules for all types of development. The City Plan has a number of development codes which include carefully tailored provisions to achieve quality urban outcomes. Self-assessment is typically applied to low risk development. Development that does not comply with the self-assessable outcomes is triggered to code assessment.	No	No	No
8.5.111	CP2553	General	Requests Council 'expressly measures the impacts of the Overlays on the Council's economic, social and environmental objectives and review the application of the overlays' to the City Plan 2015.	No	The purpose of overlays are to address state and local government interests by identifying areas with environmental values, natural resources, constraints and built form parameters.	No	No	No
8.5.112	CP2571	General	Requests development approvals granted under previous schemes be implemented within a reasonable timeframe and not be extended in perpetuity, especially if they are no longer consistent with the provisions of a new scheme.	No	The City Plan does not further regulate development approvals. The <i>Sustainable Planning Act 2009</i> allows for a proponent to make an application to extend a development approval.	No	No	No
8.5.113	CP2571	General	Requests guidelines such as codes and overlays are presented in ways which are meaningful and accessible to the general public.	No	The City Plan has been drafted in accordance with the <i>Sustainable Planning Act 2009</i> and the <i>Queensland Planning Provisions</i> (QPP). Upon commencement of the City Plan it will be available to the community in a variety of formats.	No	No	No
8.5.114	CP2571	General	Requests the need for substantial professional advice and support in lodging development applications and securing development approvals should not be necessary for the majority of small scale development proposal.	No	Council has a Town Planning Advice Centre which can assist with questions regarding the lodgement of development applications. They can be contact on (07) 5582 8708. However, Council does advise proponents / applicants to seek the services of a professional town planner to assist with the formulation of a development application. Of note and in respect to levels of assessment for particular developments, the formation of the tables of assessment was based on either high or low risk outcomes, depending on the zone.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.5.115	CP2571	General	Supports the concerted effort made in the City Plan 2015 to modernise the approach to planning in the city. However, recommends that interference in the exercise of property rights can only be justified if results in demonstrably better outcomes for the city as a whole. Overall the prospect of more streamlined development assessment process and expeditions process of plan making and review is supported.	No	Support noted. The provisions of the City Plan are not designed to interfere with 'property rights' but seek to ensure that development that occurs on a property is appropriate for the site and does not impact upon adjoining sites.	No	No	No
8.5.116	CP2612	General	Requests City Plan 2015 express how a commitment is made to ensure public access to the beach, dunal and foreshore areas and that no planning provisions inadvertently compromise such public access (Living with nature).	No	Public access to the beach, dune and foreshore areas is maintained through the provisions of the Strategic framework (3.7.5.1(2) – Specific outcomes) which states the following: <i>"Public access to coastal waters and foreshores is maintained and enhanced where it is safe and where coastal environments are protected"</i> .	No	No	No
8.5.117	CP2612	General	Requests the provision for sustainable development and 'loose-fit' mixed use buildings within the draft City Plan 2015.	No	Refer to response 8.5.2 and Refer to response 8.5.83	No	No	No
8.5.118	CP2657	General	Concerned the commercialisation of Cabbage Tree Point Road is problematic due to reliance on tank water.	No	Generally, land along Cabbage Tree Point Road, Steiglitz is in the Rural zone. The purpose of Rural zoned land is to provide for rural uses and other primary production activities. Land at the end of Cabbage Tree Point Road, Steiglitz is zoned Township. Townships are intended to retain a low-rise village character and amenity and support low-intensity urban and semi-rural environments. Large scale commercial uses are not envisaged in these areas.	No	No	No
8.5.119	CP2699	General	Requests revising wording in all relevant documents as follows; 'Queensland Fire & Emergency Services (QFES)'; 'Planning and Environment seconded Queensland Fire & Emergency Services (QFES) Planning & Assessment Officer'; 'Fire & Emergency Services Act 1990'.	No	The City Plan has been amended to reference these terms.	Yes	No	No
8.5.120	CP2242	General	Concerned with the exemption relating to permanent plantations in Level of Assessment Table - Table 5.5.8 (Conservation Zone). Requests more explanatory material in the section about how to use the assessment tables.	No	The structure of the tables of assessment is a <i>Queensland Planning Provisions</i> requirement. It is considered that this matter is appropriately addressed in the City Plan. In Part 5 – Tables of assessment in Part 5.1 (Preliminary) and Part 5.2 (Reading the tables) of outlines the purpose of the tables and what they identify.	No	No	No

Section 8.6: Gold Coast Airport

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.6.1	CP0820	Gold Coast Airport	Concerned 130 & 132 Coolangatta Road, Bilinga (Lot 3 on RP179416 & Lot 1 on RP91922) are zoned Special purpose. The zoning is restrictive making Air services impact assessable. The former defence force site "Mallaraba" was purchased by GCAPL several years ago, being privately owned and not leased from the Commonwealth (as other airport lands are), land uses are very restricted.	No	The consideration of the most appropriate mechanism to support Gold Coast Airport will be undertaken in conjunction with the Gold Coast Airport Environs Planning Investigation as part of a future amendment. This project is an economic and employment investigation for private and local government land south of Currumbin Creek. The study will deliver, in consultation with key stakeholders, a strategic land use and infrastructure vision for increased economic productivity around the Gold Coast Airport.	No	No	Yes
8.6.2	CP0820	Gold Coast Airport	Concerned Airport environs overlay code PO8 will be difficult to regulate within the statutory planning framework.	Yes	This provision is consistent with AO1.4 of the SPP code: Strategic airports and aviation facilities. Note: PO8 relates to Transient aviation activities.	No	No	No
8.6.3	CP0820	Gold Coast Airport	Concerned the Airport environs overlay code AO1 includes an editor's note which does not describe the correct process involved when a development penetrates the airports airspace. Requests the note is amended to make reference to the airport manager for assessment, consistent with the SPP code, Strategic airports and aviation facilities code note in PO1.	No	Concern noted. AO1 has been revised to include an editor's note that describes the correct process for instances where a proposed development penetrates the airports operational airspace. <i>Editor's note: A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred by Council to the airport manager for assessment, who will refer the proposal to the Australian Government if required.</i>	Yes	No	No
8.6.4	CP0820	Gold Coast Airport	Concerned the application of the SPP code, Strategic airports and aviation facilities code only applies to development over 12m. Supports no such restriction being applied in the City Plan 2015.	No	The City Plan wording differs from the SPP in that it does not prescribe a minimum height of 12m. As currently worded, Table 5.10.2 Airport environs overlay triggers a higher level of assessment for any operational work, material change of use or building work that intrudes into the height limitation (PANS-OPS) of the Gold Coast Airport regardless of height.	No	No	No
8.6.5	CP0820	Gold Coast Airport	Requests a height limit of 335.3m AHD be imposed in the "no height limit" precincts. This is consistent with the maximum height permissible under the PANS-OPS. The amendment is appropriate considering development exceeding the PANS-OPS height cannot be approved (or even considered) under the Protection of Airspace Regulations.	Yes	The submission requests a height limit of 335.3m be imposed for the 'no height limit' area or a statement inserted into City Plan explaining the height limits imposed by the airports PAN-OPS surface takes precedence over the 'no height limit' area of City Plan. A notation has been added to the title block of the Airport Environs – Procedures for Air Navigation Services, Aircraft Operational Surfaces (PANS-OPS) Overlay Map (OMA7) to the effect of: <i>Note: Parts of the City in which the 'No Height limit' policy applies are situated within the PANS-OPS surface for Gold Coast Airport. The purpose of the PANS-OPS surface is to protect aircraft operating in the airport's airspace. Height limits within the PANS-OPS surface cannot be relaxed or varied under any circumstances.</i> <i>The PANS-OPS surface height limits are imposed pursuant to the Airports (Protection of Airspace) Regulations 1996, via the Commonwealth Airports Act 1996. Mapping depicting the PANS-OPS surface can be found on Airport Environs – Procedures for Air Navigation Services, Aircraft Operational Surfaces (PANS-OPS) Overlay Map (OMA7) and may be varied from time to time depending on the operational requirements of the airport.</i>	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.6.6	CP0820	Gold Coast Airport	Requests a note be added to PO1 of Airport environs overlay code (as with 2003 Planning scheme code) stating that any building or structure exceeding 110m is required to be notified to CASA, further any building or structure extending 150m above ground level must be regarded as an obstacle unless assessed by CASA to be otherwise (CASA Manual of Standards Part 139 – Aerodromes, Section 7.1.5). Notification to CASA should be submitted through the airport operator. Note: This would apply to development in the entire City even where Airport overlays do not apply.	No	PO1 has been revised to include an Editor's note that addresses the procedure for referral of development proposals exceeding 110m in height and 150m in height and penetrating the airports operational airspace. This editor's note is to read as follows: <i>Editor's note: A development proposal involving a building, structure, crane or other construction equipment which exceeds 110m is required to be notified to CASA. Furthermore, any building, structure, crane or other construction equipment which exceeds 150m above ground level must be regarded as an obstacle unless assessed otherwise by CASA. Council is required to refer such development proposals to the airport manager for assessment, who will refer the proposal to CASA. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.</i>	Yes	No	No
8.6.7	CP0820	Gold Coast Airport	Requests Airport environs overlay code PO2 and AO2 be amended to directly reflect SPP code: Strategic airports and aviation facilities code PO7, AO7.1 and AO7.2. These provisions detail appropriate land uses and indoor sound levels for sensitive uses located within the Airport environs – Australian noise exposure forecast contour (ANEF) overlay map.	Yes	This matter was addressed in response to Ministerial condition 14. The State has confirmed that amendments to PO2 and AO2 are not required as the effect of triggering a higher level of assessment for Reconfiguration of a lot and a range of land uses can be achieved by amending Table 5.10.2. Amendments to Table 5.10.2 will trigger a code assessable application, which will be assessed against a noise attenuation provision (AO2), requiring compliance with AS2021 and Table D and Table E of the SPP Code.	No	No	No
8.6.8	CP0820	Gold Coast Airport	Requests Airport environs overlay code provisions SO6 and AO3.4, as well as note in PO3 be amended to require that roofs and buildings located within the respective lighting zones must have solar absorptency greater than 0.35. Currently these provisions ask for less than 0.35 which is an error.	Yes	Corrections of typographical errors in SO6, AO3.4, and PO3 have been made to state that roofs and buildings within a respective lighting zone must have a solar absorptency greater than 0.35 not less than 0.35.	Yes	No	No
8.6.9	CP0820	Gold Coast Airport	Requests height limit of the Coolangatta beachfront along Marine Parade be reduced to 78m. CASA and GCAPL will continue to enforce a height limit of 84m AHD however with ground level being 6m AHD in the area, a 78m limit would be more appropriate.	No	The OLS height in this area is 49.5m. Regardless of the height limit in the area being 78m or 84m advice will still need to be sought from the airport manager. Buildings heights in this area will be reviewed as part of a coastal strip building height study to be undertaken as part of a future amendment.	No	No	Yes
8.6.10	CP0820	Gold Coast Airport	Requests minor amendment to the Airport environs – obstacle limitation surface (OLS) and Airport environs – procedures for air navigation services, aircraft operational surfaces (PANS-OPS) overlay maps legends by inserting the term 'AHD' before 'Horizontal Plane Shown in Metres'.	No	Map legend will be revised to reference 'AHD' before 'Horizontal Plane Shown in Metres'.	No	Yes	No
8.6.11	CP0820	Gold Coast Airport	Requests the Airport environs – Australian noise exposure forecast contour (ANEF) overlay map legend include the term '2031 ANEF'.	No	Map legend will be revised to reference '2031 ANEF'.	No	Yes	No
8.6.12	CP0820	Gold Coast Airport	Requests the Airport environs – Australian noise exposure forecast contour (ANEF), Airport environs – obstacle limitation surface (OLS) and Airport environs – procedures for air navigation services, aircraft operational surfaces (PANS-OPS) overlay maps notations be amended to refer to the Airports Act 1996 (not Airport Act) and the Gold Coast Airport Master Plan (not Gold Coast Airport Plan).	No	Map notations will be revised to reference correct documents, i.e. <i>Airports Act 1996</i> and the <i>Gold Coast Airport Master Plan</i> .	No	Yes	No
8.6.13	CP0820	Gold Coast Airport	Requests the Telecommunications and broadcasting facilities code be amended to include an additional or revised PO/AO regarding the OLS and/or PANS-OPS. The amendment would prohibit the penetration of the OLS and/or PANS-OPS or at least draw attention to the Airport Environs Overlay Code.	No	The Airport environs overlay code and overlay mapping are the appropriate mechanisms to address this matter as triggered by Part 5 Tables of assessment.	No	No	No
8.6.14	CP0820	Gold Coast Airport	Supports Airport environs overlay code PO2 application to all development not specifically 'sensitive land uses' unlike the SPP code, Strategic airports and aviation facilities code.	No	Support noted. Note: PO2 relates to <i>Acoustic treatment to buildings to lessen the impact of aircraft noise (on land within the Airport environs – airport noise exposure forecast contour (ANEF) overlay map)</i> .	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.6.15	CP0820	Gold Coast Airport	Supports Airport environs overlay code PO3, with the exception of roof surfaces having solar absorption greater than 0.35 (as detailed in point of submission CP0820P8).	Yes	Refer to response 8.6.8	Yes	No	No
8.6.16	CP0820	Gold Coast Airport	Supports Airport environs overlay code PO4.	Yes	Support noted. Note: PO4 relates to <i>Development within public safety areas</i> .	No	No	No
8.6.17	CP0820	Gold Coast Airport	Supports Airport environs overlay code PO6.	Yes	Support noted. Note: PO6 relates to <i>Potential bird or bat strike on aircraft (on land within the Gold Coast Airport bird/ bat strike zones)</i> .	No	No	No
8.6.18	CP0820	Gold Coast Airport	Supports Airport environs overlay code PO7.	Yes	Support noted. Note: PO7 relates to <i>Emission of particulate matter and air turbulence (inside the outer horizontal surface 15km)</i> .	No	No	No
8.6.19	CP0820	Gold Coast Airport	Supports the City Plan 2015 proposals to make provision for "high productivity areas" to cater for airport support services, air transport-related industries and tourist activities. Supports the transition of land surrounding the airport from low density residential to non-residential activities.	No	Support noted. In recognition of the airport precinct being a major economic generator, the City Plan identifies Gold Coast Airport/Southern Cross University as a 'Specialist centre'. As part of the City's forward planning program, a Gold Coast Airport Environs planning investigation will look at land use opportunities for both private and government land in the immediate environs of the airport. If amendments to the City Plan are recommended as part of the study's findings, any proposed changes will be implemented through the appropriate statutory processes, which will require public consultation.	No	No	No

Section 8.7: Landscaping

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.7.1	CP1822	Landscaping	Supports the continuation of the street tree planting program and pedestrian focused traffic calming initiatives. Requests the development of key public transport routes as tree-lined boulevards of specific species to potentially represent different routes.	No	Specific street tree planting is not regulated by the City Plan. The City plan includes the protection and planting of street trees in the Landscape Work Policy - Road Reserves (SC6.10.16). This policy provides guidelines on streetscapes and trees.	No	No	No
8.7.2	CP2497	Landscaping	Concerned there appears to be no strengthening of landscape requirements to achieve shaded streets and car parks.	No	<p>The City Plan aims to strike a balance between the built form and urban landscape features.</p> <p>With this in mind, the Strategic framework sets the policy direction for the City Plan and includes a number of specific outcomes that seek to integrate neighbourhood, street, building and landscape design principles including:</p> <ul style="list-style-type: none"> Specific outcome 3.3.2.1 (7) – Urban neighbourhoods-Streets are characterised by high quality walking and cycling paths, street trees and local streets for shared car and bike use. A legible built form and network of interconnected thoroughfares make it easy to get around. Specific outcome 3.3.3.1 (2) – Suburban neighbourhoods-Suburban neighbourhood streets are characterised by trees and a shared use network of interconnected thoroughfares for pedestrians, cyclists and slow-moving vehicles. Specific outcome 3.4.5.1(9) – Neighbourhood Centres – Built form, uses that activate the street, tree planting and pedestrian facilities improve the comfort, environmental and visual quality of streetscapes. Specific outcome 3.8.3.1(7) – Urban design, character and community identity - High quality landscaping including regularly spaced shade trees occurs within car parks to present an attractive street aspect and ensure car parking areas remain attractive and functional. <p>The specific outcomes identified above are supported and further implemented through the application of the Landscape work code and policy.</p> <p>It is considered that this matter is appropriately addressed in the City Plan.</p>	No	No	No

Section 8.8: Local area plans

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.8.1	CP0088; CP0095; CP0102; CP0103; CP0143; CP0144; CP0145; CP0182; CP0427; CP0487; CP0648; CP0825; CP0829; CP0887; CP0889; CP0894; CP0895; CP0896; CP0897; CP0898; CP0899; CP0900; CP0901; CP0902; CP0903; CP0904; CP0905; CP0906; CP0907; CP0908; CP0909; CP0910; CP0911; CP0912; CP0913; CP0914; CP0915; CP0916; CP0917; CP0918; CP0919; CP0920; CP0921; CP0922; CP0923; CP0924; CP0925; CP0926; CP0927; CP0928; CP0929; CP0930; CP0931; CP0932; CP0933; CP0947; CP0948; CP0949; CP0950; CP0951; CP0952; CP0953; CP0955; CP0956; CP0957; CP0958; CP0959; CP0960; CP0961; CP0962; CP0963; CP0964; CP0965; CP0966; CP0967; CP0968; CP0969; CP0970; CP0972; CP0973; CP0974; CP0975; CP0976; CP0977; CP0978; CP0979; CP0980; CP0981; CP0982; CP0984; CP0997; CP0998; CP0999; CP1000; CP1002; CP1003; CP1004; CP1005; CP1006; CP1007; CP1009; CP1010; CP1011; CP1012; CP1013; CP1014; CP1015; CP1016; CP1017; CP1019; CP1020; CP1021; CP1022; CP1023; CP1024; CP1025; CP1037; CP1038; CP1039; CP1040; CP1041; CP1042; CP1043; CP1083; CP1084; CP1085; CP1086; CP1093; CP1094; CP1095; CP1096; CP1097; CP1098; CP1099; CP1100; CP1101; CP1124; CP1141; CP1142; CP1143; CP1144; CP1145; CP1179; CP1180; CP1181; CP1182; CP1183; CP1184; CP1185; CP1186; CP1187; CP1223; CP1224; CP1225; CP1226; CP1227; CP1232; CP1233; CP1234; CP1235; CP1236; CP1237; CP1238; CP1239; CP1240; CP1241; CP1242; CP1243; CP1249; CP1267; CP1268; CP1277; CP1278; CP1588; CP1615; CP2240	Local area plans	Requests all Local Area Plans be reinstated in the City Plan, as there is no justification for their removal.	No	<p>The removal of the respective Local area plans (LAPs) was undertaken in order to simplify the City Plan and improve its readability.</p> <p>A detailed review has been undertaken as part of the preparation of the City Plan to ensure that appropriate outcomes will be achieved in those parts of the City previously included within LAPs.</p> <p>This review and integration was undertaken in accordance with the Mayor's key expectations for the City Plan, which sought to reduce the complexity of the Planning Scheme and reduce red tape by re-absorbing the LAPs into the City Plan.</p> <p>As part of the review, LAP provisions which have city-wide merit (i.e. good design outcomes) have been implemented in the various relevant codes. Where there have been key provisions specific to the LAP area (i.e. character) these have been reflected through numerous mechanisms, including zone codes, overlays and in some cases Specific outcomes within the Strategic framework. For example:</p> <ul style="list-style-type: none"> The Mudgeeraba Village character overlay code continues the aim of ensuring Mudgeeraba's historical urban form and character is maintained. Within the Strategic framework, Burleigh Ridge and Currumbin Hill are acknowledged as ridgelines of landscape significance. The Strategic framework also names Nerang and Coolangatta as places of character or cultural significance. <p>Accordingly, no changes will be made to the City Plan in response to this submission.</p>	No	No	No
8.8.2	CP0127	Local area plans	Concerned a lack of local area plans will mean the loss of unique identities and characteristics for various parts of the city.	No	Refer to response 8.8.1	No	No	No
8.8.3	CP0171	Local area plans	Concerned about replacing Local Area Plans with Overlays, as they do not provide the same level of protection, particularly in relation to areas/centres such as Springbrook, Spit, Mudgeeraba, Southport, Burleigh Village, and Surfers/Broadbeach. Requests inclusion of local area plans which provide tighter controls on development in strategic precincts.	No	Refer to response 8.8.1	No	No	No
8.8.4	CP0481	Local area plans	Concerned local area plans are not included in the City Plan. Local plans are needed for special places like Burleigh Heads, Coolangatta and Springbrook.	No	Refer to response 8.8.1	No	No	No
8.8.5	CP0693; CP1789	Local area plans	Objects to the removal of the local area plans.	No	Refer to response 8.8.1	No	No	No
8.8.6	CP0814; CP2720	Local area plans	Requests the local area plans are reinstated for Broadbeach, Burleigh Heads, Coolangatta, Palm Beach and Nerang.	No	Refer to response 8.8.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.8.7	CP0814; CP2720	Local area plans	Requests there are local area plans for Broadbeach, Burleigh Heads, Burleigh Ridge, Coolangatta, Currumbin Hill, Nerang, Palm Beach and Springbrook.	No	Refer to response 8.8.1	No	No	No
8.8.8	CP0823	Local area plans	Concerned a number of local areas are without sufficient specific local design guidance. Requests reinstatement of the following Local Area Plans: Broadbeach, Burleigh, Burleigh Ridge, Currumbin Hill, Coolangatta, Nerang, Palm Beach, Springbrook.	No	Refer to response 8.8.1	No	No	No
8.8.9	CP1015	Local area plans	Requests the maintenance and increase of Local Area Plans, because the Gold Coast is made up of a series of 'villages', is not homogenous and people come for the breadth of differences.	No	Refer to response 8.8.1	No	No	No
8.8.10	CP1017	Local area plans	Requests the removal of Local Area Plans is reviewed as a priority.	No	Refer to response 8.8.1	No	No	No
8.8.11	CP1126	Local area plans	Concerned the absence of Local Plans allows applications to be approved by Council, when they are considered inappropriate by residents.	No	Refer to response 8.8.1	No	No	No
8.8.12	CP1385	Local area plans	Concerned the existing Springbrook Local Area Plan is failing to achieve good outcomes.	No	<p>The City Plan will not include a Springbrook Local Area Plan (LAP). However, a detailed review has been undertaken as part of the preparation of the City Plan to ensure that appropriate outcomes will be achieved in the areas previously included within the LAP.</p> <p>The 'villages areas' of Springbrook have been included in the Township zone.</p> <p>Under the City Plan townships retain a low-rise village character and amenity and support low intensity urban and semi-rural environments, they have a limited population and a varying degree of urban services. Further the City Plan promotes strengthening of township character by respecting township boundaries and historic settlement patterns and by harmonising new buildings with the township's village character.</p>	No	No	No
8.8.13	CP1408	Local area plans	Requests the draft Plan include local plans for centres including Burleigh Heads, Coolangatta, Broadbeach and Palm Beach to incorporate special design rules tailored for the particular needs of the different centres.	No	Refer to response 8.8.1	No	No	No
8.8.14	CP1411; CP1416; CP1417	Local area plans	Requests Council incorporate most of the existing Local Area Plans into City Plan 2015 to ensure local character is protected and enhanced.	No	Refer to response 8.8.1	No	No	No
8.8.15	CP1506	Local area plans	Request the Uplands Drive LAP be reinstated.	No	Refer to response 8.8.1	No	No	No
8.8.16	CP1864	Local area plans	Requests all Local Area Plans be reinstated, as there is no justification provided for their removal. Local Area Plans assist in the development of unique characteristics of areas of the City.	No	Refer to response 8.8.1	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.8.17	CP1869	Local area plans	Requests the hinterland valleys and mountains get extra protection by way of Local Area Plans designed with the stakeholder communities and ecological experts.	No	<p>The City Plan distinguishes rural hinterland areas intended for rural production uses from those land areas which may contain landscape or environmental values through the Rural 'landscape and environment precinct'.</p> <p>The purpose of this precinct is to ensure land uses do not impact upon ecologically significant features or landscape (scenic amenity) values.</p> <p>Whilst this policy outcome within the City Plan will be subject to review as part of the submission review, Council will continue to identify and where appropriate protect the ecological values present within the hinterland valleys and mountains.</p>	No	No	No
8.8.18	CP1930	Local area plans	Requests inclusion of most local area plans in the current planning scheme in the City Plan 2015.	No	Refer to response 8.8.1	No	No	No
8.8.19	CP1932; CP1458	Local area plans	Requests Local plans are reinstated as they protect and enhance local character.	No	Refer to response 8.8.1	No	No	No
8.8.20	CP2338	Local area plans	Requests justification for turning the City Plan 2015 into a skeleton plan, by removing checks and balances such as Local Area Plans.	No	Refer to response 8.8.1	No	No	No


Section 8.9: Maps

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.1	CP0017	Maps	Concerned with the Special industry zone not being included on the zone maps.	Yes	<p>The Special Industry zone has not been used in the City Plan and therefore does not appear on the zone maps for the following reasons:</p> <ol style="list-style-type: none"> (1) The QPP provides local governments the flexibility to choose the combination of zones from the QPP that is most suited to the local government area. There is no requirement to use any particular zone, including the Special industry zone. (2) The Queensland Planning Provisions (QPP) version 3.1 (QPP) defines Special industry which includes industry activities with the 'potential for extreme impacts on sensitive uses' and 'requiring significant separation from non-industrial uses'. (3) It is an intentional localised policy decision within the City Plan to not include a Special industry zone and trigger Impact assessment for Special industry in any part of the City, to facilitate assessment against the Strategic framework. <p>No action is to be taken on this matter.</p>	No	No	No
8.9.2	CP0072	Maps	Requests Robina Parkway, Clear Island Waters (Lot 960 on RP904505) and surrounds be shown as a waterway on the draft zoning as this area is now a waterway.	No	The waterways referred to are permanent waterways in State and Council owned property. Considering these waterways are of a permanent nature the zoning will be removed in this area where it is a permanent waterway and within publicly owned land.	No	Yes	No
8.9.3	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1155; CP1172; CP1202; CP1244; CP1253; CP1349; CP1367; CP1536; CP1756; CP1773; CP1775; CP1805; CP1863; CP1882; CP1914; CP2395; CP2481; CP2660; CP2661; CP2696	Maps	Requests the word 'indicative' be removed from the zone map legend reference against the 'Extractive Industry Zone – Indicative Buffer' and be renamed as 'buffer zone'.	Yes	<p>The use of indicative buffers is a State Interest matter which is also the subject of Ministerial conditions. Council cannot remove the words 'indicative' from the zone map legend as requested as this would be contrary to State interests and conditions.</p> <p>The buffers shown on the zone maps are of an indicative nature. They are not intended to be binding in terms of the extent of the buffers required. They are intended only to clearly signal that appropriate buffers for the local context will need to be provided by extractive industry operators within the Extractive industry zone in order to mitigate issues such as impacts on residential amenity, visual amenity and/or environmental values. The ultimate width of the buffers needed to achieve those outcomes is not known at this stage and can only be determined through detailed development assessment processes.</p> <p>In order to achieve the above, the indicative buffers must be imposed within Extractive industry zoned land to ensure they are considered in conjunction with any future development applications for Extractive industry within the Extractive industry zone.</p> <p>To address concerns associated with the mapping of buffers for extractive industry areas, the City Plan includes a suite of additional protection measures for residents.</p> <p>These include:</p> <ol style="list-style-type: none"> (1) Strategic framework (s3.5.5.1 and s3.8.6.1); (2) Extractive industry zone code (purpose statement 3a i-iii and PO3); (3) Extractive industry development code (purpose statement 2a-b and PO1); and (4) Extractive resources overlay code. <p>The above criteria all require the amenity of existing sensitive uses to be protected from extractive industry.</p> <p>No action to be taken for the reasons explained above.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.4	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0529; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1172; CP1202; CP1244; CP1253; CP1349; CP1367; CP1536; CP1700; CP1756; CP1765; CP1773; CP1775; CP1805; CP2660; CP2661; CP2696	Maps	Concerned land with opposing intents has been included within the same zone. Specifically that the Rural Landscape and Environment Precinct with a predominantly conservation intent is included within the Rural zone which is intended for rural activities. Requests the zone map legend for Rural zone and Rural, Rural landscape and environment precinct be fixed by referencing Rural as a sub-heading, followed by Rural Landscape – light green – available for rural activities and then Rural Landscape and Conservation Precinct – light green with cross hatching.	Yes	No action is to be taken on this request for the following reasons: (1) The Rural landscape and environment precinct is a subset of the Rural zone and this must be acknowledged on the zone maps. There are therefore limited options available to improve the legend pertaining to the zone map series. (2) The symbology used for the Rural landscape and environment precinct is clearly distinguishable (boundary definition) from the Rural zone in the zone map series. The primary role of the zone maps is to provide a spatial expression of the outcomes of the applicable zone code contained within the City Plan document. (3) The Rural landscape and environment precinct (as a subset of the Rural zone) has been used to separate conservation focused land from rural production land. The intent for the Rural landscape and environment precinct is clearly explained within the Rural zone code and the Strategic framework.	No	No	No
8.9.5	CP0093; CP0094; CP0152; CP0155; CP0181; CP0442; CP0457; CP0458; CP0459; CP0460; CP0461; CP0462; CP0463; CP0464; CP0645; CP0646; CP0647; CP0672; CP0716; CP0717; CP0798; CP0946; CP1035; CP1058; CP1109; CP1114; CP1115; CP1172; CP1202; CP1244; CP1253; CP1349; CP1367; CP1536; CP1700; CP1756; CP1765; CP1773; CP1805; CP2660; CP2661; CP2696	Maps	Concerned land with opposing intents has been included within the same zone. Specifically that the Extractive industry indicative buffers are within the Extractive industry zone. Requests the zone map legend for Extractive Industry zone be fixed by referencing Extractive Industry as a sub-heading, followed by Extractive Industry – dark brown – land available for quarry activities and then Extractive Industry Buffer – dark brown with cross hatching signifying a buffer zone.	Yes	Refer to response 8.9.3	No	No	No
8.9.6	CP0129	Maps	Concerned partial zoning of sites creates uncertainty and difficulty for implementation (particularly concerned with the area around Kingsholme). Requests all zones be cadastre-based.	No	Split zoning of properties is a common element of planning schemes as development (whether planned or on the ground) does not always align neatly with property boundaries. Further, property boundaries do not always provide a logical basis for establishing development outcomes; it is the nature of the land itself and its location within the City that is of primary importance in determining the most appropriate planning and development outcomes. Split zoning of properties is permitted under the <i>Queensland Planning Provisions</i> (QPP) and guidance is provided in the QPP and the City Plan on how to apply the City Plan in that situation. For example section 5.3.2 explains how levels of assessment are determined in sites with more than one zone. Specifically to Kingsholme, the suburb has a large amount of split zoning due to the existence of many large properties and the need to distinguish agricultural land which is in the Rural zone from land intended for conservation which is in the Rural Landscape and Environment Precinct. Split zoning individual properties based on the values of the land is essential in order to achieve that objective. For the reasons explained above no action is to be taken.	No	No	No
8.9.7	CP0177	Maps	Requests interactive mapping have the ability to show heights/contours in 3D, this will enable integration with design software and allow better outcomes through consideration of the steepness of the driveway, risk of flooding, how a building fits in to the area.	No	Council is already investigating adding Council's contour data into the City Plan Interactive Mapping website. Cost/benefit analysis will need to be completed before a decision will be made on whether this occurs.	No	No	No
8.9.8	CP0264; CP0354	Maps	Concerned Zone map 6 - Ormeau Hills no longer shows the future road works symbol, as exit 38 on the M1 is constantly congested.	Yes	Upgrades of the Pacific Motorway are an issue beyond the scope of the City Plan. Condition 4 of the State interest response required Council to remove all information related to State road upgrades from the City Plan prior to public consultation. This information can no longer be shown in the City Plan.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.9	CP0445	Maps	Concerned the 100m railway corridor buffer along Karingal Drive, Pimpama is incorrect.	Yes	The 100m buffer from the railway shown on the 'State controlled roads, rail corridor and transport noise corridors overlay map' is based on State Government data. It is set at 100m from the mapped railway line and is identified in order to manage noise issues associated with the railway corridor (the 'Railway environs overlay code' includes provisions to this effect). This mapping aligns with State Interest requirements and must be maintained. Therefore no changes are to be made.	No	No	No
8.9.10	CP0585	Maps	Concerned with Strategic framework mapping for Wave Break Island and The Spit. Specifically that one map shows The Spit being designated as natural character landscape yet included in urban area. It is also not a designated reserve but Wave Break island is. Requests The Spit be included as a reserve to protect it from development.	No	<p>The Spit is identified as a Landscape Character Area on Strategic framework map 4 and is included in the Natural Landscape category on Strategic framework 2. Many urban parkland areas in the City are identified as such and are included in the Urban Area.</p> <p>The Spit is considered to be an accessible and substantially developed urban parkland which is significantly different to Wave Break Island. This explains why Wave Break Island has been identified as a reserve on Strategic framework map 7 and The Spit has not. The reserves identified on Strategic framework map 7 are generally larger scale, limited access green spaces or conservation areas.</p> <p>The Spit is therefore considered to be appropriately reflected in the Strategic framework map series.</p>	No	No	No
8.9.11	CP0698	Maps	Concerned with the terminology "Suburban Neighbourhood Accommodating Larger Lots on Sloping Sites" on Conceptual Land Use Map 5 - Maudsland and Oxenford. This does not seem to have been the outcome on development sites on neighbouring and nearby development sites, despite the considerable topographical challenges.	No	<p>The term 'larger lots' in this instance refers to larger lots than the general lot sizes that are anticipated for Suburban Neighbourhoods which are generally 600m² as per the Low Density Residential zone provisions. Due to the slope in this area, 600m² lots may not be achievable. The terminology used acknowledges this reality.</p> <p>It is noted that the surrounding area has many lots that are significantly greater than 600m². Therefore this terminology is considered to be a reasonable description of likely development outcomes in the area.</p>	No	No	No
8.9.12	CP0698	Maps	Requests Conceptual Land Use Map 5 - Maudsland and Oxenford South be amended for Lot 8 on RP159050 (275 Kopps Road Oxenford) to show the developable area principally in the south-western area of the property adjacent to the existing urban development and accessible by a constructed street (Ashling Street). The following map has been provided to show the requested changes to the Conceptual Land Use Map with the requested developable area shown in red outline. 	No	<p>The mapping shown within the City Plan has been carried over from the 2003 Planning Scheme's Kopps Road Structure Plan. It is acknowledged that the mapping does not align well with the site's characteristics or adjoining development and the requested change is certainly an improvement.</p> <p>However, the site is significantly constrained by a power easement, waterways and wetlands (both on and adjacent to the site). As a result of these constraints the development potential of the site is not readily apparent.</p> <p>Detailed site investigations would be needed to support this request however such detail was not provided in the submission. Generally such detailed investigations are undertaken through the development assessment process.</p> <p>As insufficient information has been provided in the submission to resolve these issues Council is unable to support the requested change at this stage.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.13	CP0765	Maps	Concerned Nature Conservation - Biodiversity areas overlay map shows extractive industry areas as being included in the Hinterland to coast critical corridors and the Hinterland core habitat systems zoning.	Yes	<p>No changes are to be made as a result of this submission for the following reasons:</p> <ul style="list-style-type: none"> The Nature conservation overlay mapping identifies areas of environmental significance, which in some circumstances include areas within the Extractive industry zone. Some components of the Nature conservation overlay mapping reflect matters of State environmental significance that are identified within the State Planning Policy (July 2014) – Environment and Heritage, and as a legislative requirement, it is to be reflected in the City Plan. The Nature conservation overlay code has development criteria that require the protection of vegetation from clearing and damage, protection of fauna movement corridors, linkage of significant natural features, improvements to natural connectivity and rehabilitation of disturbed areas. The nature and extent of corridors for environmental purposes are determined through the development assessment process. Note that specific guidance is provided in the Strategic framework (s3.5.5.1) in relation to management of environmental values in extractive industry areas. It is important that environmental values be identified in the City Plan maps to ensure that these values are considered during the development assessment process. <p><i>Note: The Nature conservation overlay code / maps are now known as the Environmental significance overlay code / map.</i></p>	No	No	No
8.9.14	CP0765	Maps	Concerned SC2.3 Strategic framework Map 4 - Greenspace network shows 'Hinterland core habitat' in areas of extractive industry.	Yes	Refer to response 8.9.13	No	No	No
8.9.15	CP0765	Maps	Concerned Strategic framework map 7 - Strategic infrastructure sites and corridors shows 'reserves' which do not correspond with conservation areas.	No	<p>Noted. This is a strategic map and is not intended to capture all the reserves in the city. It is acknowledged that this should be clarified within the map.</p> <p>The term 'reserves' in the Strategic framework map 7 will be replaced with the term 'Major reserves'.</p>	No	Yes	No
8.9.16	CP0765	Maps	Concerned the Extractive resources overlay map 1 does not detail the conditions imposed by the 100m Transport route separation area.	Yes	<p>The Extractive resources overlay map, like most other maps in City Plan, provide the spatial expression of the policy within the City Plan document itself. In this instance, the associated Extractive resources overlay code provides a detailed explanation of all of the elements of the overlay map, including the 100m transport route separation area. This level of detail cannot be provided effectively on the map itself.</p> <p>For the reasons above no action is to be taken.</p>	No	No	No
8.9.17	CP0765	Maps	Concerned the Nature conservation - Priority species overlay map provides little detail and includes Koala habitat areas and Koala rehabilitation areas in the extractive industry zones.	Yes	<p>Refer to response 8.9.13</p> <p>and</p> <p>Refer to response 8.9.16</p>	No	No	No
8.9.18	CP0765	Maps	Concerned Zone map 8 - Ormeau link does not provide a map of Ormeau.	Yes	The title of this map is incorrect as stated by the submitter. The zone map titles will be corrected where any errors such as this occur. Zone Map 8 will be re-titled 'Norwell'.	No	Yes	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.19	CP0823; CP2304	Maps	Concerned the Conceptual land use maps do not include detailed aspects of Structure Plans that exist in the 2003 Planning Scheme, in particular the 2003 Planning Scheme-Kopps Road Structure Plan details a greater extent of Green Space than Conceptual Land Use Map 5- Maudsland/Oxenford South. Requests the use of more detailed information contained in 2003 Planning Scheme mapping e.g. Structure Plan mapping, to create a better basis for the Conceptual land use maps, as they are based on detailed investigations.	No	<p>There are several reasons why the Conceptual land use maps are significantly different to the current Structure Plans within the 2003 Planning Scheme. These are:</p> <p>(1) The current 2003 Planning Scheme Structure Plans are outdated due to development within the structure plan areas. Consequently, much of the content in the Structure Plans were not appropriate for inclusion in the City Plan.</p> <p>(2) The Conceptual land use maps have been able to be significantly simplified as a result of the following:</p> <ul style="list-style-type: none"> An updated suite of overlays to manage the constraints which were previously addressed in the structure plans. Improved guidance in the Strategic framework. An improved Reconfiguring a lot code. A new City Plan policy on comprehensive plans of development. As a result of completed development, large areas of land have been removed from the Emerging Communities zone (and associated Conceptual land use maps) and included in best fit zones to suit the development outcomes. Unfinished development approvals have been used to refine the boundaries of Suburban neighbourhoods and the green space networks. <p>It is therefore not considered necessary or desirable to reinstate the detail (in general) contained within the current Structure Plans.</p> <p>No changes are to be made in relation to this aspect of the submission.</p> <p>Specific to the comments related to the Kopps Road Structure Plan, the amount of green space within the Conceptual land use map for Maudsland and Oxenford South is actually slightly greater than that within the Kopps Road Structure Plan. It is noted however that the relevant Conceptual land use map affects a much smaller area than the Kopps Road Structure Plan. This is due to sites currently within the Kopps Road Structure Plan being removed from the Emerging community zone (and the relevant Conceptual land use map) and being included in best fit zones for example the Rural residential zone, Open space zone or Low density residential zone.</p> <p>The City Plan has included large undeveloped lots 80WD1070, 100SP152030, 11RP179783, 7RP153300 and 8RP153301 in the Rural residential zone (landscape and environment precinct). These lots are designated 'Conservation and Recreation' under the 2003 Planning Scheme Structure Plan. These changes are presumed to have generated the specific concern expressed by the submitter in relation to a reduction in green space in this area.</p> <p>The zoning changes for the above cited lots are not a best fit zoning translation from the 2003 Planning Scheme. The City Plan will be changed to include lots 80WD1070, 100SP152030, 11RP179783, 7RP153300 and 8RP153301 (where identified in the 2003 Planning Scheme Kopps Road Structure Plan as 'Conservation and Recreation'), into the Emerging community zone and into the Green space network category on the relevant Conceptual land use map.</p>	No	Yes	No
8.9.20	CP0823	Maps	Concerned Conceptual land use map 6 does not include areas already designated as open space (for example 904SP245129). Requests improvement of mapping to improve open space.	No	<p>That is intentional as the Conceptual land use maps provide strategic direction for undeveloped greenfield areas within the Emerging community and Limited development zones. Once land has been developed it should be included in the most appropriate zone for the site. In this instance, open space areas that are now in public ownership are best suited to the Open</p>	No	No	No

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					space or Conservation zones depending on the status of the land. No action is to be taken on this matter.			
8.9.21	CP0823	Maps	Concerned Conceptual land use map Schedule 2.5 is useless to the general public as they bear no relationship to any other map. Requests these maps are user friendly for the general public with reference points to other maps such as the Strategic framework maps.	No	The Conceptual land use maps (CLUMs) have a number of relationships to other maps and the City Plan document itself. These maps provide strategic direction for generally undeveloped greenfield areas within the Emerging community and Limited development zones. The zone codes for these two zones refer users to these maps for strategic direction. The Strategic framework also refers to these maps in relation to new communities. The CLUMs are also reflected at a high level in Strategic framework map 2 – settlement pattern. It is considered these linkages are adequately clear upon reviewing the City Plan in detail. No action is to be taken on this matter.	No	No	No
8.9.22	CP0823	Maps	Concerned the Broadlakes site on Conceptual land use map 3 has the potential of producing 511 dwellings in an area that was identified in the Guragunbah Local Area Plan map as passive/active recreation and open tourism. Requests an additional note to Conceptual land use map 3 stating: 'the development of Broadlakes will have zero impact on the floodplain in this area'.	Yes	Conceptual land use map (CLUM) 3 was developed as a result of State interest requirements to appropriately reflect the Guragunbah State Regulatory Provision which in turn reflected historical approvals over the site. It reflects the latest planning intent for the site. The general development intent for the site as expressed within the CLUM 3 cannot be changed by Council. In relation to the suggestion for an additional note in relation to flooding issues, there is already a note included on CLUM 3 stating that urban development within the 'Urban Neighbourhood' areas will be subject to resolution of the significant flooding and environmental constraints that exist on the site. The City Plan provisions relating to flood management will ensure appropriate outcomes occur on the site and the note on relevant Conceptual land use map ensures that the severity of this unresolved issue is not overlooked upon receipt of any future development applications on this land. No changes are to be made to City Plan for the reasons explained above.	No	No	No
8.9.23	CP0823	Maps	Concerned Conceptual land use map 11 shows there is a clear indication of built development and open use tourism on the Merrimac and Carrara floodplain as well as extensive areas zoned as active/passive recreation. Concerned current development in and around the Merrimac/Carrara floodplain has the potential to contribute to flooding. Concerned with the prospect of sea level rise in coming years and approved development on the floodplain and asks who would be responsible for any flood damage. Requests the removal of intents for built development on this map.	Yes	The entire floodplain is included in the Limited development zone due to the difficulty in developing this area. There are a range of provisions that apply to this area within the Limited development zone code, the Flood overlay code and within the Strategic framework that require appropriate management of flooding issues if any development is to occur within the floodplain. It is considered that the City Plan appropriately manages the submitters concerns through the above provisions and no action is to be taken.	No	No	No
8.9.24	CP0823	Maps	Concerned the Conceptual land use map 5 Maudsland/Oxenford South reference to 'Suburban neighbourhood accommodating larger lots on sloping sites' is not defined. Requests a definition of the term 'larger lots'.	No	The term 'larger lots' in this instance refers to larger lots than the general lot sizes that are anticipated for Suburban Neighbourhoods which are generally as per the Low density residential zone provisions. Most Emerging community zoned areas are affected by significant slope where typical suburban lot sizes may not be able to be achieved. The terminology used acknowledges this reality and seeks to accommodate it without being overly prescriptive. It is not considered necessary or appropriate to include a definition for this term as flexibility around this issue is desirable. No actions to be taken as a result of this submission.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.25	CP0823	Maps	Concerned the Strategic framework map 4 does not show the excision of the Broadlakes proposed development shown on Conceptual land use map 11. Requests consistency across all mapping.	No	<p>The Strategic framework maps are high level maps that are designed to identify key elements of the City on a conceptual level. The Merrimac-Carrara floodplain is one of those elements.</p> <p>Note that several existing and planned urban developments are within the identified floodplain area but are also not specifically identified on this map.</p> <p>As the Broadlakes site is not included in the Limited development zone and not included in the Conceptual land use map for the floodplain area, it is considered that the development intent for the site is sufficiently clear.</p> <p>However an improvement is to be implemented to better identify the New Community intent for the site which is clearly evident by its inclusion in the Emerging community zone.</p> <p>All other areas within the Emerging community zone have been identified on Strategic framework map 2 – settlement pattern as New Communities however the Broadlakes site hasn't. This map has been changed to identify the site as being within the New Communities element whilst still acknowledging the sites role in floodplain by keeping it within the Merrimac-Carrara Flood Plain -Special Development Area element.</p> <p>This change more accurately and appropriately identifies the development intent for site being for a new community within the Merrimac-Carrara floodplain.</p>	No	Yes	No
8.9.26	CP0823; CP2304	Maps	Concerned the Strategic framework mapping is difficult to correlate with other maps. The maps lack definition and reference points and can only be used as indicative guides.	No	<p>That is the nature of the Strategic framework maps – they are intended to be high level strategy maps that are conceptual in nature. The Queensland Planning Provisions require the Strategic framework maps to be this way. To assist in mitigating some of the difficulties in interpreting the maps, the Strategic framework includes references to more detailed maps such as the zone and overlay maps. This provides a definitive alternative method to apply the provisions of the Strategic framework.</p> <p>No action is to be taken on this matter.</p>	No	No	No
8.9.27	CP0823	Maps	Concerned with Conceptual land use map 2 relating to pink blobs on the map and the uncertainties of their meaning. Concerned with irregularities between Conceptual land use map and zone mapping. Concerned irregularities in the mapping e.g. 909SP210686 is not shown as Green Space on the Conceptual land use map but zoned as Open space. Requests these irregularities in the mapping are rectified.	No	<p>Refer to response 8.9.20</p> <p>and</p> <p>Refer to response 8.9.21</p>	No	No	No
8.9.28	CP0823	Maps	Requests detailed information in Structure Plans should be transferred to the Conceptual land use maps.	No	Refer to response 8.9.19	No	No	No
8.9.29	CP0823; CP2304	Maps	Requests the Strategic framework maps are included in the interactive mapping layers.	No	<p>The Strategic framework maps have been intentionally included in the Interactive Mapping website in PDF format only. The reason for this is that these maps are conceptual in nature and the layers used to create the maps cannot be overlaid on aerial photography or cadastre as this will lead to inaccurate interpretations. These layers have not been drawn based on cadastre, they have been drawn based on the conceptual contextual elements shown on the maps for example, the conceptual roads and waterways.</p> <p>No action is to be taken on this matter.</p>	No	No	No

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8.9.30	CP0823	Maps	Supports the inclusion of the Guragunbah Local Area Plan - LAP Map 14.6 - Transport Links (into Conceptual Land Use Map 11) and highlights the bridge traversing Mudgeeraba Creek and connecting to the northern part of the Merrimac flood plain. Requests addition of a note on Conceptual land use map 11 stating: 'transport links and bridges will have zero impact on the floodplain in this area'.	No	The inclusion of the suggested note is not necessary. The reason is the entire floodplain area is affected by a range of provisions within the City Plan which require appropriate management of the floodplain in any future development that occurs under the City Plan. The primary provisions are contained within the Flood Overlay Code and the Limited Development Zone Code.	No	No	No
8.9.31	CP0841	Maps	Concerned the map overlays (heritage) only identify existing built items and places of heritage significance which are not plentiful. Suggests this makes sensitive management of these 'few' even more important and that additional guidance on acceptable outcomes for all categories of assessable development be provided by referencing sources of information beyond the Burra Charter.	No	<p>The overly map identifies the 74 places which are entered in the Gold Coast Local Heritage Register or the Queensland Heritage Register (within our city boundary). The small number of identified places will continue to grow through the ongoing development of the Gold Coast Local Heritage Register in accordance with Council Resolution (G10.0322.004) which provides for this.</p> <p>It is difficult to be too specific with acceptable outcomes as each heritage place will have its own set of features and values that need to be carefully assessed against proposed development to ensure the best outcome for the heritage place.</p> <p>It should be noted that AO4.1 suggests preparation of a conservation management plan may be required. The preparation of such a document would draw from many sources of information, including the Burra Charter, and this is the document that provides guidance and future management solutions for the place of heritage significance.</p> <p>The Burra Charter is referenced in the City Plan because it is the definitive statement on best practice for heritage management. It has been widely adopted by various government bodies, including City of Gold Coast, as the standard for heritage conservation practice in Australia. The Burra Charter is also used by government legislators as a source for the detail and approach to heritage legislation. It is appropriate that the City Plan references this document in relation to acceptable outcomes.</p> <p>While there are other sources of information, methodology and guides that can guide heritage management practice in Australia, they are not necessarily recognised nationally and internationally in the way the Burra Charter is, (or adopted so widely by governments at all levels).</p> <p>No action is to be taken on this matter for the reasons explained above.</p>	No	No	No
8.9.32	CP0985	Maps	Concerned not all designated haulage routes have been identified on the Extractive resources overlay map. The transport routes for KRA 67 are only partially reflected on the KRA mapping and does not connect to the Pacific Highway.	Yes	The City Plan identifies all Transport Routes (haulage routes) that are shown in the State Planning Policy (SPP) Key Resource Area (KRA) mapping. Review of the SPP mapping indicates that the identified Transport Route for KRA 67 does not extend all the way to the Pacific Motorway. As this is a State interest issue, Council will be making representations to the State government to request amendments to all Transport Routes in the City to ensure they extend to the Pacific Motorway (including the routes for KRA67). If successful and once the SPP KRA mapping has been amended, Council can then update the City Plan to align with the new Transport Routes. At this stage however no changes are to be made to City Plan as that would result in inconsistencies with State Planning Policy.	No	No	No
8.9.33	CP1116; CP1125; CP1137; CP1138	Maps	Objects to the unclear zoning definitions of Extractive Industry, Extractive Industry Indicative Buffer and Rural, Rural Landscape and Environment Precinct on the zone maps. The definitions provide for conflicting land uses combined into one zone, contrary to the conservation function of the zone.	Yes	<p>Refer to response 8.9.3</p> <p>and</p> <p>Refer to response 8.9.4</p>	No	No	No

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8.9.34	CP1116	Maps	Requests the zone definitions under the sub heading "Extractive Industry" should be changed to "Extractive Industry" (marked dark brown) and "Extractive Industry Buffer" (dark brown with cross hatching) signifying a buffer zone.	Yes	Refer to response 8.9.3	No	No	No
8.9.35	CP1116	Maps	Requests the zone definitions under the sub-heading "Rural" should be changed to "Rural landscape" (marked light green), and "Rural Landscape and Environment precinct" (marked light green with cross hatching).	Yes	Refer to response 8.9.4	No	No	No
8.9.36	CP1155	Maps	Requests the definitions for Extractive Industry, Extractive industry indicative buffer and Rural, Rural landscape and environment precinct indicated on the zone maps be reworked and made clearer to obtain meaningful outcomes.	Yes	Refer to response 8.9.3 and Refer to response 8.9.4	No	No	No
8.9.37	CP1164	Maps	Requests amendment to the mapping of Seqwater Bulk Water Supply Infrastructure to reflect spatial data provided to Council on 16 July 2014. This affects Schedule 2 SC2.6 Overlay Maps – Water catchments and dual reticulation overlay map and Schedule 2 SC2.3 Strategic framework map 7 – Strategic Infrastructure sites and corridors.	Yes	These amendments have been made as part of State interest requirements.	No	No	No
8.9.38	CP1217	Maps	Concerned the Biodiversity Areas, Priority Species, Vegetation Management and Wetlands and Watercourses maps and overlays are in conflict with the KRAs.	Yes	Refer to response 8.9.13	No	No	No
8.9.39	CP1217	Maps	Requests City Plan Mapping should identify all haulage routes extending to the M1 and the route is protected from incompatible land uses.	Yes	Refer to response 8.9.32	No	No	No
8.9.40	CP1217	Maps	Requests the Draft Plan mapping be amended to ensure the zoning reflects the State Government's Key Resource Area designations and SPP Model Code.	Yes	<p>The City Plan meets the requirements of the SPP in relation to this State interest. The key SPP requirement is to protect the resource from incompatible and/or sensitive development. This is primarily achieved through the Extractive resources overlay map and associated overlay code along with the Strategic framework.</p> <p>There is no requirement to include all KRAs in the Extractive industry zone. Zoning within KRAs only needs to be consistent with the intent to protect the resources from incompatible and/or sensitive development which the City Plan does.</p> <p>The Rural zone and Open Space zones have been used in some KRAs due to competing State (and local) interests in protection of agricultural land and land with environmental significance. So whilst the City Plan protects the resources as required by the SPP, through zoning and Strategic framework mapping it also seeks to provide a balance between the competing values and interests that exist in some of the City's KRAs (for example the central area of KRA 67 is a Hinterland to Coast Critical Corridor of significant importance to this City and for that reason is included mainly within the Rural Landscape and Environment Precinct).</p> <p>It is unclear how the SPP Model Code ('Model extractive resources overlay code') is relevant to mapping considerations. This is not explained within the submission. No response can be provided on this aspect. It should be noted though that the Model Code was reviewed as part of development of City Plan and any provisions of value have been either adapted into or were already addressed by provisions within the City Plan codes. The City Plan codes are considered to more effectively respond to localised extractive industry issues in the Gold Coast area.</p> <p>For the reasons explained above no action is to be taken.</p>	No	No	No

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8.9.41	CP1330	Maps	Concerned with the accuracy of the Flood overlay map for properties along Enkleman Road, Yatala. It appears the mapping has not been ground-truthed.	No	We note that Council has resolved to update flood maps as part of a future amendment.	No	No	No
8.9.42	CP1300	Maps	Requests Strategic framework maps are able to be layered over properties to determine the strategic intent of the site.	No	Refer to response 8.9.29	No	No	No
8.9.43	CP1341	Maps	Concerned the depiction of waterways on the Strategic framework maps is problematic and confusing (e.g. Albert River appears to be shown in the wrong location). Requests the maps be clear and show precise information as is the case in the Brisbane City and other planning schemes. Waterways should be shown in their actual location.	No	<p>These maps are required to be conceptual in nature by the Queensland Planning Provisions (QPP). As such, the roads and waterways used within the maps are purposefully drawn with reduced accuracy. The roads and waterways are generally shown in their actual locations however they have been 'smoothed' to meet the requirements of the QPP.</p> <p>How the contextual features (such as roads and waterways) relate to the planning information shown on the maps does need to be accurate to ensure the messages provided by the maps are correct and align with other City Plan maps (e.g. the zone maps) and the Strategic framework document. These maps are being improved where any issues have been identified in submissions and from internal review.</p> <p>No specific action to be taken as a result of this submission.</p>	No	No	No
8.9.44	CP1385	Maps	Concerned the 2003 Planning Scheme maps being used are out of date and do not reflect the land use of Springbrook. Much more of the area has been restored to a more natural state since then.	No	<p>Zoning has changed in Springbrook from the 2003 Planning Scheme. Land included within the Conservation zone has increased where land is formally designated for conservation purposes. Outside of mapped agriculture land (Industry, community infrastructure and agriculture land interface area overlay map) the majority of heavily vegetated areas have been included in the new Rural Landscape and Environment Precinct. The zone mapping is therefore considerably improved from a conservation perspective from the 2003 Planning Scheme.</p> <p>Further mapping updates will continue to be made in future amendments to the City Plan.</p> <p>For the reasons explained above no action is to be taken.</p>	No	No	No
8.9.45	CP1750	Maps	Enquiry - please advise the road boundaries in regards to the 'investigation for inclusion in urban areas' specific to the Mudgeeraba area.	No	<p>These areas are intentionally identified in a spatial sense only in Strategic framework map 1 which is of a conceptual nature. The reason for that is the ultimate extent of the areas to be investigated requires refinement and approval by Council before the investigations can commence. The conceptual nature of the mapping to date provides flexibility to allow this to occur.</p> <p>Note that Council has resolved to remove the two investigation areas in the Mudgeeraba area as a result of feedback from submissions.</p>	No	No	No
8.9.46	CP1776; CP1806	Maps	Concerned with the differences between the extractive resources overlay map and Extractive industry zone. Additional quarry activities will add extra traffic bringing extra noise, dust and pollution to Shaws Pocket Rd.	Yes	<p>The primary role of the Extractive Resources Overlay Map is to identify and protect Key Resource Areas (KRAs) as identified in the State Planning Policy. This differs to zoning which signals the land use intent within the KRAs which is not always for Extractive Industry. These differences are intentional and necessary.</p> <p>Extractive Industry is Impact Assessable development, even within the Extractive Industry zone. Any new Extractive industry development applications will therefore be subject to assessment against the entire City Plan which includes many provisions in relation to these issues, most notably section 3.5.5.1 of the strategic framework. The applications will also require public notification. Detailed assessment of all potential impacts will be necessary as part of that process and the public will be given the opportunity to make submissions should they have concerns.</p> <p>It is considered that no changes to the City Plan are needed to address these concerns.</p>	No	No	No

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8.9.47	CP1799	Maps	Requests the green space/conservation areas be reinstated on Zone Map 6 Yatala as per Yatala Enterprise Area Local Area Plan maps.	Yes	<p>These open space linkages were intentionally removed from the City Plan. The main reasons for this are as follows:</p> <ol style="list-style-type: none"> (1) The open space linkages shown in the Yatala Enterprise Area Local Area Plan within the subject area (KRA 67 - Northern Darlington Range Key Resource Area) are of an arbitrary nature and in many instances may not provide adequate buffers between extractive industry developments and residential areas. Keeping the 'green space/conservation areas' as per the 2003 Planning Scheme would bring risk that Council would not be able to pursue larger buffers even if the mapped buffers are proven to be inadequate. (2) Council has introduced 'Extractive industry indicative buffers' onto the zone maps where specific concerns exist in relation to the interface between Key Resource Areas and existing sensitive land uses or residential areas. These are 'indicative' as the ultimate buffer distance required to protect residents is not known. They are intended only to clearly signal that appropriate buffers for the local context will need to be provided by extractive industry operators within the Extractive industry zone in order to mitigate issues such as impacts on residential amenity, visual amenity and/or environmental values. The ultimate width of the buffers needed to achieve those outcomes can only be determined through detailed development assessment processes. (3) To address concerns associated with the mapping of buffers to Extractive industry areas, the City Plan includes a suite of additional protection measures for residents that must be considered in future development applications. These include: <ul style="list-style-type: none"> • Strategic framework (s3.5.5.1 and s3.8.6.1); • Extractive industry zone code (purpose statement 3a i-iii and PO3); • Extractive industry development code (purpose statement 2a-b and PO1); and • Extractive resources overlay code. <p>The policy settings explained above are considered to provide effective protection for residents and are considered to be superior to the policy settings within the 2003 Planning Scheme.</p> <p>For the reasons discussed above no changes are to be made in response to this submission.</p>	No	No	No
8.9.48	CP1807	Maps	Concerned with the differences between the extractive resources overlay map and Extractive industry zone. Additional quarry activities will add extra traffic bringing extra noise, dust and pollution. Currently, experiencing impacts such as noise and air pollution from quarries, even on Sundays, at the property, 4 Soper Way, Luscombe.	Yes	Refer to response 8.9.46	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.49	CP1822	Maps	Requests the beach be more clearly drawn on all City Plan maps, and more obviously, covered as part of the Gold Coast's natural experience.	No	<p>It is not appropriate to show the beaches on all of the City Plan maps as the beaches are not a relevant consideration for most of the maps (e.g. Bushfire Hazard Overlay Map).</p> <p>In addition, the coastal beaches are technically located outside of the official mapped City boundary. The Queensland Planning Provisions require mapping to be contained within City boundaries. This is also the limit to which the City Plan has effect so inclusion of the beaches onto those maps would not have any effect.</p> <p>What is certainly important is how the City Plan addresses coastal issues within the area that it has effect (being within the City boundary). The City Plan recognises the significance of the beach as a tourist destination and a high-value asset to local residents. This is identified through specific outcomes within the Strategic framework which aim to highlight and protect the beach and coastal areas including:</p> <ul style="list-style-type: none"> Part 3.5.4.1 (4) - A mix of tourist accommodation and housing uses occur along the coastal tourism/urban strip, predominantly on the eastern side of the Gold Coast Highway from Coolangatta to Labrador. Part 3.7.5.1 - Coastal terrestrial, aquatic and marine ecosystems and their ecological processes are protected to sustain their viability. This includes the conservation and enhancement of endemic vegetation on beaches, dunes and coastal headlands, and along natural watercourses and floodplains. 3.8.2.1 (2) - The city's natural, non-urbanised appearance is protected for its contribution to the city's outstanding scenic amenity, image and role as a major tourist destination. The city's significant natural features include ocean beaches, dunal systems and natural foreshore areas. <p>Strategic framework map 7 also identifies the Coastal Tourism/Urban Strip as a focus area for economic activity.</p> <p>No action is to be taken on this matter.</p>	No	No	No
8.9.50	CP1842	Maps	Requests the strategic framework maps are clarified to show waterways to scale in their actual location and more clearly allow the location of properties to be identified.	No	Refer to response 8.9.43	No	No	No
8.9.51	CP1844	Maps	Requests Council reviews policy relating to overlay maps with the view of removing overlay mapping that affects a very small proportion of a lot in the interests of reducing the regulatory burden and encouraging development activity and job creation.	No	<p>The majority of Overlay maps are concerned with and identify constraints or values associated with the <u>land</u>. They therefore, rightly, have little regard for property boundaries. This is considered appropriate in order to ensure issues of concern, even if only affecting a small portion of the property, are considered in the development assessment process.</p> <p>In addition, the Overlay maps are generally an indicator only, meaning that the issues of concern may not be present or conversely they may affect a broader area than mapped.</p> <p>Overlay maps relating to building height and residential density do relate more closely with zoning and property boundaries and are being refined based on specific feedback from submissions. These overlay maps will be reviewed holistically in a future amendment to the City Plan in order to improve those relationships.</p> <p>For the above reasons, no changes are to be made to the Overlay maps.</p>	No	No	No

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8.9.52	CP1869	Maps	Requests Coolbunbin Creek, Mt Nathan and Crane Creek, Mooyumbin Creek, Nerang are included on the Wetland, Watercourse Overlay Map OMN4.	No	<p>The City's waterway mapping was reviewed in 2013 by a specialist consultant based on stream order principles. This process has resulted in improved resolution with some extra waterways being identified while some others were removed from the mapping.</p> <p>Crane Creek, Mooyumbin Creek and Coolbunbin Creeks are all mapped on the Nature conservation – wetlands and watercourse overlay map.</p> <p>No action to be taken</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
8.9.53	CP1869	Maps	Requests Nerang's creek and river system be mapped as environmental corridors.	No	<p>The concern regarding the identification of corridors along the Nerang River system is noted. The City Plan has only mapped four Critical Corridors, which are of a regional scale. While waterways have not been mapped as corridors there are specific protection mechanisms sought for these systems i.e. the City Plan seeks buffers of between 30m (minor waterway) and 100m (wetland) dependant on classification of the feature. These measures will protect the waterway whilst also facilitating fauna and flora movement.</p> <p>No action to be taken.</p>	No	No	No
8.9.54	CP1869	Maps	Requests there be opportunity to expand Nature Conservation – Vegetation Management Overlay Map OMN3 when higher order vegetation is identified and an area should have a higher value. Nerang National Park only has 'medium' value and the Springbrook plateau only has 'general' value, yet these areas require higher designation.	No	<p>Noted. The vegetation mapping will be updated over time to reflect any changes in vegetation community status.</p> <p>The Nature conservation - vegetation management overlay map has been categorised based on the level of protection currently afforded to each regional ecosystem at both a State and local level. Because of this some areas such as Springbrook (which are known to contain threatened species, but are well represented in reserves) are displayed as general value. Similarly the Nerang National Park has been identified as medium value because there is greater than 30% of the vegetation type present in the City but less than 30% is protected in reserves.</p> <p>Where there is knowledge of threatened species, these are mapped on the Nature conservation - priority species overlay map, which provides an additional level of protection for these features.</p> <p>No action is to be taken.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
8.9.55	CP1914	Maps	Requests the zone map legend for Rural zone and Rural landscape and environment precinct be amended so that Rural zone has two sub-headings - Rural Landscape available for rural activities and then Rural Landscape and conservation precinct.	Yes	Refer to response 8.9.4	No	No	No
8.9.56	CP1914	Maps	Requests the zone map legend for Extractive industry zone – Darlington Range Key Resource Area be amended to reference Extractive industry with subheadings Extractive industry - land available for quarry activities and Extractive industry Buffer – which signifies a buffer zone.	Yes	Refer to response 8.9.3	No	No	No
8.9.57	CP1976	Maps	Concerned with Extractive industry zone map and Extractive resources overlay map inconsistencies. The zone map allows the quarry to expand mining activities, which will adversely affect local residents.	Yes	Refer to response 8.9.46	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.58	CP2146	Maps	Requests the inaccuracies in overlay mapping are rectified, to remove costs and time involved with correcting mapping/determining constraints during an application.	No	Council has endeavoured to ensure the City Plan Overlay Mapping is as accurate and up to date as possible. However, given that development on the ground can occur quickly and the Planning Scheme creation process can be long, there will always be the possibility of 'inaccuracies' when the mapping is ground-truthed. This is unavoidable however can be minimised through a continuing program of regular updates to the City Plan both in terms of mapping and content which Council is intending to do. Council shares this view and is already addressing this issue as best we can. No changes to City Plan are required at this point in time to address this matter.	No	No	No
8.9.59	CP2149; CP2150	Maps	Concerned with the difference between the City Plan 2015 and the extractive resources map. An increase as per the resources overlay is not acceptable.	Yes	Refer to response 8.9.46	No	No	No
8.9.60	CP2175; CP2176	Maps	Concerned the location of zones differ between the city planning map and the extractive resources overlay map. The latter allows the quarry to do further mining, which will add extra traffic, noise, dust and pollution to Shaws Pocket Road.	No	Refer to response 8.9.46	No	No	No
8.9.61	CP2180	Maps	Requests maps be amended to ensure the various zones are distinct, clear and can be easily read and understood.	No	The City Plan has sought to make all mapping as clear and as simple to interpret as possible. Without specific details, no action can be taken on this request.	No	No	No
8.9.62	CP2304	Maps	Concerned Conceptual land use map 6 does not include areas already designated as open space (for example 904SP245129). The investigation areas shown on Strategic framework map 1 cannot be identified with any confidence.	No	Refer to response 8.9.20 and Refer to response 8.9.46	No	No	No
8.9.63	CP2304	Maps	Concerned it is impossible to determine what change is anticipated with confidence due to conflicting map designations to an area on Reserve Road Upper Coomera. One property is zoned Emerging Communities but appears on the CLUM as Green Space, whilst other areas already developed appear as Urban Neighbourhood.	No	The Conceptual Land Use Maps (CLUM) provide a conceptual land use intent for areas within the Emerging community zone and the Limited development zone. Open space areas are conceptually shown in these maps as they can be key aspects of future developments within Emerging community zoned areas (generally residential subdivisions). As such it is not considered that there are conflicting map designations, the CLUMs merely provide a higher level of detail than the zone maps. Whilst they do provide greater detail as to potential development outcomes than provided in the zone mapping, they are still conceptual in nature. The development assessment process will need to determine the ultimate development outcomes and these may differ from that shown in the CLUMs. No changes are considered necessary as a result of this point of submission.	No	No	No
8.9.64	CP2304	Maps	Concerned with Conceptual land use map 2 relating to pink blobs on the map and the uncertainties of their meaning. Concerned with irregularities between Conceptual land use mapping and zone mapping e.g. L909SP210686 not shown as greenspace on the Conceptual land use map but zoned as Open space.	No	Refer to response 8.9.11 and Refer to response 8.9.20 and Refer to response 8.9.63	No	No	No
8.9.65	CP2385	Maps	Requests Council review its overlay mapping policy with the view to remove overlay mapping where it affects only a very small portion of a lot.	Yes	Refer to response 8.9.51	No	No	No
8.9.66	CP2388	Maps	Requests a change to labelling of 'indicative buffer zone' to 'buffer zone' to simplify and define clearly.	Yes	Refer to response 8.9.3	No	No	No

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8.9.67	CP2389	Maps	Requests change to labelling of 'indicative buffer zone' to 'buffer zone' to simplify and define clearly.	Yes	Refer to response 8.9.3	No	No	No
8.9.68	CP2389	Maps	Requests the 'Rural - Rural landscape and environment precinct' label is contradictory and implies that conflicting uses are allowed in the one zone. Requests clarification by placing such land in either a Rural zone or an Environment zone.	Yes	Refer to response 8.9.4	No	No	No
8.9.69	CP2667	Maps	Requests Lot 1 on RP130353 not be mapped as having a moderate landslide hazard on the Landslide hazard overlay map.	No	A review of the mapping indicates that this site is not affected by the Landslide hazard overlay map. No action is to be taken.	No	No	No
8.9.70	CP2667	Maps	Requests Lot 1 on RP130353 not be mapped as Inter-Urban break on SFM 4 - Green space network.	No	The Inter-Urban Break is identified on Strategic framework maps 2 and 4. Map 4 has been identified as being incorrect and will be aligned with that shown in Map 2 where the Inter-Urban Break does not extend further north than the Pimpama River (in the area in question). Regardless of that however, it is not considered that the subject site is identified as being within the Inter-Urban Break. The site is located within the New Community category on Map 2 which aligns with the sites zoning being Emerging community zone. It is considered there is a clear intent for urban development on the subject site under the City Plan subject to resolution of any constraints affecting the site. No action is to be taken on this point of submission.	No	No	No
8.9.71	CP2667	Maps	Requests Strategic framework maps show waterways to scale and in actual location to improve clarity and ease of use/interpretation.	No	Refer to response 8.9.43	No	No	No
8.9.72	CP2667	Maps	Dalma Street, Ormeau Hills (Lot 1 RP130353) not be mapped as Hinterland to Coast Critical Corridor on the Nature conservation - Biodiversity areas overlay map	No	The site is not affected by Hinterland to Coast Critical Corridors. The mapping surrounds the site but does not include it. No action to be taken.	No	No	No
8.9.73	CP2667	Maps	The Nature conservation - Vegetation management overlay map only maps that part of the subject lands included on State regulated vegetation mapping.	Yes	The Nature conservation – vegetation management overlay map identifies matters of both state and local significance. The regulated vegetation mapping forms part of this layer, however other vegetation values including remnant and disturbed vegetation have also been included. No action to be taken. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
8.9.74	CP2667	Maps	The subject lands are not mapped as Green space network on Conceptual land use map 6.	No	The site is not mapped as Green space network on Conceptual land use map 6, it is mapped as Urban Neighbourhood, Incorporating Appropriate Neighbourhood Facilities and Services. This is consistent with existing policy under the 2003 Planning Scheme where the site is intended for urban residential development. No action to be taken.	No	No	No
8.9.75	CP2699	Maps	Requests clarity/confirmation if the new Bushfire hazard overlay map will be consistent with that of the current State Bushfire hazard areas overlay map.	Yes	It is a State interest requirement to align the Bushfire hazard overlay maps with the latest State Planning Policy. The Bushfire hazard overlay map has been revised to use the latest State bushfire data and will be designed to be consistent with the State Planning Policy mapping. No action is to be taken specifically on this point of submission as the requested changes have already been implemented as a result of State interest matters.	No	No	No

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8.9.76	CP2700	Maps	Concerned the City Plan 2015 does not contain environmental overlays over the Extractive industry/Resource area. The environment has no legal protection under this plan. Recommend revising the City Plan 2015 to correctly describe the environmental value in the Extractive industry zone as per "Special considerations" in the SPP.	Yes	<p>The Nature conservation overlay maps do apply to extractive industry areas including the Northern Darlington Range KRA (67) which is the focus of this submission.</p> <p>These overlays will require the consideration and appropriate protection and management of environmental values right across the City, including extractive industry areas.</p> <p>Note that section 3.5.5.1 of the Strategic framework also includes provisions that are targeted at extractive industry development to ensure a balance is provided between extractive industry, environmental protection and protection of residential amenity.</p> <p>It is considered the City Plan 2015 appropriately manages these issues. No action is to be taken.</p> <p><i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i></p>	No	No	No
8.9.77	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the south eastern part of lot 5 on RP815163 (as per submitted map) be included in conservation and buffer area between the Extractive industry zone and Low impact industry zone as per the 2003 Planning Scheme.	Yes	<p>Buffers, through use of zoning, between industrial land and land zoned for extractive industry are not necessary as these uses are generally compatible. Given the subject land is within the Resource Area and Separation Area of KRA 67 and is an isolated pocket of 'green space' between future industrial and extractive industry land with limited environmental value, it's inclusion in the Extractive industry zone where within the Resource Area and within the Future Low Impact Industry Precinct of the Low Impact Industry zone is the most appropriate zoning for this land. No action is required.</p>	No	No	No
8.9.78	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the eastern part of lot 58 on W31548 (as per submitted map) be included in an environmental precinct within the Extractive industry zone to provide an Open space/ conservation buffer as per the 2003 Planning Scheme, LAP Map 24.9 Ultimate Precincts.	Yes	<p>This area has previously been discussed with State officers, the Divisional Councillor and the City Plan Special Committee as an area of concern, reaffirmed by submissions, where targeted use of Extractive industry indicative buffers has been supported. The zone maps are to be changed to include an Extractive industry indicative buffer over the undeveloped eastern edge of Lot 58 W31584 which is similar to that requested by the submitter.</p>	No	Yes	No
8.9.79	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the Extractive industry zone boundary reflect the area included in the approved development application (Holcim Australia Pty Ltd), so that it doesn't extend over Rural land which is required for the Halfway Creek Conservation/ Wildlife Corridor as per 2003 Planning Scheme.	Yes	<p>The use of Extractive industry indicative buffers (to be included in this area) along with other protection measures within the City Plan are considered to adequately protect residents in this area and prevent eastward expansion of the Holcim quarry. Environmental significance mapping and associated codes ensure that appropriate buffers and riparian wildlife corridors will be provided to Halfway Creek. No action is required.</p>	No	No	No
8.9.80	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the eastern part of lot 58 on W31548 be included in the Rural landscape and environment precinct of the Rural zone to connect Halfway Creek to the regional ecosystem of Darlington Range and provide a 500m 'separation area' as required by State Planning Policy.	Yes	<p>Refer to response 8.9.79</p>	No	No	No
8.9.81	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the southern part of lot 5 on RP15911 (as per submitted map) be included in an environmental precinct located within the Extractive industry zone to provide an Open space/ conservation buffer as per 2003 Planning Scheme, LAP map 24.9 Ultimate Precincts to protect the Ormeau Bottle Tree habitat.	Yes	<p>The majority of this lot is within the Extractive Industry Precinct of the Yatala Enterprise Area Local Area Plan and has been included in the Extractive industry zone as it is the best fit zone. Extensive Environmental significance overlay mapping applies to this site which, along with provisions in the related codes and the Strategic framework will ensure that these concerns are addressed in any future development application over the land. As a result, it is not necessary to provide buffers to environmental areas through use of zoning. No action is required.</p>	No	No	No

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8.9.82	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Requests a Conservation zone area be provided (in location as per submitted map) to protect the northern most habitat area of the critically endangered Ormeau Bottle Tree.	No	These areas are either currently zoned for extractive industry (and have been converted into best fit zones) or are included in the Rural landscape and environment precinct along with nature conservation overlay mapping. The Environmental significance overlay maps trigger measures that will ensure environmental values are addressed in any future development application over the land. In addition, to meet State interest conditions, the Strategic framework is to be amended to provide improved protection for matters of state environmental significance which will provide further protection for this habitat. No action required.	No	No	No
8.9.83	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the City Plan include a wildlife corridor and connectivity to the Darlington Range regional ecosystem with individual nodes of known habitats of endangered species (to be within the Conservation zone).	No	The Environmental significance – biodiversity area – critical corridors overlay map applies to this area, and will ensure these issues are appropriately considered in any future development application. In addition, note that as per the response provided above, the Environmental significance – wetlands and watercourse overlay map identifies watercourses where buffers need to be provided to meet the Environmental significance overlay code. There are numerous watercourses in this area which will contribute to providing wildlife corridors this area. Also note that the Extractive industry indicative buffers apply to this area to protect existing residents on The Plateau. This will also contribute to providing wildlife corridors. No action is to be taken.	No	No	No
8.9.84	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the southern part of Lot 2 on RP167150 (as per submitted map) be included in an environmental precinct within the Extractive industry zone to provide a buffer for the Corbould Conservation Reserve, which is a habitat for the critically endangered Ormeau Bottle Tree.	Yes	Refer to response 8.9.81 and Refer to response 8.9.82	No	No	No
8.9.85	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request lot 1 and 2 on RP207372 (as per submitted map) be included in the Rural Landscape and Environment Precinct in accordance with State Planning Policy and as it has not been zoned and has never been zoned Extractive Industry through the development approval process.	Yes	The majority of these lots are currently within the Extractive Industry Precinct of the Yatala Enterprise Area Local Area Plan and have been included in the Extractive industry zone as it is the best fit zone. Insufficient evidence has been provided to consider changing the zoning as requested. No action is to be taken.	No	No	No
8.9.86	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Requests a Conservation zone area be provided (in locations as per submitted map) to protect habitat areas of the critically endangered Ormeau Bottle Tree.	No	Refer to response 8.9.82	No	No	No
8.9.87	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the City Plan include a bridging link to connect the Darlington Range wildlife corridor and Moreton Bay to Wongawallan Bioregional Corridor.	No	The majority of the identified area is covered by the Wongawallan Critical Corridor. The corridor has connectivity to the north of the identified area. The area being sought for connectivity is in the location of the Pimpama River and this is a matter of environmental significance requiring protection. No action is to be taken.	No	No	No
8.9.88	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the western edge of lot 116 on W31981 and lot 43 on W31376 (as per submitted map) be included in an environmental precinct within the Extractive industry zone to provide a buffer to the existing conservation area.	Yes	This area has previously been discussed with State officers, the Divisional Councillor and the City Plan 2015 Special Committee as an area of concern, reaffirmed by submissions, where targeted use of Extractive industry indicative buffers has been supported. The zone maps are to be changed to include an Extractive industry indicative buffer over the western edges of Lot 116 on W31981 and Lot 43 on W31376 which is similar to that requested by the submitter.	No	Yes	No
8.9.89	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	The northern and eastern edges of Lot 116 on W31981 and lot 43 on W31376 (as per submitted map) be included in an environmental precinct within the Extractive industry zone to provide a buffer to the Pimpama River and wildlife corridor.	Yes	Refer to response 8.9.81 and Refer to response 8.9.82 No action is to be taken.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.90	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request lot 4 on RP29989 be removed from the Rural landscape and environment precinct of the Rural zone and be included in an environmental precinct within the Extractive industry zone to reflect the Court consent order over the site that the land be under environmental covenants.	Yes	The Court order does not approve Extractive industry related uses on that land (as confirmed by the submission) as such it is inappropriate to include the land within the Extractive industry zone. The existing Rural landscape and environment precinct designation is the most appropriate zoning for the land as this aligns best with the environmental values and constraints that exist there. No action is to be taken.	No	No	No
8.9.91	CP2700; CP1490; CP1595; CP1618; CP2482; CP2648	Maps	Request the City Plan include the Moreton Bay to Wongawallen bioregional corridor.	No	This area is already included in the Rural Landscape and Environment Precinct and is mapped by the Nature conservation overlay maps including being designated as a critical corridor. These measures are considered to be adequate to ensure appropriate management of the environmental values that exist on this land. No action to be taken. <i>Note: The Nature conservation overlay maps are now known as the Environmental significance overlay maps.</i>	No	No	No
8.9.92	CP2700	Maps	Requests Council amend the Draft City Plan 2015 (Extractive Resources Overlay Map) to change the Resource Area to only that land within the Extractive Industry zone and to set the Separation Area with a 500m width outside of that.	Yes	<p>The State Planning Policy (SPP) includes mapping for Key Resource Areas (KRAs). The City Plans' Extractive Resources Overlay Map is required to align with and support the SPP mapping which it does. Council cannot change the Overlay Map as requested as this would then be inconsistent with the KRA mapping within the SPP and therefore conflict with the SPP and State Interests.</p> <p>It is noted the submitter refers to the SPP Guidelines' KRA report for KRA 67 – Northern Darlington Range. This is where the 500m Separation Area from land zoned for extractive industry is specified as referenced by the submitter (correctly).</p> <p>However, the submitter is alerted to the provisions within the SPP Guideline for Mining and Extractive Resources July 2014 which states on page 14 that the Separation Areas included in the KRA mapping of the SPP may have been varied from the specified distances due to local circumstances (e.g. where topography acts as a natural buffer) or due to existing development commitments. It appears in this instance the 500m Separation Area has been reduced where it contains established residential development.</p> <p>Despite the above, Council has some concerns with the SPP KRA mapping and is liaising with the State Government in relation to improving the SPP mapping.</p> <p>In the interim, the City Plan includes a range of additional protection measures to ensure that residents and environmental values are appropriately protected regardless of the mapping. These provisions include:</p> <ul style="list-style-type: none"> • Strategic framework (s3.5.5.1 and s3.8.6.1); • Extractive Industry zone code (purpose statement 3a i-iii and PO3); • Extractive Industry Development Code (purpose statement 2a-b and PO1); and • Extractive Resources Overlay Code. 	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.93	CP2700	Maps	Requests Council to consider the lapsed extractive industry development approvals for areas marked 'a' and 'e' within the Extractive Resources Overlay Map OM23-1 of the 2003 Planning Scheme (on page 6 of the submission) and these areas should revert to rural land.	Yes	<p>These areas have been converted into best fit zones from the Yatala Enterprise Area LAP Precincts Map (29.2) which includes them in the Extractive Industry Precinct. The zoning in the City Plan is therefore a best fit conversion of the current 2003 Planning Scheme.</p> <p>The Northern Darlington Range KRA 67 includes a range of competing State and local interests that the City Plan is seeking to balance. It is considered the current settings provide an appropriate balance between conservation, protection of residential amenity and the potential for Extraction industry to occur to support the future urban growth of the City.</p> <p>Note that the City Plan includes a range of protection measures for residents and the environment in relation to future extractive industry development (refer to response 8.9.92). These provisions will apply to any future development application for Extractive industry, even within the Extractive industry zone. Such an application would be Impact assessable which is the highest level of assessment and requires public consultation which gives the public an opportunity to make a submission on the application. Submitters also have appeal rights should they have concerns with Councils decision.</p> <p>For the reasons explained above no action is to be taken in relation to this point of submission.</p>	No	No	No
8.9.94	CP2700	Maps	Requests Council to revise the City Plan 2015 zone mapping to align with LAP29.4 Ultimate Precincts to ensure that there is Conservation/Open space on the northern boundary of Lot 3 on RP885422 (within the adjoining Lot 1 on RP15910).	No	<p>The subject area of land (being in Lot 1 on RP15910), is affected extensively by the Extractive industry indicative buffers. That section of the Extractive industry indicative buffers has been included to clearly signal that significant buffers will need to be provided in this area in order to protect residents located on The Plateau.</p> <p>Refer to response 8.9.3 which explains how the Extractive industry indicative buffers are intended to function and why they are considered the best approach to protect residential amenity.</p> <p>These provisions are considered to adequately address the concerns of the submitter as the subject area of land is intended for a conservation/open space buffer under the City Plan.</p> <p>No action is to be taken on this matter.</p>	No	No	No
8.9.95	CP2700	Maps	Requests removal of the Extractive industry zone, Resource Area and Separation Area designations from lots 2RP15912, 1RP174509 and 1RP186128 (land marked in blue on page 5 of the submission).	Yes	<p>The subject land is not zoned for Extractive industry. The land is mostly included in the Rural Landscape and Environment Precinct of the Rural zone. This precinct is focused on protection of environmental and landscape values. No zone changes are therefore required.</p> <p>Refer to response 8.9.92 in relation to why Council cannot change the Extractive resources overlay maps' Resource areas and Separation areas.</p> <p>No action is to be taken on this matter.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.9.96	CP1300	Maps	Requests Zone map 6 - Yatala be amended to remove Lot 1 RP15910 from the Extractive industry indicative buffer zone precinct. The Precinct is in conflict with the Key Resource Area as it is included in the resource/processing area of the Key Resource Area. The submission also notes that the City Plan 2015 does not refer to the Extractive industry indicative buffers in the associated codes.	Yes	<p>The Extractive industry indicative buffers are not technically a zone precinct. They have been included on the zone maps where interface issues exist between land zoned for Extractive industry and land intended for or developed for sensitive land uses. They clearly signal that a buffer will be required within the extractive industry zoned land however the ultimate characteristics of the buffers need to be refined through detailed development assessment processes.</p> <p>The Strategic framework refers to the Extractive industry indicative buffers in section 3.5.5.1 and explains their intended function. Buffer requirements are also included in the relevant codes, namely the Extractive industry zone code, the Extractive resources overlay code and the Extractive industry development code though it is acknowledged that they do not specifically refer to the 'indicative buffers'.</p> <p>These policy settings do not conflict with State Planning Policy (SPP) as the State Interest for Mining and Extractive Resources is predominantly focused on protecting the resource from the encroachment of sensitive and other incompatible development. The SPP also specifically mentions that support for Extractive industry needs to be carefully considered with other competing interests such as those for liveable and safe communities and environmental protection. These competing issues exist in the Northern Darlington Range KRA 67. The subject site is a key area of tension where residents are already living directly adjacent to the site, within the Resource Area of KRA67. Clearly a buffer will be required to protect these residents and that buffer needs to occur on the subject site.</p> <p>It is considered the City Plan provides an appropriate balance between these competing State interests. No changes are to be made as a result of this submission.</p>	No	No	No
8.9.97	CP0942	Maps	Requests the Sensitive use separation overlay map - 5.10.17 removes the good quality agricultural land and include it in a new overlay map.	No	<p>It is considered that agriculture land is appropriately located on the Sensitive use separation overlay map.</p> <p><i>Note: The Sensitive use separation overlay map is now known as the Industry, community infrastructure and agriculture land interface area overlay map.</i></p>	No	No	No
8.9.98	CP1457	Maps	Requests Martha's Vineyard, Currumbin be included within Suburban Neighbourhoods and New Communities within Strategic framework Map 2 - Settlement Pattern.	Yes	<p>The site is situated outside the SEQ Regional Plan 2009-31 urban footprint in the Regional Landscape and Rural Production Area.</p> <p>Regulation governing urban uses outside the Urban Footprint is under the jurisdiction of the SEQ Regional Plan 2009-2031 and the State Government.</p> <p>Council is unable to include land in a zone for urban purposes outside of the Urban Footprint without intensive liaison with the State Government supported by holistic citywide planning investigations taking into account future demand and land use patterns.</p> <p>The State Government have advised that the identification of new urban areas (including zone changes) at this stage in the plan making process would constitute a 'significant change' and require the City Plan to be re-notified for equity and transparency purposes..</p> <p>A city wide review of the SEQ Regional Plan 2009-2031 Urban Footprint has previously been endorsed as part of a future amendment to the City Plan. To maintain an orderly and economically efficient settlement pattern, this review will investigate land within one (1) km of the Urban Footprint boundary.</p>	No	No	Yes

Section 8.10: Matters not regulated by the City Plan

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.10.1	CP0004	Matters not regulated by the City Plan	Concerned Council are not adequately removing pests and weeds.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the removal of pests and weeds.	No	No	No
8.10.2	CP0025	Matters not regulated by the City Plan	Concerned with the university experience at Griffith University. It isn't a village, has no attractive open spaces or student guilds.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the ongoing operations of Griffith University.	No	No	No
8.10.3	CP0038	Matters not regulated by the City Plan	Requests a reduction in tram fares.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for setting the price of tram fares.	No	No	No
8.10.4	CP0054	Matters not regulated by the City Plan	Requests the Broadbeach restaurant strip be upgraded and better control of restaurant signs.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for imposing requests to upgrade privately owned land. The control of signs is not a matter that can be addressed by the City Plan and is addressed through <i>Local Law No. 16 (Licensing) 2008 (LL16)</i> and <i>Subordinate Local Law No. 16.8 (Advertisement) 2008 (SLL16.8)</i> .	No	No	No
8.10.5	CP0058	Matters not regulated by the City Plan	Concerned with the dumping of shopping trolleys.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for regulating the dumping of shopping trolleys.	No	No	No
8.10.6	CP0064	Matters not regulated by the City Plan	Requests artificial reefs for fishing and diving tourism. This will support recreational fisherman and diving community that spend millions each year on holiday locations.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the creation of artificial reefs.	No	No	No
8.10.7	CP0066	Matters not regulated by the City Plan	Requests the Council headquarters be relocated to Southport. This will support the Southport CBD vision; make it easier for councillors, staff and consultants to work together more efficiently; reduce travel costs; and capitalise on the light rail infrastructure.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the relocation of the City's administration buildings.	No	No	No
8.10.8	CP0083	Matters not regulated by the City Plan	Requests the Pines Shopping Centre be upgraded.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for imposing a request to upgrade privately owned land.	No	No	No
8.10.9	CP0086	Matters not regulated by the City Plan	Requests there are no perks for Councillors.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for regulating 'perks' for elected representatives.	No	No	No
8.10.10	CP0119	Matters not regulated by the City Plan	Concerned caravan parks are too expensive.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for regulating the price of caravan parks.	No	No	No
8.10.11	CP0119	Matters not regulated by the City Plan	Requests Council make land available for caravan/motorhomes with minimal facilities.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the allocation of public land for caravan / motorhome parks.	No	No	No
8.10.12	CP0119	Matters not regulated by the City Plan	Requests free public dump points for black and grey water to be dispersed from campervans/motorhome.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for providing free public dump points for black and grey water from campervans / motorhomes.	No	No	No
8.10.13	CP0119	Matters not regulated by the City Plan	Requests rest stops be included throughout City with time limit of 16-20 hours, with toilets and bins provided.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the provision of rest stops.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.10.14	CP0201	Matters not regulated by the City Plan	Requests better road signs across city.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for improving road signs throughout the city. Of note, new road signs are required to meet relevant Australian Standards and other legislative requirements. Existing road signs that are damaged or require replacement can be reported to the City (for local roads) or Department of Transport and Main Roads (for State controlled roads).	No	No	No
8.10.15	CP0201	Matters not regulated by the City Plan	Requests bird feeding in public spaces to be banned.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for banning bird feeding in public spaces.	No	No	No
8.10.16	CP0201	Matters not regulated by the City Plan	Requests clean-up collections (eg. furniture, household items);	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for providing clean-up collections. For more information on kerbside clean-ups visit: http://www.greengc.com.au/find-a-service/residential-waste-collection-services/kerbside-cleanups-2 .	No	No	No
8.10.17	CP0225	Matters not regulated by the City Plan	Requests support for the installation of solar panels on public buildings to reduce operating costs of Council buildings.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the installation of solar panels on the City's public buildings. Of note, the City is involved in a number of projects to create renewable energy, to minimise the impact of its operation on non-renewable energy sources and reduce greenhouse emissions. For more information on these projects visit: http://www.goldcoast.qld.gov.au/council-renewable-energy-projects-4822.html	No	No	No
8.10.18	CP0225	Matters not regulated by the City Plan	Requests the development of a high speed internet cable in the sea to create jobs in the IT sector.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the provision of high speed internet in the ocean.	No	No	No
8.10.19	CP0232	Matters not regulated by the City Plan	Requests the direct airport bus through Main Beach is maintained.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for creating new bus routes.	No	No	No
8.10.20	CP0282	Matters not regulated by the City Plan	Requests Robina be provided with National Broadband Network.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the provision of the National Broadband Network (NBN).	No	No	No
8.10.21	CP0295	Matters not regulated by the City Plan	Requests more money be provided for Fleays Wildlife Park.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the allocation of funding to wildlife parks.	No	No	No
8.10.22	CP0295	Matters not regulated by the City Plan	Requests some of the iconic walks at Springbrook be reopened.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the opening of walking paths in Springbrook.	No	No	No
8.10.23	CP0443	Matters not regulated by the City Plan	Requests an eradication plan for introduced pest species, particularly the Indian Minor bird.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the eradication of pest species.	No	No	No
8.10.24	CP0473	Matters not regulated by the City Plan	Requests the speed limits of cars to be lowered through 'electronic gate' devices and government legislation.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for regulating vehicle speed limits.	No	No	No
8.10.25	CP0483	Matters not regulated by the City Plan	Supports the development of bike lanes and parklands, especially along the Broadwater foreshore.	No	Support noted.	No	No	No

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8.10.26	CP0652	Matters not regulated by the City Plan	Statement: The Risksmart process is frustrating.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for processing Risksmart applications.	No	No	No
8.10.27	CP0791	Matters not regulated by the City Plan	Requests every household have a green waste bin supplied free of charge.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the supply of green waste bins.	No	No	No
8.10.28	CP0905	Matters not regulated by the City Plan	Questioning what became of the Crime and Misconduct Committee and why isn't that committee investigating the corrupt Council.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the conduct of elected representatives.	No	No	No
8.10.29	CP0913	Matters not regulated by the City Plan	Requests responsible decision making.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the review of decision making processes.	No	No	No
8.10.30	CP0950	Matters not regulated by the City Plan	Requests Council plan in the interests of residents and not for political or monetary reasons.	No	This is not a matter that can be addressed by the City Plan. The City Plan was prepared in accordance with the <i>Sustainable Planning Act 2009</i> (SPA) and the <i>Queensland Planning Provisions</i> (QPP's). The development of City Plan included extensive consultation with the community and other major stakeholders.	No	No	No
8.10.31	CP0960	Matters not regulated by the City Plan	Statement: People, quality of life are the priority for my rates.	No	Statement is noted.	No	No	No
8.10.32	CP1002	Matters not regulated by the City Plan	Concerned it takes 45 minutes to get to The Spit.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the regulation of specific travel times.	No	No	No
8.10.33	CP1012	Matters not regulated by the City Plan	Requests the Mayor be sacked.	No	This is not a matter that can be addressed by the City Plan.	No	No	No
8.10.34	CP1045	Matters not regulated by the City Plan	Requests more money be spent on Australia Fair shopping centre, to attract people back, support the light rail and help shop owners.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible the allocation of funding to improve or assist with the day to day operations of privately owned land.	No	No	No
8.10.35	CP1062	Matters not regulated by the City Plan	Requests Council action noise complaints in regards to Southport park shopping centre delivery trucks operating out of designated hours.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for actioning noise complaints. Noise complaints, in regards to existing development operations can be made online, in writing or by phone to the City's Development Compliance section. For more information visit: http://www.goldcoast.qld.gov.au/community/noise-complaints-3570.html	No	No	No
8.10.36	CP1099	Matters not regulated by the City Plan	Requests Council is sacked and an administrator be appointed.	No	This is not a matter that can be addressed by the City Plan.	No	No	No
8.10.37	CP1152	Matters not regulated by the City Plan	Requests to continue MTAG's role as a sounding board for future ongoing review and as a support for training. Requests meeting with the Mayor.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the continuation of the Mayor's Technical Advisory Group (MTAG).	No	No	No
8.10.38	CP1152	Matters not regulated by the City Plan	Requests Council train assessment officers and the development industry to ensure consistency of approach and a shared understanding of the broader intent of the Plan.	No	This is not a matter that can be addressed by the City Plan. The implementation of training programs for Council officers is an internal and on-going process.	No	No	No

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8.10.39	CP1163	Matters not regulated by the City Plan	Requests people are able to be kept working locally and assistance is provided to help them find jobs to avoid relying on social welfare.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible of the creation of social welfare initiatives.	No	No	No
8.10.40	CP1290	Matters not regulated by the City Plan	Requests the removal of permission of burning backyard waste on private properties. Green bins should be introduced for the whole city.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for regulating the burning of backyard waste on private properties. The City currently has a Green Bin service that can be requested. For more information visit: http://www.greengc.com.au/	No	No	No
8.10.41	CP1369	Matters not regulated by the 8.9.City Plan	Concerned with burning green waste when it does not burn clean. Requests Council provides free mulching services using green waste that has been tub ground.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the regulation of domestic scale waste services. For more information visit http://www.greengc.com.au/	No	No	No
8.10.42	CP1381	Matters not regulated by the City Plan	Statement: We moved into our home in 1983 with 4 kids. Loved the area and my neighbours. Would love to stay here (Oxenford). I have no intention of selling.	No	Statement is noted.	No	No	No
8.10.43	CP1468	Matters not regulated by the City Plan	Requests more police presence and community performances in Surfers Paradise, Broadbeach and Nobbys Beach.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for increasing police presence or community performances within the City.	No	No	No
8.10.44	CP1572	Matters not regulated by the City Plan	Requests Council purchase 50 Johnstone Road, Staplyton as a park.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the acquisition of land for parks.	No	No	No
8.10.45	CP1864	Matters not regulated by the City Plan	Requests boundary fences be assessed for their appropriateness in the landscape, e.g., prohibited along steep slopes, and designed to be wildlife friendly, e.g., no barbed wire. Dogs, cats and other domestic animals should be fenced close to the dwelling and not be allowed to roam freely in forested areas even on their own properties.	No	This is not a matter that can be addressed by the City Plan. The regulation of boundary fences is subject to State legislation (<i>Neighbourhood Disputes Resolution Act 2011</i>). For more information visit: http://www.goldcoast.qld.gov.au/planning-and-building/boundary-fences-3876.html	No	No	No
8.10.46	CP1864	Matters not regulated by the City Plan	Requests no coal seam gas (CSG) exploration or drilling in our city.	Yes	This is not a matter that can be addressed by the City Plan. The new City Plan does not regulate the exploration or extraction of coal, mineral, petroleum or gas. These activities are regulated by the <i>Mineral Resources Act 1989</i> .	No	No	No
8.10.47	CP1864	Matters not regulated by the City Plan	Requests there is stronger regulation of the planting and selling of weed species on the Gold Coast.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for placing restrictions around the selling of weed species.	No	No	No
8.10.48	CP1889	Matters not regulated by the City Plan	Requests advice on the ability to subdivide and build duplex dwellings at 1 Ohio Court, Oxenford (Lot 12 RP194669).	No	The City has a Town Planning Advice Centre which provides advice on town planning matters. For more information visit: http://www.goldcoast.qld.gov.au/planning-and-building/planning-enquiries-492.html	No	No	No
8.10.49	CP1890	Matters not regulated by the City Plan	Requests Council assist in unlocking the development potential within existing body corporate developments by making representations to the State government.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the regulation of Body Corporate arrangements.	No	No	No
8.10.50	CP1890	Matters not regulated by the City Plan	Requests the need for specialist social planner inputs on all except 'public realm' buildings be removed.	No	It is considered that the scope and application of the Social Health and Impact Assessment (SHIA) code and policy has been appropriately addressed in the City Plan.	No	No	No

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8.10.51	CP2145	Matters not regulated by the City Plan	Requests the Gold Coast 'consider dividing the city into several democratic precincts with more elected members in recognition that the Gold Coast is a "City State" and not a local government.'	Yes	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for the divisional boundaries. The current boundaries of the City are determined by State Government.	No	No	No
8.10.52	CP2159	Matters not regulated by the City Plan	Concerned 'we are getting shafted', by the cost of living. Concerned when the M1 is going to be finished.	Yes	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for matters surrounding the cost of living. The construction of the M1 is a state matter.	No	No	No
8.10.53	CP2260	Matters not regulated by the City Plan	Requests the encouragement of architectural competitions for key private and public projects.	No	This is not a matter that can be addressed by the City Plan. The new City Plan is not responsible for creating architectural competitions.	No	No	No
8.10.54	CP2260	Matters not regulated by the City Plan	Requests the use of Gold Coast architectural and urban design schools to test and research ideas and projects that fall under strategic directions.	No	This is not a matter that can be addressed by the City Plan. Request is noted. Where practicable, Council works collaboratively with research bodies on architectural and urban design matters.	No	No	No
8.10.55	CP2260	Matters not regulated by the City Plan	Supports the continuation of the street tree planting program and pedestrian-focused traffic calming initiatives.	No	Support noted.	No	No	No
8.10.56	CP2260	Matters not regulated by the City Plan	Requests a design review panel comprising industry professionals to assess significant new developments.	No	This is not a matter that can be addressed by the City Plan.	No	No	No
8.10.57	CP2260	Matters not regulated by the City Plan	Requests a redirection in tourist focus to target a broad range of demographics. Requests the promotion of other parts of the Gold Coast other than Surfers Paradise and other factors of the coast such as its creative culture. Requests continued promotion of key events such as the Gold Coast Marathon, Quicksilver Pro, Opera on the Beach and Sanctuary Cove Boat show.	No	The City is committed to promoting tourist and cultural events throughout the City. The <i>Gold Coast Destination Tourism Management Plan 2014-2020</i> provides a number of actions to increase tourism and cultural events throughout the whole region. The promotion of individual cultural events is not a matter that can be addressed by the City Plan.	No	No	No
8.10.58	CP1418	Matters not regulated by the City Plan	Concerned with any proposal to put a marina on the beach north of Kirra due to the damage it would cause and the inappropriate privatisation of a public beach.	No	Proposals for marinas in the City are not regulated by the City Plan. Projects of this nature are subject to State government approval processes.	No	No	No
8.10.59	CP2553	Matters not regulated by the City Plan	Requests Council reviews the hierarchy of assessment criteria for overlays, in particular the four nature conservation maps with precedence over zones which will compromise the ultimate vision in the City Plan 2015 of economic investment and job creation.	No	The Queensland Planning Provisions (QPP) are standard planning scheme provisions for Queensland. The QPP provides a template that each local government in Queensland should adopt for its planning scheme. Included in the QPP is the hierarchy of assessment criteria. The City Plan is compliant with this template.	No	No	No
8.10.60	CP0007	Matters not regulated by the City Plan	Requests gambling facilities only be allowed to operate if they offer food and other entertainment.	No	The City Plan does not regulate gaming licenses. The licensing and regulating of gaming licenses is the responsibility of the Office of Liquor and Gaming Regulation (State government).	No	No	No
8.10.61	CP0037	Matters not regulated by the City Plan	Objects to Alberton area coded green being earmarked to change rate plan from Rural residential to Rural environment. Requests rates to stay the same.	No	This is not a matter regulated by the City Plan. The new City Plan is not responsible for rates. However, it is important to note for Alberton, the areas subject to the Rural landscape and environment precinct still have the Rural zone as the base zoning.	No	No	No

Section 8.11: Policies

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.11.1	CP0533	Policies	Objects to concrete footpaths carrying pedestrians on access streets being 1.5 metres wide and on one side, due to the costs on developers, home buyers/owners and Council. Requests concrete footpaths on access streets be constructed on roads with a catchment greater than 30 lots and/or as otherwise depicted on an approved access and mobility master plan.	No	Footpaths are required as a part of each development for continuity and pedestrian access. Although initial catchment per an individual development may be low, ultimate development outcome would yield a large catchment and those costs should be shared through each development, rather than once the certain yield has been reached.	No	No	No
8.11.2	CP0533	Policies	Requests the Land Development Guidelines be renamed to Land Development Standards as they are no longer guidelines. The guidelines were originally flexible and allow innovation.	No	Naming convention is to remain for familiarity reasons, and as it is not a standard or enforceable until it is conditioned through a Development Application. Land Development Guidelines are still flexible and innovative providing that desired outcomes are achieved and justified.	No	No	No
8.11.3	CP0533	Policies	Requests the table in section 6.9.2.1.7.4 of the Land Development Guidelines - Batters within Public Space have a maximum of 1 in 2 for passive or bushland areas. The passive bushland that is provided is often greater than 1 in 6 in its existing form.	No	The maximum slope of 1: 6 is intended for recreation areas. Where landscape treatment such as revegetation/garden planting or bushland areas, the maximum slope is 1:3. The intent of the maximum 1:3 batter is to provide: <ul style="list-style-type: none"> Adequate batter stabilisation for erosion management. Safe and accessible embankment for maintenance works. 	No	No	No
8.11.4	CP0819	Policies	Concern Community benefit bonus elements is tied to density.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.5	CP0824	Policies	Requests not-for-profit affordable housing providers be eligible for higher plot ratio or density bonuses in SC6.3 - City Plan policy - Community benefit bonus elements.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.6	CP0990	Policies	Objects to Policy SC6.5 - Community Benefit Bonus Scheme's dollar cost to bedrooms being \$25,000 maximum value to the bedroom. Requests \$5,000 per bedroom.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.7	CP0990	Policies	Objects to Policy SC6.5 - Community Benefit Bonus Scheme's reduction in allocation bonuses for 4 and 5 Green Star rating buildings. Requests a higher reward.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.8	CP0990	Policies	Objects to Policy SC6.5 - Community Benefit Bonus Scheme's removal of the current Policy No. 18 - "Using the Urban Design Bonus Provisions" ability to use multiplying factors.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.9	CP0990	Policies	Requests SC6.5 City Plan Policy – Community benefit bonus elements be amended to promote underground electricity, larger apartments, amalgamation of large lots, affordable housing, contributions towards the City's closed circuit tv network, contribution towards a defined centre improvement program and Greenstar certification.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.10	CP1207	Policies	Requests removal of the Community benefit bonus elements policy as it is not performance based and will be a barrier to development.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.11.11	CP1296	Policies	Notes a number of Land Development Guidelines standard drawings are missing from City Plan 2015, missing drawing numbers are: VXO standard drawings 05-02-301, 302 and 303; profiles 50-02-101 and 102; and concrete footpath 05-02-201.	No	Document 02-000 Index – roadworks of the LDG details that these drawings have been produced by the Institute of Public Works Engineering Australia, Queensland (IPWEAQ). Please see applicable IPWEAQ publications for the standard drawings.	No	No	No
8.11.12	CP1389	Policies	Concerned the pavement design section of the City Plan 2015 (SC2 Roads and Drainage Engineering Standards) contains formatting errors which makes it misleading and unworkable. Requests amendments to the Pavement Design Section as per the attached 'marked up' file.	No	Agreed. Changes have been made.	Yes	No	No
8.11.13	CP1458	Policies	Requests the Community Benefit Bonus Elements Policy provide more clarification about what the delegated authority can do to negotiate better design outcomes.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.14	CP1646	Policies	Concerned the SC 6.6 City Plan Policy - Comprehensive Plan for Development will not provide the opportunity for community feedback in relation to future 'change of use' initiatives in the Jacobs Well area. This could result in future decisions being made within Jacobs Well without referral and input from the community.	No	The use of comprehensive plans of development as a demonstration tool in applications does not remove the need for public notification or opportunity for community feedback on development. Whether or not a development requires public notification is dictated by levels of assessment, with impact assessable development only requiring public notification. Preliminary approval applications (under Section 242 of the <i>Sustainable Planning Act 2009</i>) are required to undergo public notification nevertheless.	No	No	No
8.11.15	CP1822	Policies	Concerned section 3.7.2 of the strategic framework doesn't encourage the integration of green environments into denser city neighbourhoods in innovative ways.	No	The purpose of Section 3.7.2 of the Strategic framework is to provide outcomes relating to natural landscape areas of the city and how they can be retained and enhanced to perform essential functions such as nature conservation. To place a provision relating to the integration of green environments into denser city neighbourhoods, would be a contradictory to the intent of this section. Section 3.7.3, the 'Green space network' element, requires development that facilitates accessible, safe and integrated local open space that contributes to sense of place and quality of life and seeks to attend to this issue.	No	No	No
8.11.16	CP1822	Policies	Concerned the two strategic elements "3.3 Creating liveable places" and "3.7 Living with nature" have been unnecessarily separated. As separate items they don't reflect the reality of the Gold Coast as an urban settlement. By considering nature as separate, the city may inadvertently turn its back on its natural environment.	No	The City Plan seeks to protect and enhance the Gold Coast's outstanding lifestyle by ensuring appropriate and sustainable development occurs within the City. The Strategic framework is intended to be read in entirety to provide the policy direction for the City Plan and has been drafted to interconnect and be mutually supporting. No one particular part overrides another.	No	No	No
8.11.17	CP1822	Policies	Concerned with the implementation of strategic framework section 3.2.2. A number of existing high-rise buildings will soon be nearing the end of their lifespan as apartments – evidenced in the recent demolition of Iluka. The city needs to begin to investigate ways of encouraging the re-adaption of these structures for new potential uses. Their presence as part of the existing built factory is critical to the collective memory of place and history of the city. Potentials may include Energy Production or Urban Agriculture or vertical caravan parks – there are various options. They may also be seen as ways of diversifying the economic output of the city. Potential for additional bonuses may be applied in accordance with SC 6.5.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.18	CP1822	Policies	Concerned with the implementation of strategic framework section 3.3.4 - to create and encourage true housing affordability, the development of new communities must include provision for transport, shops and recreation to develop social cohesion and long term viability.	No	The specific outcomes of section 3.3.4.1 of the strategic framework include high level direction for the transition of vacant urban land to new communities. These outcomes describe a holistic approach to development which considers a number of things including infrastructure, services, shops, employment, public transport, natural hazards, and ecological features.	No	No	No
8.11.19	CP1822	Policies	Concerned with the lack of reference to 'quality architecture' in strategic framework section 3.8.1.	No	Strategic outcome 3.8.1 (4) calls for excellence and innovation in urban design and architecture delivered through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces that make a positive contribution to the city image.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.11.20	CP1822	Policies	Objects to Social and health impact assessment code applying to every application, Concerned with the impacts of this code on development and investment in the city.	No	Preparation of a Social and health impact assessment (SHIA) report is only required for impact assessable applications. Further, the level of detail required in the report is proportional to the potential for impact as a result of the development. The level of detail required in reports is included in SC6.12 City Plan policy – Social and health impact assessment (SHIA).	No	No	No
8.11.21	CP1822	Policies	Requests bonuses be used to achieve city wide objectives of diversity in uses, amenity, built form and affordability.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.22	CP1822	Policies	Requests community benefit bonuses for more experimental forms of urban amenity, systems and uses including but not limited to urban agriculture and farming; bee hives, green facades and vertical gardens; advanced construction systems and processes; energy production and waste sharing/reduction. This has the potential to diversify the economy, invigorate innovation and interlace with aspects of the cultural development policy.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.23	CP1822	Policies	Requests improvements be made to strategic framework section 3.2.2 to encourage the adaptive re-use of existing factories in light industrial zones adjoining key public transport routes and brownfield areas.	No	While there are no specific outcomes regarding factory buildings, the Strategic framework seeks that buildings in the mixed use specialist and neighbourhood centres enable the flexible reuse of non-residential areas to support changing community and business needs (3.4.4.1 (2) & 3.4.5.1 (4)), which allows for innovation in adaptive reuse. The Strategic framework is intended to be read in entirety to provide the policy direction for the City Plan and has been drafted to interconnect and be mutually supporting.	No	No	No
8.11.24	CP1822	Policies	Requests removal of the requirement for a community safety appraisal when a community benefit bonus is sought. The framework set in place by this document and quality design in general will satisfy the requirements of the Crime Prevention through Environmental Design requirements.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.25	CP1822	Policies	Requests returns / bonuses for better design outcomes be substantial to encourage take up and enable these clauses within the scheme to fulfil broader City objectives.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.26	CP1822	Policies	Requests significantly increased community benefit bonuses for key strategic framework themes. This strategy was implemented in Singapore to achieve the desired outcomes of a garden or biophilic city with substantial bonuses for projects that integrated landscape.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.27	CP1822	Policies	Request architects be required to undertake Social health and impact assessment reports. Concern Council will require these reports to be prepared by social planners, which is not suitable. Architects are trained to do this.	No	City Plan Policy SC6.12 – Social and health impact assessment (SHIA) provides support and guidance to address the assessment criteria within the City Plan. Section 6.12.4.5 of City Plan Policy SC6.12 – Social and health impact assessment (SHIA) states that a full SHIA report must be undertaken by an appropriately qualified and experienced professional. Council considers that this is suitable guidance on who should prepare SHIA reports.	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.11.28	CP1822	Policies	Requests strategic framework section 3.3.2 be amended to put greater emphasis on encouraging the vibrancy and diversity of emerging 'villages' within the city's urban neighbourhoods.	No	<p>Section 3.3.2.1 (11) of the Strategic framework seeks urban neighbourhoods that are diverse and distinguished by a distinct appearance, identity and built form in each neighbourhood. It also seeks urban neighbourhoods that are compact and pedestrian-friendly, assisting in vibrant areas.</p> <p>Urban neighbourhoods will also provide diversity in areas identified for light rail urban renewal. As described in Specific outcomes 3.3.2.1 (12) to 3.3.2.1 (20) these urban neighbourhoods will provide vibrancy and diversity depending on their location and relationship to the light rail service.</p> <p>It is considered that the provisions adequately deal with social cohesion and diversity by recognising the needs of communities required to achieve this.</p>	No	No	No
8.11.29	CP1822	Policies	Requests the City Plan addresses the need for suburban neighbourhoods to evolve as our demographics shift through encouragement of diverse housing options such as intergenerational homes, young families, built form that allows 'aging in place'. This creates diversity and promotes social cohesion.	No	<p>As stated in Specific outcome 3.3.3.1(1), Suburban neighbourhoods are places for low intensity, low-rise, predominately detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity despite its proximity to public transport or other services.</p> <p>The Specific outcomes of 3.3.3.1, also describe that suburban neighbourhoods support:</p> <ul style="list-style-type: none"> • Opportunities for smaller and more affordable, predominantly detach housing options; • Low intensity, low-rise dual occupancies and multiple dwellings where appropriately located; and • Aged care housing within 400m walk of public transport, centres and community facilities. <p>It is considered that the above encourages housing diversity in suburban neighbourhoods and adequately supports social cohesion.</p>	No	No	No
8.11.30	CP1822	Policies	Supports the attempt of the Community benefit bonus elements policy (SC 6.5) to reward good design.	No	Support noted.	No	No	No
8.11.31	CP1825; CP2637	Policies	Objects to Social and Health Impact Assessment applying for new developments due to the cost this adds to development.	No	Refer to response 8.11.20	No	No	No
8.11.32	CP1836	Policies	Request to amend 'SC6.13.13 – Bin storage points and bin wash-down facility requirements' by adding 'or' in the second and third rows of the table as only one design requirement is necessary, not all of them.	No	Recommended changes are agreed and included in the City Plan.	Yes	No	No
8.11.33	CP1836	Policies	<p>Request to amend 'SC6.13.13 – Bin storage points and bin wash-down facility requirements' by including the additional recyclable storage design requirements outlined in 'SC6.13.17 – Waste chutes', which state:</p> <p>(a) Provide adequate storage for recyclable waste that all users can safely and easily access.</p> <p>(b) Recyclable storage may be provided via:</p> <ul style="list-style-type: none"> • bulk bins/wheelie bins in the waste storage room; or • bulk bins at an alternative storage point within the development (in addition to waste storage room)." 	No	Recommend changes are agreed and included in the City Plan.	Yes	No	No
8.11.34	CP1836	Policies	Request to amend 'SC6.13.15 – Roll-on Roll-off bins' to state that if bins are stored undercover, then drainage should be provided similar to that required for bulk bins.	No	Recommend changes are agreed and included in the City Plan.	Yes	No	No
8.11.35	CP1836	Policies	Request to amend 'SC6.13.15 – Roll-on Roll-off bins' to include separation distances for Ro-Ro bins to food premises, natural ventilation windows or fresh air intakes within the development or adjoining sites, similar to that required for bulk bins.	No	Recommend changes are agreed and included in the City Plan.	Yes	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.11.36	CP1836	Policies	Request to move 'SC6.13.19 – Other waste management techniques and best practice' into, or immediately after, 'SC6.13.6 – All development – General requirements' as best practice requirements should be relevant to all development.	No	'Other waste management techniques / best practice' is in a separate section because it relates to issues that are not 'requirements'. Amendment for request is not supported.	No	No	No
8.11.37	CP1836	Policies	Request to move 'Education and signage' in SC6.13.19 under the design requirements of 'SC6.13.12 – All development – Design requirements' as signage should always be displayed to encourage correct recycling and reduce contamination not just as an optional 'best practice'.	No	'Other waste management techniques / best practice' is in a separate section because it relates to issues that are not 'requirements'. Amendment for request is not supported.	No	No	No
8.11.38	CP1836	Policies	Request to amend Table 1 of 'Appendix A - Waste generation rates and servicing frequency' by replacing the current rates with proposed waste generation rates provided by the submitter. These amendments will ensure that solid waste policy is more representative of the needs for various development types (particularly for supermarkets) as some generation rates currently in use vastly exaggerate the actual generation rates leading to much larger spatial requirements for bins than actually required.	No	Waste generation rates were under review at the time of the submitter's request. This submission has been considered by Waste Strategy and Collection Services and some amendments have been recommended where appropriate.	Yes	No	No
8.11.39	CP1836	Policies	Request inclusion of information in the solid waste management policy pertaining to waste precincts. Concerns the frequency of waste collection has been predetermined and this has a bearing on the size of bins and waste storage rooms in the plan design phase of a development.	No	The frequency of waste collections in commercial precincts is not predetermined. Suggested servicing frequencies are provided in the waste generation rates appendices. As such, the request for inclusion of waste precinct maps is not supported.	No	No	No
8.11.40	CP1836	Policies	Requests inclusion of information in the waste management policy pertaining to 'waste bin types and dimensions' and 'waste collection vehicle dimensions'.	No	SC6.13 City Plan policy – Solid waste management has been amended to include this information in Appendix B and Appendix C.	Yes	No	No
8.11.41	CP1910	Policies	Requests amendment to SC6.3.3.1 of City Plan policy - Bushfire management plans: "Requirements of site based assessment - what should it address, (a)", sentence 2. Delete 'and fire history'. The fire may have been a result from a number of factors.	No	No action to be taken. Knowledge of fire history (regardless of fire cause) may offer an insight into the current vegetation structure/species composition and assist in properly identifying the site's potential bushfire hazard level under different fire intervals.	No	No	No
8.11.42	CP1910	Policies	Requests amendment to SC6.3.3.1 of City Plan policy - Bushfire management plans: "Requirements of site based assessment - what should it address, (a)" Delete whole line starting with 'in addition'.	No	No action to be taken. Tools are available to estimate approximate spotting distances and assist in determining the extent, speed and severity of a bushfire. These factors, along with the potential effects of large scale fires on local weather behaviour (such as wind speed and direction) can intensify fire behaviour in a way that is not always apparent when assessing a site in isolation.	No	No	No
8.11.43	CP1910	Policies	Requests amendment to SC6.3.3.1 of City Plan policy - Bushfire management plans: "Requirements of site based assessment", (b). Delete whole paragraph. The paragraph describes compliance with AS 3959, uses sampling methodology that is not appropriate and contains incorrect recommendations.	No	City Plan policy – bushfire management plans, Item SC6.3.3.1: (b) last paragraph to be deleted to remove un-necessarily prescriptive provisions regarding available assessment tools.	Yes	No	No
8.11.44	CP2260	Policies	Requests the encouragement of gardens and landscape above ground through Schedule 6.5. There is potential to use rooftops for gardens, agriculture and energy production.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy, which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.45	CP2260	Policies	Requests the encouragement of urban agriculture and farming through the provisions of Schedule 6.5.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.46	CP2260	Policies	Requests the removal of the requirement for a community safety appraisal when a benefit bonus is sought. Suggests bonuses for more quality forms of urban amenity, systems and uses. Suggests significantly increased bonuses for key strategic framework themes.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.11.47	CP2555	Policies	Concerned the 'community benefits bonus' policy being linked to density is in principle a regressive step and a significant added regulatory burden.	No	Council is currently undertaking a review of the provisions set out in the Community Benefit Bonus Elements Policy which may lead to further revisions in future Amendments. Issue to be deferred for future action in 2015.	No	No	Yes
8.11.48	CP2555	Policies	Supports the removal of the plot ratio control and associated 'floor space bonus elements' policy.	No	Support noted.	No	No	Yes

Section 8.12: Public consultation

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.12.1	CP1136; CP1079; CP1409	Public consultation	Concerned with the inability to comment through the website during public consultation.	No	<p>Concern noted. No action required.</p> <p>There may have been a number of reasons why the online submissions process was interrupted or unsuccessful such as internet connectivity, high number of hits or heavy usage of the website or other technical issues. Of note, a high volume of submissions were received in the days prior to consultation closing.</p> <p>A number of mediums were available for submitters to lodge their comments such as the post, email, in person at Customer Service Counters and 'Have your say' forum. Accordingly, it is considered that there were enough options available to the community to lodge their submissions prior to the closing date.</p>	No	No	No
8.12.2	CP1472; CP1488; CP1506; CP0900; CP1437; CP1489; CP1510	Public consultation	Objects to the lack of consultation relating to the City Plan.	No	<p>Objection noted. No action required.</p> <p>The consultation period for City Plan commenced Tuesday 17 June 2014 until Tuesday 29 July 2014 inclusive (31 business days). Submissions were accepted until Wednesday 20 August 2014.</p> <p>Public consultation of City Plan exceeded the minimum 30 business days required by the <i>Sustainable Planning Act 2009</i> and <i>Statutory guideline 04/14 - Making and amending Local Planning Instruments</i>.</p> <p>Copies of City Plan were available for purchase and inspection at the City of Gold Coast's Nerang and Bundall Customer Service Centres. Copies were also available at all Council libraries and most Councillor offices. The City Plan was available online and on USB.</p> <p>Nineteen (19) consultation/open days were held at strategic locations across the city during the consultation period.</p> <p>Advertisements and coverage on local radio assisted to raise awareness of City Plan. Other media (television and newspaper) also provided coverage by reporting on concerns of the community and peak industry bodies.</p> <p>The 'Have your say' online community forum allowed members of the community to discuss City Plan online and make submissions directly. Submissions could also be lodged via post, email, and in person at Customer service counters.</p> <p>Fact sheets based on the key themes of the City Plan Strategic framework, as well as each of the Divisions, were available to the public during the consultation period. A number of topic based fact sheets were also available during open days addressing city wide projects and major initiatives such as Commonwealth Games, the Light Rail and the Gold Coast Cultural Precinct.</p> <p>Council Planners were available during business hours to answer questions regarding the City Plan during the consultation period.</p>	No	No	No
8.12.3	CP1552	Public consultation	Concerned the northern Gold Coast was not catered for regarding public awareness of the City Plan.	No	<p>Concern noted. No action required.</p> <p>Public displays were placed at local Councillor offices and Council libraries at Upper Coomera Community Centre, Helensvale Library and Runaway Bay. Open days were held on the following dates:</p> <ul style="list-style-type: none"> Thursday 3 July 2014, 9:00am – 12 noon at Labrador Community Hub Monday 7 July 2014, 11:30am – 4:00pm at Paradise Point Community Hall Tuesday 8 July 2014, 9:00am – 3:00pm at Upper Coomera Community Centre Sunday 13 July 2014, 9:00am – 12noon at Masters Home Improvement Store, Upper Coomera Tuesday 22 July 2014, 12noon – 4:00pm at Helensvale Library <p>Material was also available online including: City Plan; interactive mapping; factsheets; Have Your Say discussion forum; and FAQ's etc.</p> <p>Council Planners were available at open days and to receive calls to answer questions during the public consultation period.</p>	No	No	No

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#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.12.4	CP1646	Public consultation	Concerned given the complexity of Jacobs Well (which falls within a number of zone codes and overlays) and the potential for the change of use applications in the future. Request the opportunity for local comment and input to ensure community engagement is not overlooked.	No	<p>Concern noted. No action required.</p> <p>There will be opportunities for the Jacobs Well community to be involved in consultation associated with future planning investigations and amendments to the City Plan.</p> <p>A large number of submissions were received regarding the northern Gold Coast cane lands during the consultation period. Of note, Council resolved to identify the northern Gold Coast cane lands as an 'Investigation Area' (investigating land use opportunities and constraints). The City Plan will be updated to identify the investigation area and any investigations or future amendments to the City Plan will be subject to further public comment.</p>	No	No	No
8.12.5	CP1822	Public consultation	Requests Council approach local architects to work collaboratively with Planners and Urban designers to review current zoning maps to "inspire" liveable places/living with nature; to provide input into the development of investigation areas; to provide exemplary built form to further illustrate Council's objectives for specific built typologies and to assist in the development of appropriate guidelines and codes to assist Council in illustrating Strategic Intent.	No	<p>Comment noted. No action required.</p> <p>Council has engaged with Industry professionals during the preparation of City Plan. An example of this has been the Mayoral Technical Advisory Group, which included representatives from various disciplines such as, Economics, Architecture, Town planners and Engineers, to provide technical advice and feedback on a number of policy matters. Council also sought external stakeholder reviews from local independent consultants during the preparation of the City Plan.</p> <p>The City Plan was presented at a number of industry forums involving peak industry bodies such as the Planning Institute Australia, Southport Chamber of Commerce, Urban Development Institute Australia and the Australian Institute of Architects.</p> <p>Further opportunities for engagement will be available during future planning investigations and future amendments to the City Plan.</p>	No	No	No
8.12.6	CP2038; CP2304	Public consultation	Concerned the process of developing the City Plan only involved consultation of developers.	No	<p>Concern noted. No action required.</p> <p>The development of the City Plan involved extensive public consultation whereby the City of Gold Coast utilised a diverse range of consultation methods to obtain widespread community feedback. The public consultation process was open to all interested parties including residents and development professionals.</p> <p>Refer to response 8.12.2</p>	No	No	No
8.12.7	CP1268	Public consultation	Requests extensive community-based planning which is not happening.	No	Refer to response 8.12.2	No	No	No
8.12.8	CP1154	Public consultation	Objects to the lack of consultation relating to the City Plan.	No	<p>The consultation period for City Plan 2015 commenced Tuesday 17 June 2014 until Tuesday 29 July 2014 inclusive (31 business days). Submissions were accepted until Wednesday 20 August 2014.</p> <p>Public consultation of City Plan 2015 exceeded the minimum 30 business days required by the <i>Sustainable Planning Act 2009</i> and <i>Statutory guideline 04/14 - Making and amending Local Planning Instruments</i>.</p> <p>Copies of City Plan 2015 were available for purchase and inspection at the City of Gold Coast's Nerang and Bundall Customer Service Centres. Copies were also available at all Council libraries and most Councillor offices. The City Plan 2015 was available online and on USB.</p> <p>Nineteen (19) consultation/open days were held at strategic locations across the city during the consultation period.</p> <p>Advertisements and coverage on local radio assisted to raise awareness of City Plan 2015. Other media (television and newspaper) also provided coverage by reporting on concerns of the community and peak industry bodies.</p> <p>The 'Have your say' online community forum allowed members of the community to discuss City Plan online and make submissions directly. Submissions could also be lodged via post, email, and in person at Customer service counters.</p> <p>Fact sheets based on the key themes of the City Plan Strategic framework, as well</p>	No	No	No

Draft City Plan 2015 Submissions Report

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
					<p>as each of the Divisions, were available to the public during the consultation period. A number of topic based fact sheets were also available during open days addressing city wide projects and major initiatives such as Commonwealth Games, the Light Rail and the Gold Coast Cultural Precinct.</p> <p>Council Planners were available during business hours to answer questions regarding the City Plan during the consultation period.</p>			
8.12.9	CP1020	Public consultation	Requests more notice and more consultation.	No	<p>The consultation period for City Plan commenced Tuesday 17 June 2014 until Tuesday 29 July 2014 inclusive (31 business days). Submissions were accepted until Wednesday 20 August 2014.</p> <p>Public consultation of City Plan exceeded the minimum 30 business days required by the Sustainable Planning Act 2009 and Statutory guideline 04/14 - Making and amending Local Planning Instruments.</p> <p>Copies of City Plan were available for purchase and inspection at the City of Gold Coast's Nerang and Bundall Customer Service Centres. Copies were also available at all Council libraries and most Councillor offices. The City Plan was available online and on USB.</p> <p>Nineteen (19) consultation/open days were held at strategic locations across the city during the consultation period.</p> <p>Advertisements and coverage on local radio assisted to raise awareness of City Plan. Other media (television and newspaper) also provided coverage by reporting on concerns of the community and peak industry bodies.</p> <p>The 'Have your say' online community forum allowed members of the community to discuss City Plan online and make submissions directly. Submissions could also be lodged via post, email, and in person at Customer service counters.</p> <p>Fact sheets based on the key themes of the City Plan Strategic framework, as well as each of the Divisions, were available to the public during the consultation period. A number of topic based fact sheets were also available during open days addressing city wide projects and major initiatives such as Commonwealth Games, the Light Rail and the Gold Coast Cultural Precinct.</p> <p>Council Planners were available during business hours to answer questions regarding the City Plan during the consultation period.</p>	No	No	No

Section 8.13: Supports the City Plan

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.13.1	CP0025; CP0026; CP0042; CP0211; CP0234; CP0244; CP0291; CP1271; CP1418; CP1468	Supports the City Plan	There were a number of submissions received that have raised similar POS. Raising the following issues: Supports the City Plan: <ul style="list-style-type: none"> and the overall approach; the overall principles; the reduction in regulation and easy to follow structure; as a positive step for managing the future of the City; as a fresh and innovative approach to building our city and enhancing our lifestyle; and as achieving a balance between sustainable growth whilst preserving the Gold Coast's way of life. 	No	Support noted. No action to be taken.	No	No	No
8.13.2	CP0192	Supports the City Plan	Supports the mixture of high and low densities for variety in the suburbs.	No	Support noted. No action to be taken.	No	No	No
8.13.3	CP0192	Supports the City Plan	Supports the retention of green space.	No	Support noted. No action to be taken.	No	No	No
8.13.4	CP0295	Supports the City Plan	Statement: The City Plan is very comprehensive and well explained in leaflets and at exhibitions, "thank you for the effort that has been made".	No	Comments noted. No action to be taken.	No	No	No
8.13.5	CP0332	Supports the City Plan	Supports the City Plan's shift from development on city's fringe to redevelopment of urban centres and key inner-city neighbourhoods to allow for growth and a high integrity natural environment.	No	Support noted. No action to be taken.	No	No	No
8.13.6	CP0483	Supports the City Plan	Supports the Large lot precinct.	No	Support noted. No action to be taken.	No	No	No
8.13.7	CP0537	Supports the City Plan	Supports the statement in the City Plan 'Robina is supported by integrated bus and rail services and good access to the Pacific Motorway for freight. Southern extensions to the heavy rail network and a light rail extension connect Robina to the coastal corridor, via Bond University, to consolidate Robina's accessibility.' Improved public transport is critical to support the growth of the university and the surrounding community.	No	Support noted. No action to be taken.	No	No	No
8.13.8	CP0819	Supports the City Plan	Support a number of positive aspects of the City Plan including: <ul style="list-style-type: none"> the Strategic framework is logical, easy to understand and sets out a vision which the Institute broadly accepts; Council has been proactive in seeking the input of industry and the community through its efforts to conduct public consultation; and the mapping tool released as part of the draft City Plan is very good and will be of use to industry and the public alike. 	No	Comments noted. No action to be taken.	No	No	No
8.13.9	CP1152	Supports the City Plan	Supports City Plan 2015 regarding positive change in intent and providing clear direction, the focus on infill development around centres and public transport routes, concise Strategic framework, removal of duplication (through deletion of LAPs), providing a clear line of sight for development outcomes and Interactive mapping.	No	Support noted. No action to be taken.	No	No	No
8.13.10	CP2140	Supports the City Plan	Supports clause 5.3.2 (4) of City Plan 2015 regarding multiple zones on a single property.	No	Support noted. No action to be taken.	No	No	No

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.13.11	CP2497	Supports the City Plan	Supports the Strategic framework's intentions (e.g. shaded streets for people, non-car focus and a push for cycling and public transport). However, it is unclear how the intent of the Strategic framework is reinforced in other parts of City Plan 2015.	No	Support for the Strategic framework is noted. No action to be taken. The Strategic framework sets the policy direction for the rest of the City Plan. To align the policy outcomes across the City Plan, the Strategic framework outcomes are supported by the provisions within the codes and policies.	No	No	No

Section 8.14: Unsupportive of the City Plan

#	Submission reference	Sub-category	Point of submission	State interest matter?	Council response	Plan change?	Mapping change?	Deferred for future action?
8.14.1	CP0907	Unsupportive of the City Plan	Objects to the City Plan.	No	Objection noted. This submission is not supported by sufficient information. No action to be taken.	No	No	No
8.14.2	CP1250	Unsupportive of the City Plan	Objects to the City Plan. This new plan does not belong in our residential neighbourhood. Council wants the whole of the Gold Coast 'to look like Manhattan.'	No	Objection noted. Population targets for the city have been set by the State government as part of the South East Queensland Regional Plan 2009-2031. It is a State government requirement for the City Plan to plan for these population targets. Council has a number of plans and strategies to plan for this population growth, strengthen the city's economy, protect our environment and improve services and facilities for our residents, businesses and visitors. The strategic framework within the City Plan, which sets the policy direction for the whole plan, promotes protection of suburban neighbourhoods. It states that these areas are to be maintained as low-intensity, low-rise residential environments that retain and enhance local character and amenity.	No	No	No

ATTACHMENT 8 – PLANNING ASSESSMENT REPORT FOR ADOPTION PROPOSED GOLD COAST CITY PLAN 2015

PURPOSE AND RELEVANT PROVISIONS

The purpose of this report is to outline compliance with the relevant legislative and statutory guideline requirements when making or amending a local planning instrument in relation to the proposed Gold Coast City Plan 2015 (proposed City Plan).

Under section 117 of the *Sustainable Planning Act 2009* (SPA) a Council preparing a planning scheme is required to follow the process identified within the statutory guideline made by the Planning Minister.

The *Statutory guideline 04/14 Making and amending local planning instruments* (Statutory Guideline 04/14) outlines the process for making a planning scheme and identifies the sections of SPA which must be considered in the Planning Minister's assessment. SPA also requires a planning scheme to include certain components.

BACKGROUND

The former Planning Minister approved the proposed City Plan for public consultation on 15 April 2014. It was publicly consulted from 17 June 2014 to 29 July 2014 with submissions accepted until 20 August 2014. The Gold Coast City Council (Council) received 2 401 submissions in response to the proposed City Plan. On 24 April 2015, the Council provided a copy of the proposed City Plan to the Planning Minister requesting approval to adopt.

The Planning Minister must now consider the Council's written notice under Step 7.6 and advise the Council how to proceed and if it may adopt.

PLANNING SCHEME DETAILS

Overview

At its meeting of 30 April 2013, Council resolved to prepare a new planning scheme in accordance with the SPA. Council has been administering all development and land use planning within the revised Gold Coast local government area as per the local government boundary reform since 15 March 2008. Development has been managed by the *Gold Coast Planning Scheme* which commenced on 18 August 2003 under the *Integrated Planning Act 1997* (IPA), with the most recent amendment, version 1.2 commencing on 14 November 2011.

The proposed City Plan has been developed to be compliant with the SPA and consistent with the supporting regulations, guidelines and Queensland Planning Provisions (QPP) version 3.1.

Planning Scheme changes since approved for public consultation

A list of changes made to the proposed City Plan since being approved for public notification are summarised below:

Changes affecting multiple parts of the proposed City Plan:

- Multiple changes were made to align with the amended QPP version 3.1.

- Changes to environmental policies and associated mapping to align with the State Planning Policy (SPP) requirements and changes introduced under the *Environmental Offsets Act 2014*.
- Changes to introduce the SPP Code: Ship sourced pollutants.
- Introduction of a new overlay being the 'dwelling house overlay map' with associated tables of assessment and overlay code in order to allow Council to manage the building height of new dwellings.
- Introduction of a new overlay being the 'Regional infrastructure overlay map', associated tables of assessment and overlay code in order to allow Council to protect regional water and electricity infrastructure.
- Introduction of a new overlay being the 'small lot housing (infill focus) overlay map', associated tables of assessment and overlay code in order to allow Council to manage the design of small lot housing development.

Changes to specific parts of the proposed City Plan

- PART 3 – Strategic Framework
 - Changes to the policy intent to appropriately integrate the Coomera Town Centre structure plan, including the introduction of a new strategic framework map. These changes are required by section 761A of the SPA.
 - Minor amendment to the strategic intent to recognise that the land use opportunities and constraints of the gold coast cane lands will be investigated.
 - Changes to the note detailing Council's policy intent behind assessment criteria for development's exceeding the nominated building height.
 - Minor amendment to Council's policy intent for unlimited building height areas to notate that building height remains subject to design criteria and site context, partly in response to the state interest requirements in relation to the operational airspace of the Gold Coast airport.
 - Introduction of new assessment criteria to manage small lot housing in new communities.
 - Renaming of 'principal centres' to 'principal regional activity centres'.
 - Amendments to the planning population catchments for principal regional activity centres from 150 000+ to 200 000+.
 - Changes to the description of specific centres and inclusion of new centre descriptions within the making modern centres theme of the strategic framework.
 - Change in terminology from 'good quality agricultural land' to 'rural production areas'.
 - Introduction of a new note with regards to indicative separation areas in relation to KRA67 and KRA68 to manage perceived land use conflicts.
- PART 4 – Local government infrastructure plan
 - Change to the advice note indicating the Council's previous Priority Infrastructure Plan (PIP) is considered to be a local government infrastructure plan in accordance with the SPA. The PIP has not been included in the proposed City Plan.
- PART 5 – Tables of assessment
 - Changes to the code assessment building height trigger to allow for a partial third storey without triggering impact assessment. This amendment carries forward the provisions from the existing planning scheme.
 - Changes to the tables of assessment for material change of uses within the centre and neighbourhood centre zones to support increased flexibility and reuse of commercial buildings.
 - Change to the table of assessment for material change of use across all zones to allow small scale (under 50m²) waste transfer stations as exempt development.

- Reduction in the level of assessment from impact to code assessable for a dwelling house if involving a secondary dwelling in the rural and rural residential zones.
- Amendment to the trigger for code assessable boundary realignments.
- Amendment to the minimum lot size trigger in the rural residential zone to reintroduce the existing minimum lot size.
- Amendments to the table of assessment applicable to the airport environs overlay required as a result of the former Planning Minister's condition imposed at the state interest review stage.
- Changes to the tables of assessment applicable to the water catchment and dual reticulation overlay as a result of the former Planning Minister's condition imposed at the state interest review stage with regards to the protection of the drinking water catchment.
- PART 6 – Zones
 - Amendments to the centre zone code to introduce more specific design outcomes relevant to specific centre localities.
 - Amendments to the innovation zone to restructure the overall outcomes to align with other zone codes within the proposed City Plan.
 - Changes to the lot design overall outcomes and assessment criteria within the rural residential zone code to carry forward the existing planning schemes policy intent.
- PART 7 – Local Plans (No change – no local plans are included in the proposed City Plan).
- PART 8 – Overlays
 - Amendments to the airport environs overlay code and associated mapping required as a result of the former Planning Minister's condition imposed at the state interest review stage to protect the operations of the Gold Coast airport.
 - Amendments to the bushfire hazard overlay code and associated mapping required as a result of the former Planning Minister's condition imposed at the state interest review stage to manage the risks associated with natural hazards.
 - Amendments to the coastal erosion overlay code to address conflicts with the *Building Act 1975* identified at the state interest review stage.
 - Amendments to the environmental significance overlay code and associated mapping required as a result of the former Planning Minister's condition imposed at the state interest review stage to manage and mitigate impacts to matters of state environmental significance.
 - Amendments to the flood hazard overlay code to address conflicts with the *Building Act 1975* identified at the state interest review stage.
 - Amendments to the landslide hazard overlay code to address conflicts with the *Building Act 1975* identified at the state interest review stage.
 - Deletion of the rail corridor environs overlay code to comply with QPP and to address conflicts with the *Building Act 1975* identified at the state interest review stage.
 - Deletion of the road traffic noise management overlay code to comply with QPP and to address conflicts with the *Building Act 1975* identified at the state interest review stage.
 - New water resource catchment overlay code introduced as a result of the former Planning Minister's condition imposed at the state interest review stage to manage water quality in drinking water catchments.
- PART 9 – Development codes
 - Changes to the assessment criteria in the commercial design code to differentiate the outcomes sought in specific centre designations.
 - New ship sourced pollutants facilities in marinas code introduced as a result of the former Planning Minister's condition imposed at the state interest review stage.
 - Changes to the transport code to amend the car parking required for certain uses based on feedback Council received during public consultation.

- PART 10 – Other plans (No change)
- SCHEDULE 1 – Definitions
 - Amendments to align with QPP version 3.1 land use definitions.
 - Introduction of new local government administrative definitions where necessary as a result of changes made to the proposed City Plan.

OVERVIEW OF PUBLIC CONSULTATION

The proposed City Plan underwent public consultation for 30 business days between 17 June 2014 and 29 July 2014. The public consultation was extended up to 20 August 2014 to allow further submissions received to be accepted as properly made, as a result of an error in Councils marketing material distributed to all rate payers within the city. This satisfied the consultation requirements of the SPA, which requires a minimum consultation period of 30 business days.

The Council undertook a variety of methods to promote the consultation period for the proposed City Plan which included a range of community consultation days, viewing locations, online submission forms, online discussion forums and the provision of hard copy submission forms.

A total of 2 401 submissions were received during the public consultation period and of these submissions, 3 806 discrete matters were derived. A summary of the key themes raised through the consultation process are discussed below.

Key Resource Areas (KRAs), Quarries and Buffers

During the consultation process for the proposed City Plan, a development application for an extractive industry within the Reedy Creek area was being considered by Council. As a result, the proposed City Plan received a significant number of submissions that specifically related to this development application. These submissions were not in relation to the proposed City Plan and were appropriately addressed through the assessment process for this development application.

A number of submissions were also received highlighting concerns relating to impacts of buffers on KRAs and the proximity of quarry operations to sensitive uses. Council have reviewed the submissions received and have provided appropriate mitigation requirements throughout the proposed City Plan for any new quarry affecting a zone for a sensitive land use. It is noted that by virtue of a Ministerial condition imposed prior to public consultation, all indicative buffers were removed throughout the proposed City Plan. However, as a result of public submissions and detailed site specific investigations undertaken by Council, it has been agreed that indicative buffers are being reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed City Plan's extractive industry zoning as a means to address the perceived land use conflicts.

The Department is satisfied with Council's consideration of submissions on this matter.

Zoning for Industrial Activities

Council received a number of submissions highlighting concerns about zoning of land suitable for industrial activities, specifically in relation to the way in which existing zonings had been transitioned into the standard QPP zonings, which resulted in the back zoning of a significant amount of industrial land. The industrial zoning within the proposed City Plan was based on the application of arbitrary separation distances and did not consider existing zoning or development entitlements. A key concern raised during consultation was that the proposed City Plan would significantly limit growth and employment within the industrial sector throughout

the city. Some changes were made by Council during the consideration of submissions to increase the industrial zoning in particular locations including Arundel, Biggera Waters, Currumbin Waters and Burleigh Heads. These changes in the proposed City Plan generally aligned more closely with existing zones. Council also resolved that an industrial land use study is to be undertaken to investigate industrial land throughout the local government area to inform a future amendment to the proposed City Plan.

The Department is not satisfied in the way in which Council has addressed the industrial zoning matters raised through the consultation process. In particular, the Department considers that Council has not adequately addressed the concerns regarding the significant increases to levels of assessment and that this also conflicts with the state interest in development and construction. Accordingly, the Department is recommending the Planning Minister impose conditions to deal with the outstanding issues, which will be discussed in more detail in a forthcoming section of this report.

Site Specific Requests to Change Zones, Heights, Densities and Overlay Maps

Council received a number of submissions seeking to change zones, densities, heights and overlays on specific properties. In most instances, no changes have been made as these requests have been made to increase development opportunities which are typically not in sequence and/or the submitter did not provide sufficient justification for the changes being sought. Having regard to this, the Department is satisfied with Council's consideration of submissions on this matter.

Development Densities and Population Growth

Council received a number of submissions raising concerns in relation to residential density and minimum lot sizes. Many of these submissions included requests to increase density and reduce minimum lot sizes.

The Department has been working with Council following the completion of the public consultation period to ensure that residential density within proximity to the Gold Coast Light Rail corridor is appropriate to achieve a high level of transport and land use integration. In response to the Department's concerns and those raised by the public, Council has made a number of amendments to the land use provisions, including residential densities along the corridor. It is considered that these actions support a high level of infill development along the transport corridor consistent with the outcomes sought through state planning instruments.

In some instances, Council has also increased residential densities and building height provisions on a site by site basis where sufficient grounds were presented through the public consultation process.

The Department is satisfied that areas suitable for higher density development have been appropriately identified and that the proposed City Plan supports an integrated development pattern.

Gold Coast Cane Lands

Council received over 200 submissions about the need to support a long term transition, including urban development outcomes across the Gold Coast cane lands as the local sugar cane industry reaches the end of its life. As a result of the public submissions, the Gold Coast cane lands are mapped within an "Investigation area" in the Strategic Framework, reflecting Council's and the State's commitment to investigating the long term transition options for the cane lands area and highlighting future consideration of alternative development opportunities. The Department is satisfied that Council has adequately responded to submissions received in relation to the Gold Coast cane lands.

It is also noted that Economic Development Queensland are currently coordinating an investigation into the future transition options and required delivery mechanisms for the Gold Coast cane lands. This investigation is being undertaken separately from the proposed City Plan process.

Provision of Infrastructure

Council received a number of submissions relating to the absence of infrastructure planning within the proposed City Plan. Council is currently preparing their Local Government Infrastructure Plan (LGIP) which will be subject to a separate public consultation process, providing an opportunity for community and industry feedback. In accordance with section 976 of the SPA, local governments have until 1 July 2016 to complete their LGIP, should the local government wish to levy infrastructure charges. Accordingly, the Department is satisfied that Council does not need to include an LGIP in the proposed City Plan and that Council has sufficiently addressed the submitters concerns by advising of Council's legislative requirements regarding infrastructure planning.

Harbour Quays Development

During the consultation process for the proposed City Plan, a development application known as 'Harbour Quays' was undergoing public notification. As a result, the proposed City Plan received a significant number of submissions that specifically related to this development application. These submissions were not in relation to the proposed City Plan and were appropriately addressed through the ordinary development assessment process. The Department is satisfied with Council's response to this submission category.

Rural Residential Zone (Landscape and Environment Precinct)

During the preparation of its proposed City Plan, Council resolved to include a landscape and environment precinct over a significant proportion of its rural and rural residential zone throughout the city. Council's intent was to utilise the zone precinct to identify land that contained environmental constraints as a more transparent mechanism than simply relying on the overlay provisions.

This was a relatively contentious matter through the consultation process given the precinct itself places a number of additional development constraints (such as reduced lot sizes and increased levels of assessment) on the land when compared to the zone without the precinct. However, in many cases these development constraints already exist over the properties through the use of overlay provisions.

Notwithstanding the above, Council resolved to remove the Landscape and Environment Precinct layer in some locations where mapping anomalies or errors were identified in response to submissions. Other submissions received objecting to the application of this precinct were also considered by Council. In response to these submissions, Council has resolved to maintain the precinct in areas affected by significant environmental features. The Department is satisfied that the submissions received in response to this matter have been suitably considered.

Classification of Centres

Council received a number of submissions in relation to all 'centres' within the local government area and specifically the centres identified in the *South East Queensland Regional Plan 2009-2013* (SEQ Regional Plan). Submissions received related to the loss of development entitlements, heights and commercial floor area restrictions. Council has considered and responded to these submissions by relaxing development limitations and implementing a consistent approach across the centres hierarchy. Of these submissions, a significant number related to the perceived downgrading of the Robina town centre. Further discussion is provided on this matter in an upcoming section of this report.

The Department is not satisfied in the way in which Council has addressed centres matters raised through the consultation process. In particular, the Department considers that Council has inequitably removed retail gross floor area restrictions and is seeking to utilise the proposed City Plan to influence ordinary market supply and demand conditions. Accordingly, the Department is recommending the Planning Minister impose

conditions to deal with the outstanding issues, which will be discussed in more detail in a forthcoming section of this report.

Summary

The Department is satisfied that Council has appropriately responded to the submissions received during the public consultation of the proposed City Plan. Further detail is provided in Council's public consultation submissions response report contained in **Appendix 1**.

ASSESSMENT

The Department has undertaken a review of the proposed City Plan against the legislative requirements and a summary is included below.

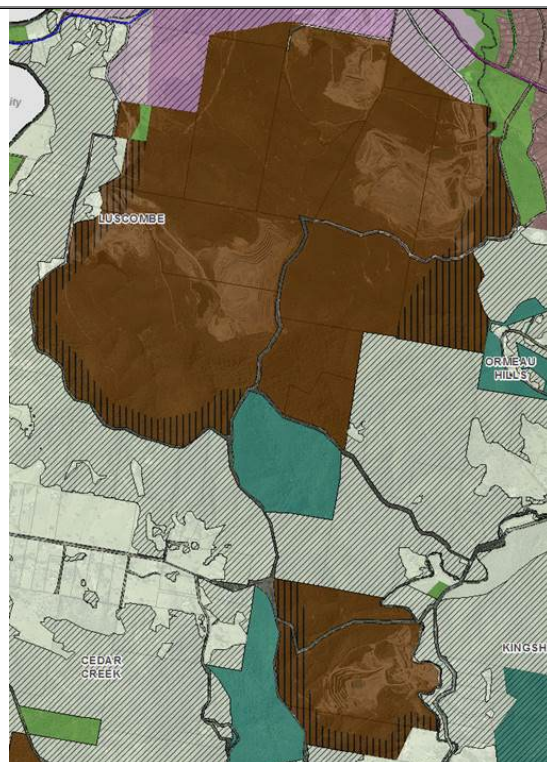
Step 8.1 – Consideration of planning scheme

This is the final assessment step in the process prior to the adoption of the proposed City Plan by Council.

After receiving written notice under Step 7.6, the Planning Minister is required to:

Step 8.1(a)	Consider if conditions imposed prior to public consultation have been appropriately complied with		
Assessment	On 15 April 2014, the former Planning Minister approved the proposed City Plan to proceed to public notification subject to conditions which were required to be addressed. A copy of the Ministerial conditions is contained below with an assessment against compliance for each condition.		
	Ministerial Condition		Assessment of compliance
	<p>1 Prior to public notification, amend Strategic Framework Map 5 and Extractive Resources Overlay Map 1-4 to appropriately protect key resource areas within the draft plan by:</p> <ul style="list-style-type: none"> a) Removing the former KRA64 Charlies Crossing; b) Identifying the amended resource/processing area and amended separation area for KRA65 Jacobs Well (Deposit B); c) Identifying the transport routes and transport route separation areas between the Pacific Motorway and Pimpama Jacobs Well Road (Wharf Road and Mirambeena Drive); d) Identifying the amended resource/processing area for KRA68 Oxenford; e) Identifying the separation area for KRA69 Stapylton; f) Identifying the separation area for KRA70 West Burleigh; and 	<p>The Extractive resources overlay map has been amended to:</p> <ul style="list-style-type: none"> • Remove KRA64 Charlies Crossing • Change the Resource/Processing Area and Separation Areas of Deposit B in KRA65 Jacobs Well to align with the State's SPP mapping. • Include the Mirambeena Drive transport route as an additional southbound haulage route for KRA65 Jacobs Well as shown in the State's SPP mapping. • Change the Resource/Processing Area and Separation Areas of KRA68 Oxenford to align with the State's SPP mapping. • Change the Separation Areas of KRA69 Stapylton to align with the State's SPP mapping. • Change the Separation Areas of KRA70 West Burleigh to align with the State's SPP mapping. 	

	<p>g) identifying the amended resource/processing area for KRA96 Reedy Creek.</p>	<ul style="list-style-type: none">• Change the Resource/Processing Area of KRA96 Reedy Creek to align with the State's SPP mapping. <p>Also, Strategic Framework Map 5, Focus Areas for Economic Activity has been amended to reflect the changes made to the Extractive Resources Overlay Map, including identification of KRA96 Reedy Creek as a 'Non-Committed Resource Area'.</p> <p>Also in response to condition 1, Table 5.10.4: Extractive resource overlay (row 1, relating to Separation area and 100m Transport route separation area) has been amended.</p> <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>
2	<p>Prior to public notification, amend zoning maps (ZM1, ZM2, ZM3, ZM6, ZM8, ZM12, ZM17, ZM22 and ZM32), to remove the Extractive Industry - Indicative Buffer hatching from all zoning maps, with the exception of map ZM6, where Council may retain an indicative buffer immediately adjoining Lot 11 and 900 on SP127985.</p>	<p>Prior to public consultation the extractive industry 'indicative buffers' were removed from the zone maps with the exception of the areas immediately adjacent to Lot 11 and 900 on SP127985.</p> <p>Through the public consultation process a number of submissions were made to Council regarding the removal of the buffers in certain areas where a land use conflict may exist due to the proximity of sensitive uses to the proposed extractive industry zonings.</p> <p>The Council undertook detailed site specific investigations and it was agreed with the Department that indicative buffers shall be reinstated only at KRA68 (Oxenford) and KRA67 (Northern Darlington Range) on the basis of the proximity of sensitive uses to the proposed City Plans extractive industry zoning as a means to address the perceived land use conflicts, as indicated on the below maps:</p> <p>KRA67 – Zone Map showing buffers</p>



KRA68 – Zone Map showing buffers



The Department is satisfied Council has complied with the outcomes required by the condition and that where variations have been made that these outcomes reflect a balanced approach to the integration of state interest matters taking into account local circumstances.

3 Prior to public notification, delete the Editor's note in relation to 'indicative

In response to condition 3:

		<p>separations areas' in Section 3.5.5 of the Strategic Framework (Element - Natural Resources) and the associated 'Note' contained below P03 in Table 6.2.16-2 of the Extractive Industry Zone Code.</p>	<ul style="list-style-type: none"> • Section 3.5.5.1 of the Strategic framework has been amended to specifically reference the 'indicative separation area' shown for KRA67 and KRA68. • Specific Outcome 3.5.5.1(8) within section 3.5.5.1 of the Strategic framework has been amended. • The existing 'Editor's note' within section 3.5.5.1 of the Strategic framework has been removed. • The existing 'Note' below Performance Outcome P03 of the Extractive industry zone code (Table 6.2.16-2) has been removed. <p>The Department is satisfied Council has complied with the outcomes required by the condition and that the consequential amendments made by Council as listed above do not impact upon the proposed City Plan integrating the state interest in mining and extractive industries.</p>
4	Prior to notification, remove all "Road Requirement Lines" from Zoning Maps (ZM0 - ZM44), where not associated with a local government road requirement.	All "Road Requirement Lines" from the zone maps have been removed.	The Department is satisfied Council has complied with the outcomes required by the condition.
5	Prior to notification, remove the Integrated Regional Transport Corridor 'IRTC' from Strategic Framework Map 6 - Integrated Transport.	Strategic framework map 6 – Integrated transport has been amended to remove the Intra-Regional Transport Corridor (IRTC).	The Department is satisfied Council has complied with the outcomes required by the condition.
6	Prior to notification, amend Zoning Maps (ZM2, ZM7, ZM8, ZM14, ZM18, ZM22 and ZM26), to remove the Special purpose zoning for all land within the Integrated Regional Transport Corridor (IRTC) and zone the land to align with adjoining properties.	<p>The zoning of lots within the Special purpose zone have been amended as follows:</p> <p>Ormeau area:</p> <ul style="list-style-type: none"> • 3SP119029 to Open Space zone • 1RP911811 to Rural zone • 100RP911810 to Rural zone <p>Pimpama area:</p>	

			<ul style="list-style-type: none"> • 2RP181859 to Rural zone • The following lots have been moved to the Rural zone and include in Rural landscape and environment precinct as per 'Map 1 – Pimpama area new Rural Landscape and Environment Precinct': <ul style="list-style-type: none"> a. 1RP897928 b. 1, 2 and 3 RP135848 c. 6RP156460 d. 2SP222680 e. 4RP860719 <p>East Coomera area:</p> <ul style="list-style-type: none"> • Lot 25 on SP174768 was changed to Conservation zone • The following lots have been moved to the Emerging Community zone: <ul style="list-style-type: none"> a. 3SP216502 b. 4SP216503 c. 30, 31 and 32 SP171954 <p>Coomera (South) area:</p> <ul style="list-style-type: none"> • The following lots were changed to the Conservation zone: <ul style="list-style-type: none"> a. 20 and 21 RP177591 b. 1RP849227 c. 30SP150729 d. 32SP156726 e. 31SP150729 to Medium Density Residential zone <p>Coomera Marine Precinct area:</p> <ul style="list-style-type: none"> • 28SP122377 has been moved to Waterfront and Marine Industry zone. <p>Helensvale/Gaven area (adjoining rail corridor):</p> <ul style="list-style-type: none"> • 7RP818969 to Open Space zone • 1RP864000 to Open Space zone • 2RP863999 to Open Space zone • 3RP887429 to Open Space zone <p>Nerang Broadbeach Road:</p>
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		<ul style="list-style-type: none"> 3SP180847 has been moved to the Limited Development zone and included in Conceptual Land Use Map 11 (Merrimac/Carrara Floodplain) to best fit the 2003 planning scheme's Guragunbah LAP precincts. <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>
7	Prior to public notification, amend PO14, AO14 and AO15 of 8.2.4 Coastal Erosion Hazard Overlay Code to remove any requirement for land to be dedicated to the Crown.	<p>The requirement for land to be dedicated to the Crown has been removed and a new requirement has been inserted as follows:</p> <ul style="list-style-type: none"> That land is to be 'transferred to Council' within PO14, AO14 and AO15 of the Coastal erosion hazard overlay code. <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>
8	<p>Prior to public notification, amend the strategic framework as outlined below:</p> <ol style="list-style-type: none"> In section 3.5.2.1, amend Specific Outcome (8) by removing the following "<i>but do not include special industry areas as these uses are not to establish in the City Plan area</i>"; In section 3.8.1, remove Strategic Outcome (12); and In section 3.8.6.1, remove Specific Outcome (7). 	<p>The Strategic framework, section 3.5.2 Element – Industry and business areas has been amended by deleting 'but do not include special industry areas as these uses are not to establish in the City Plan area'.</p> <p>The Strategic framework, section 3.8.1 Strategic outcomes (A safe, well designed city) has been amended to state 'Special industry uses occur in very limited circumstances in the City Plan area due to their noxious and hazardous nature'.</p> <p>The Strategic framework, section 3.8.6 Element – Environmental health and amenity has been amended to include the following Specific outcomes: <i>Special industry uses only occur in high impact industry areas where:</i></p> <ul style="list-style-type: none"> <i>They achieve minimum separation areas of 500 metres for distilling alcohol or 1500 metres for all other activities to existing or planned sensitive uses; and</i>

			<ul style="list-style-type: none"> <i>It is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development.</i> <p><i>This includes the health and safety of persons engaged, employed or resident on the site of any other development within the uses area of influence, including residential and non-residential uses.</i></p> <p><i>The Rocky Point Sugar Mill is recognised as an existing special industry use that contributes to the city's economy. The operation of the sugar mill is protected from incompatible activities (including the encroachment or intensification of residential or other sensitive uses within its separation area).</i></p> <p>The Department is satisfied Council has complied with the outcomes required by the condition and that the consequential amendments made by Council as listed above do not impact upon the planning scheme integrating the state interest of development and construction.</p>
9	Prior to public notification, amend Part 5 Tables of Assessment (5.5 Levels of Assessment - Material Change of Use and 5.10 Levels of Assessment - Overlays), Part 6 Zones and Part 8 Overlays to address conflicts between the specific outcomes in section 3.3.4 and 3.3.5 of the strategic framework and lower order provisions within the planning scheme to facilitate and support new communities and special management areas	In response to condition 9, Council has made the following amendments:	<p>State identified site – Worongary (Pacific View Estate):</p> <ul style="list-style-type: none"> The submitted version of 'Conceptual Land Use Map 10 – Worongary' showing the western portion of the site as 'Suburban Neighbourhood accommodating larger lots on sloping sites'. Overlay Map, Nature Conservation – biodiversity areas was amended to align with the 'Green Space / Environmental Corridor' shown on the submitted State Interest version of 'Conceptual Land Use Map 10 – Worongary', to reduce the level of protection of the ecological values present on the remainder of the site.

			<p>State identified site – Guragunbah State Planning Regulatory Provision – Broadlakes:</p> <ul style="list-style-type: none"> • Table of assessment for the Emerging Community Zone was amended to include assessment criteria for the Guragunbah State Planning Regulatory Provision. <p>State identified site – Pimpama:</p> <ul style="list-style-type: none"> • Amendments to Nature Conservation Overlay – Biodiversity Areas have been included within the proposed City Plan. • Amendments have been made to Conceptual Land Use Map 7 – Pimpama. • A revised Sensitive Use Overlay Map has been included. <p>State identified site – Merrimac/Carrara Floodplain Special Management Area:</p> <ul style="list-style-type: none"> • A 'Note' has been included within Element 3.3.5 Merrimac / Carrara Floodplain Special Management Area of the Strategic Framework as follows: <i>Building heights and residential densities will vary across the Merrimac/ Carrara floodplain, where complying with all flooding and environmental objectives for the special management area.</i> • An overall outcome has been included within Part 6.2.18 Limited Development (constrained land) zone code as follows: (f) Built Form – (ii) <i>including building heights and residential densities will vary across the Merrimac / Carrara foodplain, where complying with all flooding and environmental objectives for the special management area.</i>
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			The Department is satisfied Council has complied with the outcomes required by the condition and that the consequential amendments made by Council as listed above do not impact upon the planning scheme integrating the state interest of development and construction.
10	<p>Prior to public notification, amend the draft plan for development which is core to, ancillary to or directly associated with the development of an existing and operational tourist attraction, including:</p> <ul style="list-style-type: none">a) amend Part 3.5.4 - Element - Tourist Economy, to implement the objective of reducing regulatory burden and streamlining assessment for existing and operational tourist attractions.b) make necessary amendments to Table 5.5.13: Material Change of Use - Major Tourism Zone to exempt Material Change of Use for tourist attraction and the following uses if ancillary to a tourist attraction:<ul style="list-style-type: none">1. indoor sport and recreation2. outdoor sport and recreation3. major sport, recreation and entertainment facility4. food and drink outlet5. hotel6. theatre7. shop.c) amend Table 5.10.16: Potential and actual acid sulfate soils overlay to read “No change to the level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a Council approved acid sulfate soils management plan.”d) make necessary amendments to the draft plan to exempt Operational Works development in the Major Tourism Zone.	<p>The Strategic framework, section 3.5.4 Element – Tourist economy has been amended to include the following note:</p> <p><i>Reduced regulation and a streamlined assessment process for existing and operational tourist attractions support the continued growth and expansion of the city’s tourist economy.</i></p> <p>The levels of assessment in Table 5.5.13 for the Major Tourism zone have been amended to exempt a material change of use for a tourist attraction and the following uses if ancillary to a tourist attraction:</p> <ul style="list-style-type: none">1. Indoor sport and recreation2. Outdoor sport and recreation3. Major, sport, recreation and entertainment facility4. Food and drink outlet5. Hotel6. Theatre7. Shop <p>The levels of assessment table for the acid sulfate soils overlay has been amended to read:</p> <p><i>“no change to level of assessment if not otherwise specified above or for Tourist and entertainment activities in the Major tourism zone where in accordance with a Council approved acid sulphate soils management plan”</i></p> <p>This wording applies to developments that may propose operational works, a material change of use or for reconfiguring a lot.</p>	

			The Department is satisfied Council has complied with the outcomes required by the condition.
	11	Prior to adoption, amend Part 3 Strategic Framework and Part 8 Overlays (8.2.12 Nature Conservation Overlay Code and associated Overlay Maps) to identify and facilitate the protection of matters of state environmental significance.	<p>The proposed City Plan Strategic framework, Nature conservation overlay code, Nature conservation overlay maps and associated policies have been amended to identify and protect matters of state environmental significance, through the following actions:</p> <ul style="list-style-type: none"> (a) Changed the name of the Nature conservation overlay and relevant content to 'Environmental significance overlay' to better align with the QPP. (b) Removed references to ecologically significant features and replace with matters of environmental significance to align with the SPP. (c) Amended the overlay maps and associated overlay provisions to separate matters of state and local environmental significance. <p>The proposed City Plan Strategic Framework, Nature conservation overlay code, Nature conservation overlay maps and associated policies has been updated as necessary to reflect the State Government Environmental Offsets Act 2014, by:</p> <ul style="list-style-type: none"> (a) Aligning with the State Government offset calculator and ratios. (b) Ensuring matters of local environmental significance proposed for offset do not duplicate a State Government value. (c) Remove references to koala assessable development areas that are regulated by the SEQ Koala State Planning Regulatory Provisions 2010.

			The Department is satisfied Council has complied with the outcomes required by the condition.
12	Prior to adoption, amend 8.2.3 Bushfire Hazard Overlay Code and associated overlay mapping and SC6.3 City Plan policy - Bushfire management plans to include provisions that seek to achieve an acceptable or tolerable level of risk, based on a fit for purpose natural hazards study and risk assessment.	<p>The State Bushfire Prone Mapping has been adopted as the Bushfire hazard overlay map which meets the State interest objectives. In addition, the following amendments have been made:</p> <ul style="list-style-type: none"> (a) the Bushfire hazard overlay code has been amended to comply with the SPP; (b) removed requirement to prepare a bushfire hazard management plan if a development is self-assessable; and (c) removed conflicts and/or overlaps with the <i>Building Act 1975</i>. <p>SC6.3 City Plan policy – Bushfire management plans have been amended to comply with the State Planning Policy 2014 - state interest guideline: Natural hazards risk and resilience (August 2014) and align with the Bushfire hazard overlay code.</p> <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>	
13	Prior to adoption, delete the note listed in Acceptable Outcome (8) of section 9.4.11 Transport Code.	<p>The note listed in Acceptable Outcome (8) of section 9.4.11 Transport Code has been deleted.</p> <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>	
14	Prior to adoption, amend 8.2.2 Airport Environs Overlay Code and associated overlay mapping to identify aviation facilities within the Gold Coast local government area and reflect the <i>SPP Code: Strategic airports and aviation facilities</i> (Appendix 4 of the SPP) or similar development assessment requirements.	<p>The Airport Environs Overlay Code (section 8.2.2) and Airport Environs Overlay mapping suite (SC2.6 Overlay maps) have been amended as follows:</p> <ul style="list-style-type: none"> (a) Minor editorial update to the code purpose to align the Aviation Facilities outcome with the new listing of Aviation Facilities for the City of Gold Coast. (b) Additional code provisions and overlay mapping updates for the Mt Somerville and Coolangatta 	

		<p>Aviation Facilities (listed in Appendix 1 of the 'State Planning Policy—state interest guideline: Strategic airports and aviation facilities' (July 2014)).</p> <p>(c) Addition to Section 5.10, Table of Assessment – Overlays: 'Airport Environ Overlay Aircraft Noise Exposure Forecast (ANEF)' (Assessable land uses listed in Part C, Table 3 of 'State Planning Policy—state interest guideline: Strategic airports and aviation facilities' (July 2014)).</p> <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>
15	<p>Prior to adoption, amend the planning scheme to include the <i>SPP Code: Ship-sourced pollutants reception facilities in marinas</i> (Appendix 1 of the SPP) or similar development assessment requirements.</p>	<p>The 'Ship-sourced Pollutants Reception Facilities in Marinas Development Code' was adopted and included in the proposed City Plan.</p> <p>Appropriate amendments were made to the Strategic Framework to support the new code. The Department is satisfied Council has complied with the outcomes required by the condition.</p>
16	<p>Prior to adoption, amend the planning scheme to ensure adequate front boundary setbacks are maintained to all properties with frontages to Ferry Road, Southport between Energex's Bundall Substation (Lot 1, 2 and 3 on RP89651) and Southport Substation (Lot 1 on RP801646 and Lot 893 on SP191060) that directly abut the existing 110kV overhead power lines, through the following performance outcome and acceptable outcomes:</p> <p><i>Performance Outcome</i> Development does not compromise the integrity, functionality, access to or efficient delivery of the electricity corridor.</p> <p><i>Acceptable Outcome</i> Front boundary setbacks are as follows:</p> <p>a) Medium Density Residential Zone - 4 metres (where the building height</p>	<p>The proposed City Plan was modified to include the Regional infrastructure overlay code and mapping in response to Ministerial Condition 16 and 17 (in part).</p> <p>The Regional infrastructure overlay code is to address the following existing and planned regional infrastructure:</p> <ul style="list-style-type: none"> • High voltage electricity transmission lines and substations; • Water supply pipelines; • State-controlled roads; and • Railways. <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>

		is no greater than 9.5 metres or 2 storeys), otherwise 6 metres. b) Mixed Use, Neighbourhood Centre and Centre Zones - 2 metres (where the building height is no greater than 9.5 metres or 2 storeys), otherwise 6 metres.	
	17	Prior to adoption, amend Strategic Framework Map 7, the Water Catchments and Dual Reticulation Overlay Map and other relevant parts of the planning scheme to identify and protect bulk water supply infrastructure and major electricity infrastructure.	<p>The proposed City Plan was modified to incorporate the state interest for bulk water supply infrastructure as follows:</p> <ul style="list-style-type: none"> • Update proposed City Plan, Strategic Framework Map 7 – ‘Strategic Infrastructure sites and corridors’ to identify major bulk water supply infrastructure. • The Regional infrastructure overlay identifies bulk water supply infrastructure and major electricity infrastructure within the Gold Coast. • To the extent relevant, a 50 metre ‘community infrastructure buffer’ to bulk water supply infrastructure triggers the associated Sensitive Use separation overlay code provisions. <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>
	18	Prior to adoption, identify water supply buffer areas within the draft plan and amend 9.4.4 Healthy Waters Code to reflect the specific outcomes and measures contained in the Seqwater Development Guidelines: <i>Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> or similar development assessment requirements.	<p>To meet this requirement, the following action has been undertaken:</p> <ul style="list-style-type: none"> • A Water Catchment Overlay Code has been included to reflect the provisions of the SEQ Water Guidelines for Water Quality Management in Drinking Water Catchments 2012. • Water Supply Buffer Areas are included on a Water Catchments and Dual Reticulation Overlay Map. <p>The Department is satisfied Council has complied with the outcomes required by the condition.</p>
<p>In addition to the above conditions, the former Planning Minister also required Council to provide further justification when seeking approval to adopt the proposed City Plan addressing the perceived downgrading of Robina in the centres hierarchy. It is also noted that this matter was raised by a number of submitters during the public consultation of the proposed City Plan.</p>			

As such, Council is not only required to respond to the former Planning Minister's requirements, but must also consider the public submissions received on the matter.

The Department has reviewed and considered the further justification provided by Council to address the proposed centres hierarchy. As part of the Department's consideration, the public submissions made by the Robina Group and the Queensland Investment Corporation in relation to the proposed City Plan have also been considered.

The state interests relevant to this matter are contained within the SEQ Regional Plan, specifically the regional land use pattern, which Councils must integrate into their local government planning schemes. The SEQ Regional Plan identifies Southport and Robina as principal regional activity centres where Coomera, Helensvale, Nerang, Surfers Paradise, Bundall, Broadbeach and Coolangatta are identified as major regional activity centres.

In addition to the above, it is also important to note that the *Local Government (Robina Central Planning Agreement) Act 1992* (LG(RCPA) Act) regulates development in the Robina locality. Whilst not directly applicable to the plan making process, the LG(RCPA) Act does provide commentary particularly in relation to the intended regional context of Robina. In this regard, Schedule 1, Part 2, Item 10 of the LG(RCPA) Act notes:

The intention of this Agreement is to enable the development of Robina Town Centre as a major comprehensively planned Regional Business Centre accommodating the highest order of retailing, business, administration, entertainment, cultural, recreational and other community facilities.

In order to address public submissions and the former Planning Minister's concerns, Council engaged MarcoPlan Dimasi to undertake a 'Centres Review Study' which considered all matters relating to centres raised through the public consultation process.

As a result of the above study, Council resolved to change the naming conventions of the centres hierarchy so that Robina, Broadbeach and Coomera, which were identified as "principal centres" in the version of the proposed City Plan that was publicly consulted, are now identified as "principal regional activity centres" which Council considers more closely aligns with the SEQ Regional Plan.

In considering this matter, it is important to note that having regard to the growth experienced in the Gold Coast it is considered reasonable to allocate a CBD, and this role has been afforded to Southport through its designation as a Priority Development Area. Importantly, Southport is still able to fulfil its role as a principal regional activity centre whilst being designated as a CBD.

Based on the above, the Department considers that the proposed City Plan has not rectified the issues raised by the former Planning Minister in relation to the centres hierarchy status of Robina and has not appropriately integrated the intent of the SEQ Regional Plan.

In order to resolve this matter and address the conflict with the SEQ Regional Plan, the Department considers that an appropriate designation must be afforded to Robina that allows the centre to maintain its role as one of two principal regional activity centres as designated by the SEQ Regional Plan.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately reflects the intent of the SEQ Regional Plan. It is noted that through the assessment of the proposed City Plan, Departmental officers worked with Council to identify the necessary changes to address the outstanding conflict with the relevant state interest requirements.

Ministerial Condition

Amend Part 3: Strategic Framework, Strategic Framework Map 2 – Settlement Pattern and Strategic Framework Map 5 – Focus Areas for Economic Activity and other relevant parts of the planning scheme to:

- a) Identify and describe Robina as a 'Key Regional Centre', elevating its status above principal centres in the city plan;
- b) Identify and describe Coomera and Broadbeach as 'Principal Centres';
- c) Amend Section 3.4.1 (2) and (5) of the Strategic Framework to state the hierarchy of mixed use centres as:
 - i. Central business district;
 - ii. Key regional centre;
 - iii. Principal centres;
 - iv. Major centres; and
 - v. District centres.
- d) Make all necessary consequential amendments as shown in the amended version of Part 3: Strategic Framework provided to the Department of Infrastructure, Local Government and Planning on 22 May 2015.

In relation to the changes required by the above condition, it is important to distinguish that this does not change the intended role of Southport to develop as the CDB of the Gold Coast. It does however require the proposed City Plan to be amended to identify Robina as a "key regional centre" which is considered to be consistent with the intent under the SEQ Regional Plan and also the LG(RCPA) Act. As a consequence of this amendment, the designation for Broadbeach and Coomera is required to be changed to 'Principal Centre', consistent with the publicly notified version of the proposed City Plan and to avoid any confusion with terminology in the SEQ Regional Plan.

In addition, changes are required to the centres hierarchy to identify the central business district (Southport) and the key regional centre (Robina) as the two highest order centres within the proposed City Plan. This amendment will reinstate the intent of the SEQ Regional Plan that the Gold Coast LGA supports two higher order centres. The Department does not consider the differentiation in naming of the two higher order centres conflicts with the SEQ Regional Plan nor affect the actual operation and future development of each centre. Rather the Department considers the differentiation to be appropriate given the different roles and function of Southport and Robina.

Further to the above, a number of consequential amendments to the strategic framework are necessary to implement the changes required through the condition.

Subject to the above condition, the Department considers that the conditions imposed prior to public consultation have been appropriately complied with. Accordingly, the Department is satisfied this requirement has been met.

Step 8.1(b)	Consider if the version is not significantly different to a version which has undertaken public consultation
Assessment	<p>The Department had a representative participate as an active member of the Council's City Plan 2015 Special Committee which was responsible for the review and consideration of submissions received during the consultation process. In this regard, Departmental officers have attended each special committee meeting and provided guidance to the Council staff and Councillors on changes that could be considered to result in the proposed City Plan being substantially different from the version publicly consulted. As a result of this engagement model and the subsequent assessment undertaken, the Department is satisfied that the changes made to the proposed City Plan since public consultation, a summary of which were provided earlier within this report, have not resulted in the proposed City Plan being substantially different from the version publicly consulted.</p> <p>On this matter, it is also important to note that the former Planning Minister wrote to Councillor Tom Tate of the City of Gold Coast in relation to the Greenridge development site (see Appendix 2). The purpose of the letter was to advise that in accordance with Statutory Guideline 04/14, any amendment to the proposed City Plan post public notification must not result in the scheme being 'significantly different' and that amending the proposed City Plan to include the Greenridge development site within an urban zoning would be considered significantly different. The former Planning Minister provided Council with a number of avenues possible in order to facilitate an urban zoning over the development site, including to retain the existing non-urban zoning and consider the matter as part of a separate planning scheme amendment post adoption. Council resolved to take this approach and have maintained the non-urban zoning over the property within the proposed City Plan and included a new investigation area over the site to demonstrate Council's commitment to consider the sites suitability for urban purposes as part of a future amendment. Importantly, this approach has also been applied by Council to deal with all public submissions seeking a change from non-urban to urban zonings across the city and where appropriate future investigation areas have been identified.</p> <p>In considering if the proposed City Plan is significantly different from the version which underwent public consultation, the Department has reviewed the changes made by Council, as shown on the track changes version of the proposed City Plan. Based on this review, the Department is satisfied that the proposed City Plan is not significantly different to the version made available during public consultation.</p>

Step 8.1(c)	Consider if sufficient information has been provided
Assessment	<p>On 24 April 2015, Council submitted the proposed City Plan to the Planning Minister seeking approval to adopt. The following information was submitted:</p> <ul style="list-style-type: none"> • A final version of the proposed City Plan. • A track changes version of the proposed Gold Coast City Plan 2015 (dated April 2015) showing the changes made in response to ministerial conditions from the state interest review and post consultation. • Response to Ministerial conditions imposed by the former Planning Minister prior to public consultation. • Response to State Interest Review (Part B – Legislative requirements). • Submission analysis and response report. • Extrinsic material supporting the proposed City Plan.

	<p>On 22 May 2015 Council provided the Department an amended version of Part 3: Strategic Framework with an alternative Centres hierarchy, elevating the designation of Robina above that of Coomera and Broadbeach to address conflicts with the SEQ Regional Plan.</p> <p>The Department is satisfied that this requirement has been met and that sufficient information has been provided in order to allow the Planning Minister to consider Council's request.</p>
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Step 8.1(d)	Consider if the proposed City Plan achieves the purpose of SPA, addresses the key elements of s88, is consistent with the SPSP (where relevant), appropriately integrates any relevant regional plan or SPP, and does not adversely affect a state interest
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s3 Purpose of Act

The purpose of this Act is to seek to achieve ecological sustainability by—

- (a) managing the process by which development takes place, including ensuring the process is accountable, effective and efficient and delivers sustainable outcomes; and*
- (b) managing the effects of development on the environment, including managing the use of premises; and*
- (c) continuing the coordination and integration of planning at the local, regional and State levels.*

Assessment	<p>The proposed City Plan has been prepared as a framework for managing development that advances the purpose of the Act by achieving ecological sustainability.</p> <p>It sets out Council's intention for future development in the local government area over the next 20 years, managing the process by which development takes place ensuring the process is accountable, effective and efficient.</p> <p>The proposed City Plan manages the effects of development on the environment, including managing the use of premises by providing a process by which development occurs. This is primarily achieved through a series of tables outlining levels of assessment according to the relevant overlay and development type, providing clarity and general understanding of the intent of the relevant zones.</p> <p>The proposed City Plan is able to coordinate and integrate planning at a local level in light of regional and state planning frameworks. It is noted that to appropriately integrate the relevant regional and state planning frameworks, the proposed City Plan will be subject to conditions which are discussed in more detail in the relevant sections below.</p> <p>The Department is satisfied that this requirement has been met.</p>
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s88 Key elements of planning scheme

- (1) A local government and the Minister must be satisfied the local government's planning scheme—*
- (a) appropriately reflects the standard planning scheme provisions; and*

Assessment	<p>Council has drafted the proposed City Plan in accordance with QPP version 3.1, June 2014. The Department has undertaken an assessment of the proposed City Plan for compliance against QPP version 3.1 and has found several items of non-compliance with the mandatory components.</p> <p>Specifically, several definitions within the proposed City Plan do not correctly reflect the definitions provided for in QPP version 3.1. Additional notes and descriptions have been incorporated into some of the use definitions and administrative definitions which is not an</p>
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accurate reflection of the mandatory QPP definitions and may lead to confusion in the development assessment process.

Illustrations have also been included in the building height definition in a manner that amends the definition prescribed by the QPP. The incorporated notes, additional wording and diagrams are considered to be extrinsic material that should not be included in the proposed City Plan.

Based upon the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan complies with the QPP version 3.1:

Ministerial Condition

Amend Schedule 1, Definitions, as outlined below:

1. Amend Table SC1.1.2: Use definitions, Column 2 to align the following use definitions with Queensland Planning Provisions (version 3.1):
 - Dwelling house.
 - Rooming accommodation.
 - Substation.
 - Utility installation.
2. Amend Table SC1.2.2: Administrative definitions, Column 2 to align the following administrative definitions with Queensland Planning Provisions (version 3.1):
 - Adjoining premises.
 - Advertising device.
 - Temporary use.
 - Urban purposes.
3. Amend Table SC1.2.2: Administrative Definitions to remove the following:
 - Note from the definition of boundary clearance.
 - Editor's note and associated figure (Figure 1.2A) from the definition of building height.
 - Note from the definition of setback.

Further to the non-compliance as described above, it has been identified that the submitted version of the proposed City Plan uses a semi column without being followed by the word 'or' in a particular requirement relating to dual occupancy developments. This then requires the subsequent item following the semicolon to be read as an 'and' rather than an 'or'. The interpretation is clearly outlined in QPP that this is how a semicolon is to be read.

With this drafting, it is not achievable for any dual occupancy development to meet the self assessable criteria. This matter has been raised with Council who have acknowledged that this has been incorrectly drafted for this particular requirement which is incorporated in several locations throughout the proposed City Plan.

Based upon the above, the Department recommends the Planning Minister impose the below condition to rectify this drafting error where relevant:

Ministerial Condition

Amend the following sections of the city plan to include an "or" after the statement which currently reads "(a) corner lots;":

- Part 3 Strategic Framework, 3.3.3.1 Suburban neighbourhoods specific outcome (5);
- Part 3 Strategic Framework, 3.3.4.1 New communities specific outcome (5);
- Part 5 Tables of Assessment, Table 5.5.1 Material change of use – low density residential zone (where not in the Large Lot precinct) for Dual Occupancy listed as self assessment; and

	<p>- Part 6 Zones, 6.2.1 Low density residential zone code, specifically 6.2.1.2 Purpose statement section (2)(a)(iii).</p> <p>Subject to the above conditions, the Department considers that the proposed City Plan complies with the standard planning scheme provisions. Accordingly, the Department is satisfied this requirement has been met.</p>
(b)	<i>identifies the strategic outcomes for the planning scheme area; and</i>
Assessment	<p>The proposed City Plan identifies six themes, comprising of several elements which are used to group the strategic outcomes sought for the local government area. The six themes and corresponding elements which group the strategic outcomes include:</p> <p>Creating Liveable Places: This theme seeks to ensure urban activities are contained within the city's urban area, delivering a settlement pattern that provides housing choices, diverse lifestyle opportunities and housing in a form consistent with the future character of local areas and centres.</p> <p>Making modern centres: This theme seeks to articulate the policy direction associated with the city's centres hierarchy ranging from the central business district of Southport to more localised neighbourhood centres. It identifies centre categories and expresses the appropriate scale and mix of uses within each category to guide future development of the city's centres. The strategic outcomes promote development that creates an active, attractive, safe and pedestrian focused environment.</p> <p>Strengthening and diversifying the economy: This theme seeks to deliver on the city's key vision to become a world-class city with a strong and diverse economy. The theme identifies the Gold Coast's priority business and industry sectors and seeks to promote a business environment that balances a diverse, resilient and robust economy. The theme also recognises the need for the city to build upon its tourism opportunities, including those associated with nature based tourism uses.</p> <p>Improving transport outcomes: This theme aims to ensure land uses are integrated with access to transport options across the city. Importantly, the proposed City Plan aims to consolidate urban growth and mixed use centres to support existing and future investments in the city's transport network. It also includes outcomes which seek to promote walking and cycling options, maintain a safe road network and protect transport corridors.</p> <p>Living with nature: This theme seeks to deliver a network of green spaces throughout the city for both nature conservation and recreational purposes. It seeks to protect non-urban land as a means of creating a hard edge to the city's urban area and to maintain the city's productive and rural landscapes. The theme includes outcomes which address the protection and enhancement of biodiversity, coastal environments, water quality and catchment areas.</p> <p>A safe, well designed city: This theme manages areas of land and urban character throughout the city, includes provisions which seek to support development designed to create a strong sense of community, and promote excellence and innovation in urban design and architecture. This theme also protects places of cultural heritage and promotes the expansion of social infrastructure across the city.</p> <p>The Department is satisfied that this requirement has been met.</p>

(c) <i>includes measures that facilitate achieving the strategic outcomes; and</i>	
Assessment	<p>The proposed City Plan includes the following measures that facilitate achieving the strategic outcomes in the following manner:</p> <p>Creating Liveable Places:</p> <ul style="list-style-type: none"> • Strategic Framework Map 1: Designated urban areas, categorises all land within the city as being either an urban area, investigation area, non-urban area or water body/waterway. The protection of non-urban areas is strengthened through the provisions in the proposed City Plan. • Strategic Framework Map 2: Settlement pattern, expresses the development expectations throughout the city by identifying areas suitable for urban neighbourhoods, suburban neighbourhoods, new communities, special management areas, townships and rural residential areas. • Zoning mapping provided in the proposed City Plan correlates with the proposed settlement patterns. • The finer grain development parameters are provided for in the respective zone codes contained in Part 6 and the development codes contained in Part 9. <p>Making modern centres:</p> <ul style="list-style-type: none"> • The proposed City Plan identifies a hierarchy of mixed use centres including a central business district, principal regional activity centres, major centres and district centres. The planning scheme also identifies specialist centres and neighbourhood centres. The centres are visually represented on Strategic Framework Maps 2 and 5. • The planning scheme includes specific outcomes for mixed use centres, specialist centres, neighbourhood centres and outcomes relating to centre design and operation which express Council's overarching principles to ensure the intent and function of each centre is maintained. • All mixed use centres are included within the centre zone which outlines the more specific development parameters. <p>Strengthening and diversifying the economy:</p> <ul style="list-style-type: none"> • The proposed City Plan identifies existing and emerging priority business and industry sectors to support diversification of economic development. • Specific outcomes are identified for industry and business areas to support the concentration of related economic activities. • Specific outcomes in relation to the city's tourist economy are included to support the development and protection of major tourism attractions. • Natural resource areas and associated haulage routes and rural production areas of economic value are also identified. • The strategic outcomes associated with strengthening and diversifying the economy are supported through zone codes contained in Part 6 and overlay codes contained in Part 8 of the planning scheme. <p>Improving transport outcomes:</p> <ul style="list-style-type: none"> • The proposed City Plan's intent to create an integrated transport system is articulated through Strategic Framework Map 6: Integrated Transport System.

	<ul style="list-style-type: none"> Improving transport outcomes is achieved through four elements being integrated transport system, enhanced access and mobility, transport system efficiency and air transport. More specific outcomes associated with the delivery of transport outcomes are presented within the Transport Code in Part 9 of the proposed City Plan. <p>Living with nature:</p> <ul style="list-style-type: none"> The proposed City Plan outcome living with nature is supported by Strategic Framework Map 1 which shows non-urban land, Strategic Framework Map 2 which shows natural landscape area and Strategic Framework Map 4 which shows hinterland to coast critical corridors. Finer grain development assessment provisions are contained within Part 8: Overlays (Acid sulphate soils overlay code, Coastal Erosions overlay code and Environmental significance overlay code) and Part 9: Development Codes. <p>A safe, well designed city:</p> <ul style="list-style-type: none"> A safe well designed city is achieved through seven elements including landscape character, urban design, character and community identify, cultural heritage, safe, healthy cohesive communities, environmental health and amenity, natural hazards and sustainable infrastructure provisions. Site specific development provisions are used to implement the abovementioned themes including Part 8: Overlays and Part 9: Development Codes. The proposed City Plan policies also provide further guidance on matters addressed through the strategic outcomes for a safe, well designed city. <p>The Department is satisfied that this requirement has been met.</p>
<p>(d) <i>coordinates and integrates the matters, including the core matters, dealt with by the planning scheme, including any State and regional dimensions of the matters; and</i></p> <p><i>Note - State and regional dimensions of matters are explained in section 90.</i></p>	
Assessment	<p>Section 89 of SPA identifies three core matters for the preparation of a planning scheme including land use and development, infrastructure and valuable features. These are considered and assessed below:</p> <ul style="list-style-type: none"> Land use and development: The proposed City Plan identifies the preferred location of land use categories to ensure complementary development outcomes to existing development. At a city-wide level, the land use and development pattern is reflected through Strategic Framework Map 1: Designated urban areas and Map 2: Settlement pattern. Infrastructure: Existing and future infrastructure is identified on Strategic Framework Map 6: Integrated Transport and Map 7: Strategic Infrastructure Sites and Corridors. Valuable features: The proposed City Plan identifies valuable characteristics for the Gold Coast local government area and includes identification of: <ul style="list-style-type: none"> Sites of heritage value on the Heritage Overlay; The Mudgeeraba Village Character through an Overlay Code in Part 8 of the draft scheme; The Ridges and Significant Hills Protection Overlay Code; and

- Nature conservation values including biodiversity areas, identification of priority species, vegetation values (low, medium and high) and wetlands and watercourses throughout the City.

Section 90 of SPA identifies that the state and regional dimensions include the SEQ Regional Plan and the SPP. In addition, section 15 of SPA identifies the following as state planning instruments under the Act:

- a State planning regulatory provision;
- a State planning policy;
- a regional plan;
- the standard planning scheme provisions.

These are considered and assessed below.

State planning regulatory provisions

Relevant SPRPs are considered and assessed below.

State Planning Regulatory Provisions (Adult Stores) July 2010 (Adult Stores SPRP)

The Adult Stores SPRP nominates the minimum distance between the boundary of the land occupied by a sensitive use and the entrance of a proposed adult store is the greater of the following:

- more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or
- more than 100 metres measured in a straight line.

The proposed City Plan addressed adult stores through Part 3: Strategic Framework and Part 5: Tables of Assessment. The strategic framework includes a specific outcome in section 3.5.2.1 that adult stores only occur in 'fringe business' precincts. In addition, adult stores are identified as being subject to Code assessment within the table of assessment for the Mixed use zone (fringe business precinct).

It is also important to note that if there is a conflict with the proposed City Plan, the Adult Stores SPRP will override the planning scheme during development assessment.

The Department is satisfied the above outcomes sufficiently address the requirements of the Adult Stores SPRP and ensure that adult stores are appropriately separated from sensitive uses.

South East Queensland Koala Conservation SPRP (May 2010) (Koala SPRP)

The Koala SPRP does not contain specific requirements which a local government must consider and reflect in the preparation of a new planning scheme. However, the Koala SPRP contains provisions, which apply to development assessment, which Council's may choose to incorporate into a local planning instrument.

Council's koala conservation strategy undertaken as part of the preparation of the proposed City Plan notes:

67% of the mapped areas of koala habitat value in the City of Gold Coast occurs outside the urban footprint where only limited development will be permissible. The tables of development provide direction on the levels of assessment required for proposed

development within the city. The Priority Species Overlay Map is applicable wherever development is made assessable. The zones utilised outside the urban footprint are primarily rural, extractive industry, conservation and community purposes.

The proposed City Plan has appropriately incorporated the Koala SPRP requirements by including koala and koala habitat terminology in the strategic framework. The Environmental Significance Overlay Code and mapping contains specific provisions relating to koala protection and has appropriately mapped koala habitat areas.

The Department is satisfied the above outcomes sufficiently address the requirements of the Koala SPRP, noting the Koala SPRP will continue to apply to certain development applications within the Gold Coast local government area in addition to any provisions which apply under the local planning instrument.

Guragunbah SPRP (27 September 2013)

The Guragunbah SPRP applies to land described as Lot 2 on RP223566, Lot 902 on SP108453 and Lot 1 on SP190865 situated at 154 Highfield Drive, Merrimac, 172 Highfield Drive, Robina and Ghilgai Road, Merrimac.

The intent of the Guragunbah SPRP is to extend the superseded planning scheme (Albert Shire 1995) use rights of the Breakwater Road development approval to 15 December 2018. The effect of the superseded planning scheme use rights is to make the material change of use development component self-assessable.

In order to reflect the SPRP within the proposed City Plan, land affected by the Guragunbah State Planning Regulatory Provision has been included in the Emerging Community Zone with a conceptual land use map to identify indicative locations for future urban development. The table of assessment for the Emerging Community Zone includes assessment criteria for the Guragunbah State Planning Regulatory Provision.

The Department is satisfied the above outcomes sufficiently address the requirements of the Guragunbah SPRP.

SEQ Regional Plan State Planning Regulatory Provisions May 2014 (SEQ Regional Plan SPRP)

The Regional Landscape and Rural Production Area under the SEQ Regional Plan generally aligns with the Rural zone and other non-urban zones where significant development is not supported or anticipated by the proposed City Plan.

It is also important to note that if there is a conflict with the proposed City Plan, the SEQ Regional Plan SPRP will override the proposed City Plan during development assessment.

The Department is satisfied the above outcomes sufficiently address the requirements of the SEQ Regional Plan SPRP.

State Planning Policy July 2014 (SPP)

The state interest review of the proposed City Plan was finalised by the former Planning Minister in April 2014, prior to the amended SPP commencing in July 2014, which is the version of the SPP which has been utilised in the assessment of the proposed City Plan.

The Department has been working with Council to ensure that the proposed City Plan appropriately integrates all state interest matters under the SPP. Following the submission of the proposed City Plan a full review was conducted against the SPP requirements.

A detailed assessment against all state interest matters applicable under the SPP is contained in **Appendix 3** of this report. Based on the attached assessment, the Department has identified that the proposed City Plan appropriately reflects the following aspects of the SPP:

- Agriculture;
- Mining and extractive resources;
- Tourism;
- Coastal environment;
- Cultural heritage;
- Water Quality;
- Natural hazards, risk and resilience;
- Energy and water supply;
- State transport infrastructure; and
- Strategic airports and aviation facilities.

The Department notes that the following aspects of the SPP are not relevant to the Gold Coast local government area:

- Strategic ports.

It is also important to note that the Department has identified the following state interests that have not been appropriately integrated and require amendments to the proposed City Plan prior to adoption.

- SPP Guiding principles;
- Liveable communities;
- Housing supply and diversity;
- Emissions and hazardous activities;
- Biodiversity; and
- Development and Construction.

The outstanding issues and proposed Ministerial conditions are summarised below and discussed in more detail in the SPP assessment contained in **Appendix 3**.

Guiding Principle - Efficient

The Department has determined that the proposed City Plan does not appropriately adopt the guiding principles, specifically with regards to creating an efficient planning system.

In multiple sections within Part 3: Strategic framework, the proposed City Plan includes a note and specific outcomes which advises that certain applications which exceed a nominal building height increase will not be approved.

This is considered to be in conflict with this guiding principle as it does not support a planning system where development assessment is responsive, flexible or performance based. In addition, a local government planning scheme must provide a performance base upon which all development applications are considered on their individual merits in accordance with the

legislative decision making framework. The inclusion of the specific outcomes and associated notes suggesting certain applications will not be approved is considered inappropriate and seeking to pre-empt the Council's assessment of individual applications against the decision making rules contained in the SPA.

Based upon the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately integrates the Guiding Principle - Efficient:

Ministerial Condition

Amend Part 3, Strategic Framework as follows:

1. Amend specific outcome (9) in section 3.3.2.1 to read "Increases in building height up to a maximum of 50% above the building height overlay map or nominated building height within the relevant zone code may occur in limited circumstances in urban neighbourhoods where all the following outcomes are satisfied:".
2. Delete specific outcome (10) in section 3.3.2.1 and specific outcome (6) in section 3.4.4.1.
3. Amend specific outcome (5) in section 3.4.4.1 to read "Increases in building height occur in mixed use centres, district centres and specialist centres where all the following outcomes are satisfied:"
4. Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads:
Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overall map will be approved in most instances.
5. Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads:
Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overall map will be approved in most instances.

Guiding Principle - Accountable

The Department has determined that the proposed City Plan does not appropriately integrate the Accountable guiding principle, specifically with regards to creating a clear and transparent planning scheme.

The 'no height limit' wording within the Building height overlay maps was changed in response to a submission to read 'building height is subject to design criteria and site context'. The change was made in an attempt to clarify that the building height in these areas may be unlimited subject to site constraints such as airport operations. Whilst the intent of the change is supported, the amended wording used to address the submission is considered ambiguous and does not provide a clear and transparent mechanism to determine the level of assessment associated with building height.

Based upon the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately integrates the Guiding Principle - Accountable:

Ministerial Condition

Amend Schedule 2, Mapping, specifically SC2.6 Overlay maps (OMB1 - Building height overlay map) to amend the description of the cross hatching which currently reads "Building height is subject to design criteria and site context" to read "No Height Limit (Note: Building design is subject to city plan provisions and site constraints).

Council was given a Ministerial Direction dated 19 February 2009 and has to date failed to comply with this direction. The direction relates to Planning Scheme Policy 18 – Using the Urban Design Bonus Provisions provided for in the current planning scheme, which has been carried over to the proposed City Plan as the Community benefit bonus policy.

The proposed Community benefit bonus policy is linked to residential densities and applies when the proposed density exceeds the thresholds supported by the proposed City Plan. This approach does not allow a development to be tested and justified against the provisions of the proposed City Plan without further imposition. It is considered that this policy significantly impacts upon the state interest in ensuring there is an efficient, effective and accountable planning and development assessment system. Further, the policy will impact upon the transparency and fairness of the development assessment system, purporting to allow increases in residential density without the need for compliance with other development assessment criteria within the proposed City Plan.

The policy is only intended to be applied to infill development which is considered illogical and prejudicial on the basis that it will significantly affect the affordability of infill development (with costs being passed to the consumer) in areas where development needs to be encouraged to support greater utilisation of existing infrastructure.

Given the policy does not apply to the density achieved through subdivision applications, it is clear that the policy supports greenfield development by not applying these additional impositions, which results in less sustainable development occurring at greater infrastructure delivery costs.

Based upon the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately integrates the Guiding Principle - Accountable:

Ministerial Condition

Amend Schedule 6, City Plan Policies to delete SC6.5: City Plan policy – Community benefit bonus elements and make any consequential amendments necessary to remove all references or requirements for development to provide community benefit bonuses within all relevant parts of the proposed city plan.

State Interest – liveable communities

The Department has determined that the proposed City Plan does not integrate the state interest in liveable communities.

The proposed City Plan has not incorporated the SPP code: Fire services in developments accessed by common private title, or any similar alternative requirements mandating fire hydrants for such developments. It is noted that this state interest requirement was introduced through the amended version of the SPP released in July 2014 and was therefore not a matter considered during the state interest review stage.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by Council appropriately integrates the State Interest – liveable communities:

Ministerial Condition

Amend relevant parts of the proposed City Plan to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.

State Interest – housing supply and diversity

The Department has determined that the proposed City Plan does not appropriately integrate the state interest in housing supply and diversity.

Specifically, Part 5, Tables of Assessment, Table 5.6.1: Reconfiguring a lot identifies the minimum lot size for the Low density residential zone as 600 square metres to be code assessable. Any lot proposed to be less than 600 square metres would trigger impact assessment. Also, any boundary realignment is required to be no more than 10 percent of the lots being altered or 100 square metres (whichever is the lesser) to be code assessable; anything greater than this will trigger impact assessment.

These requirements do not reflect the state interest as it does not support a diverse and comprehensive range of housing options. Further, it is considered that the level of assessment specified for these types of developments is onerous and does not support the re-development of areas accessible to services, employment and infrastructure.

It is also important to note that the 600 square metres lot size trigger to impact assessment in the low density residential zone is in direct conflict with the density outcomes sought through the zone code. In this regard, the zone code allows for one dwelling per 400 square metres of site area. Therefore the Department also considers this matter to be a critical line of sight conflict within the proposed City Plan.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by Council appropriately integrates the State Interest – Housing supply and diversity:

Ministerial Condition

Amend Part 5, Tables of Assessment, specifically table 5.6.1: Reconfiguring a lot as follows:

1. Identify all boundary realignment's as being subject to code assessment.
2. Amend the lot requirements (minimum area) for the low density residential zone to 400m², unless within the large lot precinct.

To ensure line of sight within the planning scheme, amendments to Part 6, Zones, 6.2.1: Low density residential zone code are also required to give effect to the abovementioned recommended condition. As discussed, the low density residential zone code identifies a minimum lot size of 600 square metres and a minimum frontage of 17 metres as the acceptable outcome for lot design. However, the acceptable outcome AO5 for density in the same code allows for one dwelling per 400 square metres, which is considered a direct conflict and that the larger lot size of 600 square metres creates an unreasonable imposition on development to achieve a density of one dwelling per 400 square metres. These outcomes are to be aligned and it is recommended that the acceptable outcome AO8.1 and AO8.2 be amended to support a minimum lot size of 400 square metres with a minimum road frontage of 15 metres.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by Council appropriately integrates the State Interest – Housing supply and diversity:

Ministerial Condition

Amend Part 6, Zones, specifically 6.2.1 Low density residential zone code as follows:

1. Amending AO8.1 to read “Minimum lot size is 400m² exclusive of access strip or access easement for rear lots.”
2. Amending AO8.2 to read “Minimum road frontage is 15m. OR Minimum road frontage is 4.5m for a rear lot.”

Further changes made to the proposed City Plan subsequent to it undergoing public notification resulted in an additional overlay and associated table of assessment being introduced for small lot housing. The addition of the Small lot housing (infill focus) overlay and associated level of assessment table triggers all dwelling houses proposed on existing allotments less than 400 square metres to code assessment.

The proposed City Plan as currently drafted with this overlay will have a significant impact on housing affordability within the Gold Coast local government area by unnecessarily requiring dwelling house developments to be subject to code assessment. Further, this addition to the proposed City Plan is considered to conflict with the State interest – housing supply and diversity causing unnecessary impost in providing a diverse and comprehensive range of housing options.

It is considered that self assessment criteria can be incorporated into the Small lot housing (infill focus) code so that it can function as an appropriate tool to regulate building design and outcomes on smaller lots without the need for code assessment. Where a development does not achieve compliance with the self assessable outcomes, code assessment will be triggered which is considered appropriate in that instance. This will support best practice, innovative and adaptable housing design as required under the SPP.

Based on the above, the Department recommends the Planning Minister impose the below condition to incorporate appropriate self assessable outcomes to ensure the proposed City Plan adopted by Council appropriately integrates the State Interest – Housing supply and diversity.

The recommended self assessable outcomes have been derived from the assessable development criteria of the Small lot housing (infill focus) code within the proposed City Plan.

Ministerial Condition

Amend Part 5, Tables of assessment to remove Table 5.10.20: Small lot housing (infill focus) overlay and Schedule 2, Mapping to remove Overlay Map OMS1: Small lot housing (infill focus) overlay map. In addition, make the following consequential amendments to Part 5, Tables of assessment and Part 9, Development Codes:

- Amend Table 5.5.1: Material change of use – Low density residential zone (where not in a large lot precinct), Table 5.5.2: Material change of use – Medium density residential zone, Table 5.5.3: Material change of use – High density residential zone to:
 - Identify a “Dwelling house if on a lot with an area less than 400m²” as being subject to self assessment; and
 - Include the “Small lot housing (infill focus) code” within the associated assessment criteria column.
- Amend 9.4.9, Small lot housing (infill focus) code, specifically 9.4.9.3 Criteria for assessment Part A – Self assessable development criteria to include the following:
 - New Self Assessable Outcome SO1 to read “Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane OR Where rear lanes exist they must be used for vehicular access.”
 - New Self Assessable Outcome SO2 to read “Usable private space: (a) must be at least 15% of the site; (b) has a minimum depth of 3m; (c) can include open space, decks, balconies, verandas and covered outdoor ground level recreation areas; and (d) is located north or east of primary habitable rooms.”
 - New Self Assessable Outcome SO3 to read “Habitable room windows do not ‘directly face’: (a) private open space or northern or eastern back yard of an adjoining dwelling lot; (b) a side or rear boundary within 1.5m; (c) another habitable room window within 3m; or (d) an at-grade access way, footpath or communal open space area within 3m. OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) have privacy screens that cover a minimum of 50% window view.”
 - New Self Assessable Outcome SO4 to read “The front door and at least one habitable room window is visible to the street. AND Where adjacent to public open space, built form addresses these spaces with: (a) a deck, balcony or veranda; or (b) overlooking windows to provide casual surveillance; and (c) fencing that is no greater in height than 1.2m or at least 50% transparency.”

State Interest – development and construction

The Department has determined that the proposed City Plan does not appropriately integrate the state interest in development and construction. Specifically, the proposed City Plan seeks to impose a retail gross floor area restriction on the Helensvale Major Centre to prevent any development above 38,000 square metres gross floor area and a restriction on the Biggera Waters Major centre of 50,000 square metres gross floor area. These restrictions are imposed in Part 3, Strategic Framework, and Part 6, Zone Codes, specifically 6.2.4 Centre Zone.

Existing development within both the Helensvale and Biggera Waters Major centres has already exceeded the nominated gross floor area restrictions and the proposed City Plan is not reflective of the current development of the centres. This restriction conflicts with policy 3 of

this state interest, which is to enable the efficient development of commercial and industrial land. Importantly, Council resolved to removal all other retail gross floor area in the proposed City Plan and the manner in which the restrictions have been imposed is inconsistent and inequitable for the Helensvale and the Bigger Waters Major centres. This is also in conflict with the state interest guiding principles given Council's actions will inhibit the planning system from operating in an accountable manner.

It is also important to note that these matters were raised during the public consultation of the proposed City Plan and the Department considers that Council did not appropriately respond to the submissions received on the matter. In particular, the Department considers that Council does not have the grounds or economic basis to justify the retention of these two retail floor area restrictions when all others have been removed.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:

1. Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Bigger Waters Major Centre.

The proposed City Plan includes medium impact industry where not within 250 metres of a sensitive land use as being self-assessable in the table of assessment for the low impact industry zone, however triggers impact assessment in all other cases. This is considered to be a significant elevation to the level of assessment. This conflicts with policy 3(b) of this state interest, in that the level of assessment is not appropriate and does not facilitate the efficient development of industrial land.

The Department is recommending that this be amended so that code assessment is triggered rather than impact assessment. The Department considers that sufficient provisions are contained in the Part 9: Development codes, specifically the industrial design code to deal with amenity impacts of medium impact industry development which will still be equally assessed through a code assessable development application.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by Council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 5, Tables of Assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:

1. To identify the level of assessment for "Medium impact industry n.e.i" as being code assessment.

The proposed City Plan has restricted opportunities for industrial development through elevated levels of assessment. Specifically, the proposed City Plan is non-compliant with policy 3(c) of this state interest where Marine industry can trigger impact assessment in the Marine industry

zone. Marine industry is the intended development for the Marine industry zone and is to be appropriately supported with suitable levels of assessment. Further to this, the proposed City Plan does not facilitate the efficient development of industrial land as required in policy 3(b) of this state interest, being that Low impact industry where establishing in an existing non-residential premises in the Marine industry zone would trigger code assessment.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 5, Tables of Assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:

1. Add “Low impact industry 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” to the self assessment column.
2. Add “Marine Industry n.e.i” to the code assessment column.
3. Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column.
4. Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column.

The proposed City Plan has included restricted operating hours for low impact industry in Part 9.3.10 Industrial design code, specifically to prevent any low impact industry use operating on Sundays. This does not achieve this state interest, specifically policy 3(c), as the restricted hours of operation do not support the use of Low impact industry in the Low impact industry zone. Low impact industry is an intended use in the Low impact industry zone and is to be supported through appropriate acceptable outcomes.

Whilst the Department acknowledges that hours of operation are a mechanism to control amenity impacts, the QPP clearly outlines that low impact industry uses do not have external impacts. It is also considered that a number of low impact industry uses are now operating on weekends given they rely on a more traditional retail customer base. Therefore, requiring a code assessable application for a business seeking to trade on a Sunday is considered onerous and impractical.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the proposed City Plan adopted by Council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Part 9, Development Codes, specifically 9.3.10 Industrial design code as follows:

1. Amend self assessable outcome SO10(d) and acceptable outcome AO7(d) to read:
A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday
OR
All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday.

During public consultation, the Department of State Development, Infrastructure and Planning (DSDIP) made a submission to Council requesting that eight parcels of state owned land located along Seaworld Drive, Main Beach be rezoned. The sites were within the 'Waterfront and Marine Industry' zone in the public consultation version of the proposed City Plan.

DSDIP through its submission requested that the sites be included in the Medium density residential zone to be consistent with the broad range of land uses in the locality and to support the future development of the sites for their highest and best use.

Despite the above, Council decided not to change the zoning or associated provisions of the subject properties. Accordingly, it is recommended the Planning Minister utilise the state interest powers afforded under policy (5) of this state interest to require the zoning and associated planning provisions of these properties be amended to reflect the most appropriate designation for the sites.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by Council appropriately integrates the State Interest – development and construction:

Ministerial Condition

Amend Schedule 2, Mapping, specifically SC2.4 Zone Maps and SC2.6 Overlay maps (Building height overlay map) to reflect the provisions contained in Table 1 and undertake any necessary consequential amendments required to give effect to the below.

Table 1

Lot & Plan	Zoning to be reflected on SC2.4 zone maps	Building height to be reflected on building height overlay map
13 USL33533	Medium Density Residential	23 metres
503 WD6249	Medium Density Residential	23 metres
530 WD6522	Medium Density Residential	23 metres
504 WD5735	Medium Density Residential	23 metres
505 WD5735	Medium Density Residential	23 metres
506 WD5735	Medium Density Residential	23 metres
400 SP174972	Medium Density Residential	23 metres
226 AP15896	Medium Density Residential	23 metres

State Interest – biodiversity

The proposed City Plan as currently drafted has prescriptive performance outcomes and greater flexibility in the associated acceptable outcomes for certain environmental matters. This drafting encumbers the assessment of development against this code, preventing a fair and transparent assessment of environmental matters.

To integrate this state interest, amendments are required to the assessment criteria, particularly where it states the need to "avoid and mitigate impacts" which has been provided within the Acceptable outcomes. The requirement to "avoid and mitigate impacts" should be captured within the Performance outcomes to ensure a fair and appropriate assessment that can support matters of state environmental significance. Further, this manner of drafting conflicts with the drafting principles under the QPP version 3.1.

Based on the above, the Department recommends the Planning Minister impose the below condition to ensure the planning scheme adopted by Council appropriately integrates the State Interest – biodiversity:

Ministerial Condition

Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:

- Amend PO7 to read:
 - “Regulated vegetation are avoided where possible and any damage is minimised to the greatest extend possible when it is:
 - a) Identified on the Environmental Significance – vegetation management overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO7 to read:
 - “Development avoids impacts on regulated vegetation.”
- Amend PO18 to read:
 - “State significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extend possible when it is:
 - a) Identified on the Environmental Significance – priority species overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO18.1 to read:
 - “Development avoids impacts on state significant species, and their habitat.”
- Amend PO20 to read:
 - “Local significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extend possible when it is:
 - a) Identified on the Environmental Significance – priority species overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO20.1 to read:
 - “Development avoids impacts on local significant species, and their habitat.”

The proposed City Plan seeks to implement a Council policy position in relation to providing certain exemptions for single detached dwellings in relation to vegetation clearing. Through the Department’s review, drafting errors have been identified which result in Council’s policy position not being effectively implemented.

With this current drafting, clearing for dwelling houses can trigger assessment and does not achieve the intent to provide exemptions whilst still achieving a balanced approach to the integration of the state interest in biodiversity.

This matter has been raised with Council who have acknowledged that this has been incorrectly drafted for this particular requirement which is incorporated in several locations throughout the proposed City Plan.

Based on the above, the Department recommends the Planning Minister impose the below condition to rectify this drafting error where relevant, and to ensure the proposed City Plan adopted by Council appropriately integrates the State Interest – biodiversity:

Ministerial Condition

Amend the city plan as outlined below:

a) Specifically the following sections of Part 5, Tables of Assessment:

- Table 5.10.6: Environmental significance – biodiversity areas overlay;
- Table 5.10.7: Environmental significance – priority species overlay;
- Table 5.10.8: Environmental significance – vegetation management overlay; and
- Table 5.10.9: Environmental significance – wetlands and watercourse overlay;

To identify that within all zones other than the Major Tourism Zone that:

- A detached dwelling (not involving a secondary dwelling) is exempt.

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

- Delete the notes within Table 8.2.6-1 related to SO1, SO3 and SO4 which reads “Note: This SO does not apply to a dwelling house”; and
- Delete the note within Table 8.2.6-1 related to SO2 which reads “Note: This SO does not apply to a dwelling house with a lot size of less than 4000m²”;

b) Specifically the following sections of Part 5, Tables of Assessment:

- Table 5.8.4: Operational Work – Vegetation clearing

To identify that within all zones other than the Major Tourism Zone that:

- Self assessment applies to “Operational works – vegetation clearing that results in damage to assessable vegetation”.
- The following assessment criteria apply to self assessment:
 - Applicable zone code;
 - Vegetation management code; and
 - General development provisions code.

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

- Delete the note within Table 8.2.6-1 related to SO1 which reads “Note: This SO does not apply to vegetation damage which meets self assessable outcomes SO2-SO9 of the Vegetation management code”; and
- Delete the notes within Table 8.2.6-1 related to SO2, SO3 and SO4 which reads “Note: This SO does not apply to vegetation damage which meets self assessable outcomes of the Vegetation management code”.

State Interest – emissions and hazardous activities

Further to the above, it is noted that the recommended condition affecting the levels of assessment for industrial uses requires a consequential amendment to the proposed City Plan to ensure appropriate assessment criteria exists to consider and assess applications for these uses. Currently the proposed City Plan triggers these uses for impact assessment, which requires assessment against the Strategic framework. A use which requires code assessment does not require assessment against the Strategic framework and is assessed against the relevant codes. In the instance of the uses recommended to have the level of assessment reduced to code, it has been identified that appropriate performance criteria has not been

included to protect the amenity of sensitive uses. Whilst this is appropriately captured within the Strategic framework, a line of sight is required between the Strategic framework and the Performance outcomes provided within the relevant codes.

Accordingly, the Department recommends the Planning Minister impose the below condition which has been drafted in conjunction with the SPP guidance material for emissions and hazardous activities to ensure the proposed City Plan adopted by Council appropriately integrates the State Interest – emissions and hazardous activities:

Ministerial Condition

Amend Part 9, Development codes, 9.3.10 Industrial design code, Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:

- New performance outcome:

“Development protects sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.”

- New acceptable outcome:

“The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (2) the air quality objectives in the Environmental Protection (Air) Policy 2008; (3) noxious and offensive odours are not experienced at the location of sensitive land uses.”

South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)

The proposed City Plan reflects the intent of the SEQ Regional Plan by managing regional growth and changes through its six (6) themes. These themes align with the 12 Desired Regional Outcomes of the SEQ Regional Plan and there is a clear line of sight in the proposed City Plan.

As discussed earlier within the report, the Department considers that the proposed City Plan has not rectified the issues raised by the former Planning Minister in relation to the centres hierarchy status of Robina and has not appropriately integrated the intent of the SEQ Regional Plan.

In order to resolve this matter and address the conflict with the SEQ Regional Plan, the Department considers that an appropriate designation must be afforded to Robina that allows the centre to maintain its role as one of two principal regional activity centres as designated by the SEQ Regional Plan.

The Department recommends the Planning Minister impose the previously outlined condition to ensure the proposed City Plan adopted by Council appropriately reflects the intent of the SEQ Regional Plan.

In addition to the above, it is noted that Council has proposed new urban areas outside the Urban Footprint. Importantly, these areas were considered and assessed by the former Planning Minister during the state interest review and were included in the version of the proposed City Plan that was publicly consulted. These are discussed in more detail below.

- New Urban area at Pimpama

Council has identified the following lots for urban development within the proposed City Plan:

- *Lot 41 on SP198109, Lot 5 on SP167371, Lot 6 on SP167371, Lot 2 on SP253277, Lot 3 on SP253277 and Lot 42 on RP885092*

The suitability of the abovementioned allotments was determined through a Council endorsed report that considered the suitability of the land for urban development outside of the Urban Footprint, but within one (1) kilometre of the existing Urban Footprint boundary, the physical constraints of the land (with regard to environmental constraints, hazard constraints and resources constraints) and access to necessary infrastructure.

Council, has also identified the new urban areas at Pimpama is adjacent to a future rail station and presents options to promote transit orientated development outcomes. Council also noted that the new urban land does not encroach into the inter-urban break, as described within the SEQ Regional Plan.

- New Urban area associated with the Gainsborough Greens development

The approved Gainsborough Greens development is partly located outside the urban footprint. A number of approvals have been granted over the Gainsborough Greens development site, some of which have been subject to statutory public notification. In addition, many stages of the development have been completed. The proposed City Plan includes the areas approved for urban development within best fit zones.

- New Urban area at Upper Coomera

The approved Highland Reserve development located in Upper Coomera is partly outside the Urban Footprint designated under the SEQ Regional Plan. The residential development was approved prior to the introduction of the SEQ Regional Plan and the approved subdivision has been largely implemented. Council has included all residential allotments associated with this approval within an urban zone under the planning scheme to remove any conflicts that arise in relation to approved and implemented residential development.

- New Urban area at Stapylton

A cluster of properties at Stapylton have been identified within a future low impact industry precinct and shown within the Council's urban area mapping. These properties are currently zoned for urban purposes under the existing Gold Coast Planning Scheme 2003; however are located outside the Urban Footprint under the SEQ Regional Plan.

- Pacific View Estate, Worongary

The proposed Pacific View Estate has been included with the Emerging Communities Zone, as per the Council endorsed Policy position paper. The proposed Pacific View Estate includes Lots 10-11 on SP229681 and Lot 28 on SP189559. It is noted that the abovementioned allotments are already shown within the Urban Footprint under the SEQ Regional Plan. The zoning amendment proposed by Council will provide the allotments with certain vegetation clearing exemptions being located within a zoning of an urban area for an urban purpose.

Summary for New Urban Areas

The Department considers the abovementioned amendments to be relatively minor in nature and constitute a logical expansion to an existing urban area. The Department may support minor amendments where a Council has conducted a constraints analysis to confirm that the

	<p>use of the land for urban purposes would not significantly impact or jeopardise a regional landscape area or significant regional landscape values and functions.</p> <p><u>Investigation for Inclusions in Urban Area</u></p> <p>The proposed City Plan, through Strategic Framework Map 1 – Designated Urban Areas, identifies areas as being for future investigation.</p> <p>The Strategic Framework identifies that until these investigations are undertaken and amendments to the proposed City Plan are undertaken, these areas are to maintain their existing land use character and intent.</p> <p>The Department does not consider that the identification of these investigation areas results in any conflicts with the SEQ Regional Plan. The identification of investigation areas merely provides Council with the opportunity to undertake more detailed assessments of these areas and subsequently release, where appropriate, land for new urban communities to manage population and employment growth within the city.</p> <p>Standard planning scheme provisions</p> <p>The standard planning scheme provisions, being QPP version 3.1, have been reflected in the proposed City Plan, as addressed in the earlier section of this assessment report.</p> <p>Summary</p> <p>The Department is satisfied that this requirement has been met, subject to the recommended Ministerial conditions being imposed to deal with the appropriate integration of outstanding state interest matters discussed above.</p>
	<p>(2) <i>Measures facilitating achievement of the strategic outcomes include the identification of relevant—</i></p> <p>(a) <i>self-assessable development; and</i></p> <p>(b) <i>development requiring compliance assessment; and</i></p> <p>(c) <i>assessable development requiring code or impact assessment, or both code and impact assessment; and</i></p> <p>(d) <i>prohibited development, but only if the standard planning scheme provisions state the development may be prohibited development.</i></p>
<p>Assessment</p>	<p>The proposed City Plan includes level of assessment tables in Part 5 for development proposed in the following zones:</p> <ul style="list-style-type: none"> • Low density residential zone; • Medium density residential zone; • High density residential zone; • Centre zone; • Neighbourhood centre zone; • Sport and recreation zone; • Open space zone; • Conservation zone; • Low impact industry zone; • Medium impact industry zone; • High impact industry zone; • Waterfront and marine industry zone; • Major tourism zone; • Community facilities zone; • Emerging communities zone;

- Extractive industry zone;
- Innovation zone;
- Limited development (constrained land) zone;
- Mixed use zone;
- Rural zone;
- Rural residential zone;
- Special purpose zone;
- Township zone.

Precincts identified for the abovementioned zones can vary the level of assessment. It is noted the proposed City Plan does not include any local area plans.

The levels of assessment in Part 5 reflect the stated intent and preferred development outcomes including development parameters for self-assessable, compliance assessments for reconfiguring a lot (subdividing one lot into two) and associated operational works and assessable development requiring code or impact assessment.

The proposed City Plan includes a Dwelling house overlay for the purposes of changing the level of assessment for a Dwelling house. A local government planning scheme cannot prescribe a level of assessment for a Dwelling house above self assessment other than through an overlay as per the *Sustainable Planning Regulation 2009* (SPR), Schedule 4, Table 2, Item 2.

The current drafting of the proposed City Plan captures a Dwelling house within the level of assessment tables for multiple zones, whilst also capturing this in the level of assessment table 5.10.5: Dwelling house overlay. It is considered that this drafting conflicts with Schedule 4 of the SPR by varying the level of assessment within the tables for various zones to a level greater than self assessment.

Subsequently, the Department recommends the Planning Minister impose the below condition to clarify the levels of assessment for Dwelling house developments and to ensure compliance with the SPR:

Ministerial Condition

Amend the following sections of Part 5, Tables of Assessment:

- Table 5.5.1: Material change of use – Low density residential zone (where not in the Large Lot precinct);
- Table 5.5.1 (1): Material change of use – Low density residential zone (Large lot precinct);
- Table 5.5- .2: Material change of use – Medium density residential zone;
- Table 5.5.3: Material change of use – High density residential zone;
- Table 5.5.15: Material change of use – Emerging community zone;
- Table 5.5.18: Material change of use – Limited development (constrained land) zone;
- Table 5.5.20: Material change of use – Rural zone (where not in a precinct);
- Table 5.5.20 (1): Material change of use – Rural zone (Rural landscape and environment precinct);
- Table 5.5.21: Material change of use – Rural residential zone (where not in a precinct);

	<ul style="list-style-type: none"> - Table 5.5.21 (1): Material change of use – Rural residential zone (Rural landscape and environment precinct); - Table 5.5.23: Material change of use – Township zone (where not in a precinct or in the Large lot precinct); - Table 5.5.23 (1): Material change of use – Township zone (Township commercial precinct); and - Table 5.5.23 (2): Material change of use – Township zone (Large lot precinct). <p>To amend the code and impact assessment height trigger to read:</p> <ul style="list-style-type: none"> - “If involving building work and height, other than for a dwelling house:” <p>The Department is satisfied that this requirement has been met, subject to the recommended Ministerial condition being imposed.</p>
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An assessment of the process to progress the proposed City Plan to adoption has demonstrated that the steps and requirements outlined in Statutory Guideline 04/14 have been complied with.

OTHER MATTERS

Structure Plan Requirements under section 761A of the SPA

Section 761A of the SPA requires that if a local government has a declared master planned area in its local government area and the local government's planning scheme is an IPA planning scheme, the local government must make a planning scheme under the SPA within 3 years after the commencement of section 761A and incorporate the structure plan in the planning scheme. As a result the proposed City Plan is required to incorporate the Coomera Town Centre Structure Plan. In order to comply with s761A (3A) of the SPA the Planning Minister is required to be satisfied the new planning scheme, to the extent it applies to the declared master planned area satisfies the following criteria:

S761A (3A)(a)(i)	Proposed City Plan is consistent with the strategic intent of the structure plan
Assessment	<p>The intent of the Coomera Town Centre Structure Plan can be found within the 9 land use precincts contained within the structure plan. These land use precincts include:</p> <ul style="list-style-type: none"> • Precinct 1 – Coomera Activity Centre • Precinct 2 – Showroom and Bulky Goods • Precinct 3 – Government • Precinct 4 – Medium Density Residential • Precinct 5 – High Density Residential • Precinct 6 – Low Impact Industry • Precinct 7 – Education • Precinct 8 – Dreamworld • Precinct 9 – Open Space <p>The way in which the strategic intent for each of the above precincts has been carried forward into the proposed City Plan is discussed and assessed below.</p> <p>Coomera Activity Centre precinct intent:</p> <p>The Coomera Activity Centre is intended to act as the heart of the Coomera Town Centre, by providing major retail, commercial, cultural, entertainment, and related development, integrated with high density residential accommodation. This intent is</p>

captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Centre zone.

Showroom and Bulky Goods precinct intent:

The Showroom and Bulky Goods precinct is intended to provide for bulky goods shopping and commercial developments. The precinct is expected to service the needs of the local population and also draw custom from the wider Albert Corridor region. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Mixed Use zone, specifically the Fringe Business Precinct.

Government precinct intent:

This precinct is intended to provide government services, facilities and ancillary uses for the efficient functioning of a regional level town centre. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Community Facilities zone.

Medium Density Residential precinct intent:

It is intended that this precinct incorporate residential uses with a variety of densities. The desired densities are intended to be sensitive to the topography of the area and relative to the development sites proximity to services. This variety in density is also supported through an associated density map for the structure plan. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Medium Density Residential zone.

High Density Residential precinct intent:

It is intended that the High Density Residential precinct maximises opportunities to accommodate high density residential development in close proximity to the Coomera Activity Centre Precinct. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the High Density Residential zone.

Low Impact Industry precinct intent:

This precinct is intended to accommodate light industrial and service uses, rather than intensive or large scale industrial activities. It is also intended that this precinct accommodate uses including (but not limited to) equipment hire, storage sheds, vehicle repair workshops, transport depots (e.g. taxis), upholsterers, bakeries and mower repair shops. Furthermore, this precinct will accommodate a local government transfer station and works depot. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Low Impact Industry zone.

Education precinct intent:

The intent of this precinct is to develop an integrated education precinct, incorporating secondary and tertiary facilities. Shared use of facilities, including information technology, networks, libraries, ovals, swimming pools and gymnasiums, are also supported in this precinct. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Innovation zone.

	<p>Dreamworld precinct intent:</p> <p>It is intended that this precinct will facilitate the continued expansion of Dreamworld as one of Australia's premier tourist attractions. Land uses encouraged include theme park uses and a range of tourist accommodation and recreational uses and ancillary facilities that complement the theme park, excluding retail and commercial development other than supporting convenience and tourist related retail. This intent is captured in the proposed City Plan through converting this precinct to the equivalent QPP zone, being the Major Tourism zone.</p> <p>Summary:</p> <p>Along with the translation of the Coomera Town Centre Structure Plan to the QPP zonings, the development entitlements granted by the Coomera Town Centre Structure Plan have been incorporated into the proposed City Plan in a practical manner. It is considered that the Coomera Town Centre Structure Plan has been appropriately incorporated into the proposed City Plan through the strategic framework as an Urban Neighbourhood, reflecting the equivalent development rights in the building height overlay and density overlay, and by including performance outcomes which capture the infrastructure network planning which had been undertaken in the relevant codes.</p> <p>Based on the above, the Department is satisfied that the proposed City Plan, to the extent it applies to the Coomera Town Centre declared master plan area, is consistent with the intent of the Coomera Town Centre Structure Plan.</p>
S761A (3A)(a)(ii)	Proposed City Plan does not affect development entitlements or development obligations stated in the structure plan in an adverse and material way.
Assessment	<p>The proposed City Plan preserves existing development entitlements by transitioning all existing structure plan precinct classifications to the equivalent zones and precincts. While not all precincts have transitioned to identical precincts in the proposed City Plan it is anticipated that the minor changes will have little impact on development within the area.</p> <p>The assessment of the translation of the Coomera Town Centre Structure Plan into the proposed City Plan demonstrates that by converting the precincts into the equivalent QPP zones has been able to capture equivalent development rights as close as possible to be achieved with the QPP definitions.</p> <p>It is acknowledged that due to the changes with QPP in zones and definitions, an exact translation will not be achieved. The Department is satisfied that the proposed City Plan does not significantly affect development entitlements or development obligations stated in the Coomera Town Centre Structure Plan in an adverse or material way.</p>

Based on the above, the Department is satisfied that the proposed City Plan has satisfied the requirements of section 761A of the SPA. As required by section 761A (3A)(b) of the SPA, it is recommended that the Planning Minister provide written notice to Council advising the Planning Minister is satisfied of the matters mentioned in section 761A (3A)(a) of the SPA.

Public Representations regarding the proposed City Plan

Multiple submissions have been received by the Planning Minister, former Planning Minister and the Department in relation to the proposed City Plan. A register of these submissions and the responses to the matters raised up until the time of this report being submitted to the Planning Minister for approval have been addressed in **Appendix 4**. Key matters which were raised through the submissions include:

- Changes affecting theme parks
- Robina activity centre
- Coomera town centre structure plan
- Proposed zones for various sites (Willow Vale, Bonogin, Gold Coast Country Club golf course, Pacific View Estate, Kirra Beach precinct)
- Regulation of Key Resource Areas / quarries
- Lack of land available for high impact industry / special industry affecting construction
- Concerns about increased densities throughout the City of Gold Coast
- Potential zone changes for the Greenridge development
- Gold Coast light rail integration with Southport properties

In addition to the above, it is noted that a significant amount of feedback received by the Department indicates that industry is not satisfied with the level of response provided from Council to submissions. It is noted that Council must make its own assessment of whether submissions have been appropriately considered under Statutory Guideline 04/14 before proceeding to submit the proposed City Plan to the Planning Minister for approval to adopt.

The Department has reviewed the response to submissions and recognises Council has considered and responded to the submissions; however the level of response provided in many instances is considered to be lacking necessary detail in the response. In many cases, the lack of necessary detail can be attributed to the grouping of like submission during Council's consideration process. Notwithstanding the industry feedback received, the Department is satisfied that all public submissions have been appropriately considered and responded to and therefore the Department is satisfied Council has met the requirements outlined within the Statutory Guideline 04/14.

LEGAL ADVICE

There are no aspects of the proposed City Plan that necessitate legal advice.

CONCLUSION

The process to progress the proposed City Plan to adoption complies with the steps and requirements outlined in the Statutory Guideline 04/14.

The Gold Coast City Council has prepared a planning scheme that meets the legislative and Statutory Guideline 04/14 requirements, and it is recommended that it be approved for adoption, subject to conditions detailed in **Attachment 3** to the Planning Minister's decision brief.

APPENDICIES

APPENDIX 1 – City of Gold Coast Public Consultation Submissions Response Report

APPENDIX 2 – Letter to Councillor Tom Tate of the City of Gold Coast in relation to the Greenridge development site

APPENDIX 3 – Assessment of proposed City Plan against the State Planning Policy

APPENDIX 4 – Public Representations to the Planning Minister or Department regarding the proposed City Plan

ATTACHMENT 2 – MINISTERIAL ADVICE REGARDING THE ASPECTS OF STATE PLANNING INSTRUMENTS INTEGRATED IN THE PROPOSED GOLD COAST CITY PLAN 2015

1. I have identified that the state planning policy is integrated in the proposed City Plan in the following ways:

Aspects of the state planning policy appropriately integrated

- Guiding Principles
- Liveable communities and housing
 - Liveable communities
 - Housing supply and diversity
- Economic growth
 - Agriculture
 - Development and construction
 - Mining and extractive resources
 - Tourism
- Environment and heritage
 - Biodiversity
 - Coastal environmental
 - Cultural heritage
 - Water quality
- Safety and resilience to hazards
 - Emissions and hazardous activities
 - Natural hazards, risk and resilience
- Infrastructure
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities

Aspects of the state planning policy not relevant to Logan City Council

- Infrastructure
 - Strategic ports

2. I have identified that the proposed City Plan, specifically the strategic framework, appropriately advances the *South East Queensland Regional Plan 2009-2031*, as it applies in the planning scheme area.
3. I have identified that the Queensland Planning Provisions version 3.1 dated June 2014 are appropriately reflected in the proposed City Plan.

This advice, where relevant, is to be reflected in the proposed City Plan pursuant to Part 2 of the Queensland Planning Provisions.

Dated this day of 2015

JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade

ATTACHMENT 1 – MINISTERIAL CONDITIONS TO GOLD COAST CITY COUNCIL PURSUANT TO SECTION 117 OF THE *SUSTAINABLE PLANNING ACT 2009*

PROPOSED GOLD COAST CITY PLAN 2015

Pursuant to section 117 of the *Sustainable Planning Act 2009*, I hereby advise Gold Coast City Council that it may proceed to adopt the version of the proposed Gold Coast City Plan 2015 received by the department on 24 April 2015. This decision is subject to the following conditions:

Condition 1

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:

1. Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.

Condition 2

Amend Part 3, Strategic Framework as follows:

1. Amend specific outcome (9) in section 3.3.2.1 to read “Increases in building height up to a maximum of 50% above the building height overlay map or nominated building height within the relevant zone code may occur in limited circumstances in urban neighbourhoods where all the following outcomes are satisfied:”.
2. Delete specific outcome (10) in section 3.3.2.1 and specific outcome (6) in section 3.4.4.1.
3. Amend specific outcome (5) in section 3.4.4.1 to read “Increases in building height occur in mixed use centres, district centres and specialist centres where all the following outcomes are satisfied:”
4. Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads, “*Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overall map will be approved in most instances.*”
5. Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads, “*Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overall map will be approved in most instances.*”

Condition 3

Amend Part 5, Tables of Assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:

1. To identify the level of assessment for “Medium impact industry n.e.i” as being code assessment.

Condition 4

Amend Part 5, Tables of Assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:

1. Add “Low impact industry 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” to the self assessment column.
2. Add “Marine Industry n.e.i” to the code assessment column.
3. Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column.

4. Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column.

Condition 5

Amend Part 5, Tables of Assessment, specifically table 5.6.1: Reconfiguring a lot as follows:

1. Identify all boundary realignment's as being subject to code assessment.
2. Amend the lot requirements (minimum area) for the low density residential zone to 400m², unless within the large lot precinct.

Condition 6

Amend Part 6, Zones, specifically 6.2.1 Low density residential zone code as follows:

1. Amending AO8.1 to read “Minimum lot size is 400m² exclusive of access strip or access easement for rear lots.”
2. Amending AO8.2 to read “Minimum road frontage is 15m. OR Minimum road frontage is 4.5m for a rear lot.”

Condition 7

Amend Part 9, Development Codes, specifically 9.3.10 Industrial design code as follows:

1. Amend self assessable outcome SO10 (d) & acceptable outcome AO7 (d) to read:
A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday
OR
All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday.

Condition 8

Amend Schedule 2, Mapping, specifically SC2.4 Zone Maps and SC2.6 Overlay maps (Building height overlay map) to reflect the provisions contained in Table 1 and undertake any necessary consequential amendments required to give effect to the below.

Table 1

Lot & Plan	Zoning to be reflected on SC2.4 zone maps	Building height to be reflected on building height overlay map
13 USL33533	Medium Density Residential	23 metres
503 WD6249	Medium Density Residential	23 metres
530 WD6522	Medium Density Residential	23 metres
504 WD5735	Medium Density Residential	23 metres
505 WD5735	Medium Density Residential	23 metres
506 WD5735	Medium Density Residential	23 metres
400 SP174972	Medium Density Residential	23 metres
226 AP15896	Medium Density Residential	23 metres

Condition 9

Amend relevant parts of the proposed planning scheme to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.

Condition 10

Amend Schedule 2, Mapping, specifically SC2.6 Overlay maps (OMB1 - Building height overlay map) to amend the description of the cross hatching which currently reads “Building height is subject to design criteria and site context” to read “No Height Limit (Note: Building design is subject to city plan provisions and site constraints).

Condition 11

Amend the city plan as outlined below:

- a. Specifically the following sections of Part 5, Tables of Assessment:
 - Table 5.10.6: Environmental significance – biodiversity areas overlay;
 - Table 5.10.7: Environmental significance – priority species overlay;
 - Table 5.10.8: Environmental significance – vegetation management overlay; and
 - Table 5.10.9: Environmental significance – wetlands and watercourse overlay;To identify that within all zones other than the Major Tourism Zone that:
 - A detached dwelling (not involving a secondary dwelling) is exempt.And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code
 - Delete the notes within Table 8.2.6-1 related to SO1, SO3 and SO4 which reads “Note: This SO does not apply to a dwelling house”; and
 - Delete the note within Table 8.2.6-1 related to SO2 which reads “Note: This SO does not apply to a dwelling house with a lot size of less than 4000m2”;
- b. Specifically the following sections of Part 5, Tables of Assessment:
 - Table 5.8.4: Operational Work – Vegetation clearingTo identify that within all zones other than the Major Tourism Zone that:
 - Self assessment applies to “Operational works – vegetation clearing that results in damage to assessable vegetation”.
 - The following assessment criteria apply to self assessment:
 - Applicable zone code;
 - Vegetation management code; and
 - General development provisions code.And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code
 - Delete the note within Table 8.2.6-1 related to SO1 which reads “Note: This SO does not apply to vegetation damage which meets self assessable outcomes SO2-SO9 of the Vegetation management code”; and
 - Delete the notes within Table 8.2.6-1 related to SO2, SO3 and SO4 which reads “Note: This SO does not apply to vegetation damage which meets self assessable outcomes of the Vegetation management code”.

Condition 12

Amend Part 3: Strategic Framework, Strategic Framework Map 2 – Settlement Pattern and Strategic Framework Map 5 – Focus Areas for Economic Activity and other relevant parts of the planning scheme to:

- a) Identify and describe Robina as a ‘Key Regional Centre’, elevating its status above principal centres in the city plan;
- b) Identify and describe Coomera and Broadbeach as ‘Principal Centres’;
- c) Amend Section 3.4.1 (2) and (5) of the Strategic Framework to state the hierarchy of mixed use centres as:
 - a. Central business district;
 - b. Key regional centre;
 - c. Principal centres;
 - d. Major centres; and
 - e. District centres.
- d) Make all necessary consequential amendments as shown in the amended version of Part 3: Strategic Framework provided to the Department of Infrastructure, Local Government and Planning on 22 May 2015.

Condition 13

Amend the following sections of Part 5, Tables of Assessment:

- Table 5.5.1: Material change of use – Low density residential zone (where not in the Large Lot precinct);
- Table 5.5.1 (1): Material change of use – Low density residential zone (Large lot precinct);
- Table 5.5.2: Material change of use – Medium density residential zone;
- Table 5.5.3: Material change of use – High density residential zone;
- Table 5.5.15: Material change of use – Emerging community zone;
- Table 5.5.18: Material change of use – Limited development (constrained land) zone;
- Table 5.5.20: Material change of use – Rural zone (where not in a precinct);
- Table 5.5.20 (1): Material change of use – Rural zone (Rural landscape and environment precinct);
- Table 5.5.21: Material change of use – Rural residential zone (where not in a precinct);
- Table 5.5.21 (1): Material change of use – Rural residential zone (Rural landscape and environment precinct);
- Table 5.5.23: Material change of use – Township zone (where not in a precinct or in the Large lot precinct);
- Table 5.5.23 (1): Material change of use – Township zone (Township commercial precinct); and
- Table 5.5.23 (2): Material change of use – Township zone (Large lot precinct).

To amend the code and impact assessment height trigger to read:

“If involving building work and height, other than for a dwelling house:”

Condition 14

Amend the following sections of the city plan to include an “or” after the statement which currently reads “(a) corner lots;”:

- Part 3 Strategic Framework, 3.3.3.1 Suburban neighbourhoods specific outcome (5);
- Part 3 Strategic Framework, 3.3.4.1 New communities specific outcome (5);
- Part 5 Tables of Assessment, Table 5.5.1 Material change of use – low density residential zone (where not in the Large Lot precinct) for Dual Occupancy listed as self assessment; and
- Part 6 Zones, 6.2.1 Low density residential zone code, specifically 6.2.1.2 Purpose statement section (2)(a)(iii).

Condition 15

Amend Schedule 6, City Plan Policies to delete SC6.5: City Plan policy – Community benefit bonus elements and make any consequential amendments necessary to remove all references or requirements for development to provide community benefit bonuses within all relevant parts of the proposed city plan.

Condition 16

Amend Schedule 1, Definitions, as outlined below:

- Amend Table SC1.1.2: Use definitions, Column 2 to align the following use definitions with Queensland Planning Provisions (version 3.1):
 - Dwelling house.
 - Rooming accommodation.
 - Substation.
 - Utility installation.
- Amend Table SC1.2.2: Administrative definitions, Column 2 to align the following administrative definitions with Queensland Planning Provisions (version 3.1):
 - Adjoining premises.
 - Advertising device.
 - Temporary use.
 - Urban purposes.
- Amend Table SC1.2.2: Administrative Definitions to remove the following:

- Note from the definition of boundary clearance.
- Editor's note and associated figure (Figure 1.2A) from the definition of building height.
- Note from the definition of setback.

Condition 17

Amend Part 9, Development codes, 9.3.10 Industrial design code, Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:

- New performance outcome:
“Development protects sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.”
- New acceptable outcome:
“The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (2) the air quality objectives in the Environmental Protection (Air) Policy 2008; (3) noxious and offensive odours are not experienced at the location of sensitive land uses.”

Condition 18

Amend Part 5, Tables of assessment to remove Table 5.10.20: Small lot housing (infill focus) overlay and Schedule 2, Mapping to remove Overlay Map OMS1: Small lot housing (infill focus) overlay map. In addition, make the following consequential amendments to Part 5, Tables of assessment and Part 9, Development Codes:

- Amend Table 5.5.1: Material change of use – Low density residential zone (where not in a large lot precinct), Table 5.5.2: Material change of use – Medium density residential zone, Table 5.5.3: Material change of use – High density residential zone to:
 - Identify a “Dwelling house if on a lot with an area less than 400m²” as being subject to self assessment; and
 - Include the “Small lot housing (infill focus) code” within the associated assessment criteria column.
- Amend 9.4.9, Small lot housing (infill focus) code, specifically 9.4.9.3 Criteria for assessment Part A – Self assessable development criteria to include the following:
 - New Self Assessable Outcome SO1 to read “Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane OR Where rear lanes exist they must be used for vehicular access.”
 - New Self Assessable Outcome SO2 to read “Usable private space: (a) must be at least 15% of the site; (b) has a minimum depth of 3m; (c) can include open space, decks, balconies, verandas and covered outdoor ground level recreation areas; and (d) is located north or east of primary habitable rooms.”
 - New Self Assessable Outcome SO3 to read “Habitable room windows do not ‘directly face’: (a) private open space or northern or eastern back yard of an adjoining dwelling lot; (b) a side or rear boundary within 1.5m; (c) another habitable room window within 3m; or (d) an at-grade access way, footpath or communal open space area within 3m. OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) have privacy screens that cover a minimum of 50% window view.”
 - New Self Assessable Outcome SO4 to read “The front door and at least one habitable room window is visible to the street. AND Where adjacent to public open space, built form addresses these spaces with: (a) a deck, balcony or veranda; or (b) overlooking windows to provide casual surveillance; and (c) fencing that is no greater in height than 1.2m or at least 50% transparency.”

Condition 19

Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:

- Amend PO7 to read:
“Regulated vegetation are avoided where possible and any damage is minimised to the greatest extend possible when it is:
 - a) Identified on the Environmental Significance – vegetation management overlay map; and*
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”*
- Amend AO7 to read:
“Development avoids impacts on regulated vegetation.”
- Amend PO18 to read:
“State significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extend possible when it is:
 - a) Identified on the Environmental Significance – priority species overlay map; and*
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”*
- Amend AO18.1 to read:
“Development avoids impacts on state significant species, and their habitat.”
- Amend PO20 to read:
“Local significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extend possible when it is:
 - a) Identified on the Environmental Significance – priority species overlay map; and*
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”*
- Amend AO20.1 to read:
“Development avoids impacts on local significant species, and their habitat.”

Dated this day of 2015

JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade

DSDIP - BRIEF FOR NOTING	Date: 7 May 2015
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SUBJECT: Separation requirements between industrial land uses and sensitive land uses in the Gold Coast City Plan 2015.

NOTED or APPROVED/NOT APPROVED

RECOMMENDATION:

That you:

- **note** the regulatory documents which manage land uses and how the proposed Gold Coast City Plan 2015 (City Plan 2015) regulates industrial land uses.

Hon. Jackie Trad MP
**Deputy Premier, Minister for Transport,
Minister for Infrastructure, Local
Government Planning, Minister for
Trade**

BACKGROUND:

The former Planning Minister approved the proposed planning scheme for public consultation on 15 April 2014 subject to conditions. One of these conditions required changes be made to as it was perceived in part to prohibit special industry uses.

Gold Coast City Council (Council) have been preparing the proposed Gold Coast City Plan 2015 (City Plan 2015) and submitted it to the Deputy Premier for approval to adopt on 24 April 2015. The Deputy Premier must be satisfied that the City Plan 2015 reflects the State's interests as outlined in the State Planning Policy (SPP) before Council may proceed to adoption.

KEY ISSUES:

The State Planning Policy outlines State interests which must be reflected in a Local Government's planning scheme. How this is reflected in a Local Government planning scheme may be achieved in a variety of ways.

The City Plan 2015 manages the effects of development on the environment, including managing the use of premises by providing a process by which development occurs. This is primarily achieved through a series of tables outlining levels of assessment according to the relevant overlay, development type, providing clarity and general understanding of the intent of the relevant zones.

Specifically, provisions to manage impacts of industrial uses have been achieved through codes and appropriate zonings without the need for buffer areas which could be construed as prohibiting development. Industrial uses with a higher impact are directed by separation areas outlined within the Strategic Framework for the proposed City Plan 2015. The City Plan 2015 has been amended in response to conditions imposed from the State Interest Review as follows:

- The Strategic framework, section 3.8.1 Strategic outcomes (A safe, well designed city) has been amended to state 'Special industry uses occur in very limited circumstances in the City Plan area due to their noxious and hazardous nature'.
- The Strategic framework, section 3.8.6 Element - Environmental health and amenity has been amended to include the following Specific outcomes:
Special industry uses only occur in high impact industry areas where:

Author details Name: Rebecca de Vries Position: Principal Planner Telephone: 5644 3220	Endorsed by: Amanda Tzannes Business Group: Regional Services - South Telephone: 5644 3223	Endorsed by: Director-General David Edwards Telephone: 3452 7029
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- *They achieve minimum separation areas of 500 metres for distilling alcohol or 1500 metres for all other activities to existing or planned sensitive uses; and*
- *It is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development.*

This includes the health and safety of persons engaged, employed or resident on the site of any other development within the uses area of influence, including residential and non-residential uses.

The Rocky Point Sugar Mill is recognised as an existing special industry use that contributes to the city's economy. The operation of the sugar mill is protected from incompatible activities (including the encroachment or intensification of residential or other sensitive uses within its separation area) so that it may continue to be accommodated within the city.

RESULTS OF CONSULTATION:

Consultation between Gold Coast City Council and departmental officers demonstrated reasoning behind proposed zonings within the proposed City Plan 2015 as discussed above.

Council has also made a resolution to undertake an industrial land use study to investigate industrial land throughout the local government area to inform a future amendment to the proposed planning scheme.

From: [Martin Garred](#)
To: [DAVIDSON Althena](#)
Cc: [PEACOCK Carmel](#); [BRITTON Sinclair](#); "[COLLAR Gavin](#)"
Subject: City of Gold Coast - Draft City Plan 2015 - DSDIP Response to proposed justification of MLES Values
Date: Monday, 15 September 2014 6:56:38 PM

Hi Althena,

I refer to your emails of the 8th & 11th September seeking advice in relation to MLES values and how these matters are dealt with through the draft City Plan 2015.

Ultimately, the determination of MLES within a local government area is at the discretion of the relevant local government. The local government must be satisfied that the methodology for mapping of MLES values is scientific, robust, well-documented and legally defensible. The state's interest in MLES values lies in ensuring that those matters a local government is seeking to identify as MLES does not conflict and/or duplicate with MSES values.

Notwithstanding, I have provided a response below to the five MLES values outlined in your emails to assist Council on these matters and finalising the environmental policy and planning provisions that sit within the draft planning scheme.

I would recommend that once the applicable overlay mapping, codes and PSPs have been drafted that these are informally submitted for our review. As previously discussed, in order to streamline the planning scheme adoption process, we would like to have as many of the outstanding state interest matters agreed to before the scheme is submitted.

MLES – Vegetation Management Overlay Map

The department generally supports Council proposed approach to the identification of high, medium and general value vegetation as a matter of MLES through the draft planning scheme. In addition, the department notes that Council is seeking to incorporate assessment outcomes within the draft plan that would allow for medium value vegetation to be offset, where the impacts cannot be avoided or mitigated.

As per the above advice, Council must be satisfied that the methodology utilised (understood to be based on the vegetation communities current extent compared to their pre-clearing extent) is robust and legally defensible.

As indicated in your email, Council must ensure that the identified of High, Medium and General value vegetation as MLES must not duplicate with any MSES regulated vegetation values (as per the SPP definition). When submitting the planning scheme for approval Council should provide an outline of the steps which have been taken to ensure the MLES values on the vegetation management layer do not duplicate with MSES values.

It is important to also note that although the planning scheme may identify the medium value vegetation as being a matter of MLES to which offsets apply, Council may not necessarily be able to impose an offset condition due to the restriction contained in Section 15 of the *Environmental Offsets Act 2014*. Although the MLES vegetation value may be different from the MSES vegetation value, when the State is triggered as a party to the development application the restrictions will limit when local government can apply an offset in these circumstances. This is something to be mindful of from an implementation perspective as the planning scheme moves forward.

-

MLES – Biodiversity Areas Overlay Map (Hinterland to coast critical corridors)

The department understands that Council has gone through a significant process to identify

environmental corridors within the draft City Plan 2015, to which protection is being sought. It is understood Council is not seeking to facilitate any offsetting of residual impacts, rather the draft plan will seek to protect the corridors in situ.

As previously discussed, the department considers the identification of environmental corridors responds not only to the SPPs requirements in relation to the consideration of MLES, but also the state interest in ensuring ecological connectivity is being maintained or enhanced.

MLES – Biodiversity Areas (Substantial Remnants)

As with the vegetation overlay, the department supports the approach to the mapping of substantial remnants, but seeks additional information as to potential overlap with MSES values. Provided Council can demonstrate that the substantial remnants do not duplicate MSES values then the department would not have a concern with this mapping layer.

MSES - HEV Watercourse category

The department understands the Council is wishing to utilise its own watercourse mapping layer in order to protect the MSES values shown through the MSES HEV Watercourse mapping layer. As outlined in the new MSES Guideline, the State approach to the mapping and identification of MSES values is based on:

- An acknowledgement that MSES mapping is indicative only and can be ground truth and hence amended by local government planning schemes;
- Local government may refine MSES by using better resolution mapping of boundaries; and
- The MSES mapping methodology should be referred to when refining the state mapping at the local scale. Any amendments must remain scientific, robust, well-documented and legally defensible.

Based on the above approach, the department is happy to support the use of Council's mapping layer to identify and protect the MSES values. Ultimately, our primary concern would be ensuring that the Council mapping layer does not diminish the MSES values, however given Council's mapping has been refined at a more local level, I think it should be relatively simple for Council to demonstrate to the State that the MSES values are being appropriately protected.

City Wide Significant (CWS) species as a MLES value

The department supports the city wide significance, provided those species which may also be listed as an MLES or MSES are not identified as a local value.

The above information should address the outstanding questions raised by Council and allow for the environmental policy and planning provisions associated with the draft City Plan 2015 to be finalised. As noted earlier, once the overlay code, mapping and PSPs have been amended based on the above, we can undertake a further review to determine if all outstanding matters have been fully addressed prior to submission of the draft plan for adoption.

If you have any questions, do not hesitate to contact me.

Thanks

Martin Garred

Principal Planner

Regional Services - SEQ South

Department of State Development, Infrastructure and Planning
Queensland Government

tel 07 5644 3213

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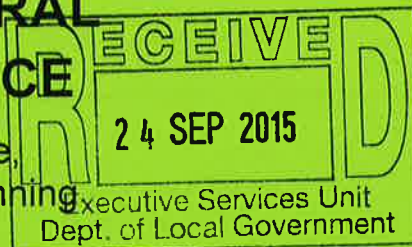
visit Level 1, 7 Short Street, Southport

martin.garred@dsdip.qld.gov.au | www.dsdip.qld.gov.au

Great state. Great opportunity.

DIRECTOR-GENERAL CORRESPONDENCE

Department of Infrastructure,
Local Government and Planning



ESU Use Only

Date due to ESU:.....

Ref: DGC15/.....

File No:.....

Drafting instructions for the department:

Response addressing this correspondence has
been incorporated under MC15/2090.

Name: D. Surtie

Date: 23/9/15

Action required:

- ☐ DG acknowledgement
(courtesy & final)
- ☐ DG interim letter
- ☒ DG response letter
- ☐ DG briefing note
- ☐ Dept for direct response
- ☒ Dept for appropriate action
- ☐ Councillor(s) complaint
- ☐ Council employees complaint
- ☐ NRN (note and to file)

Response time:

- ☐ Priority – 5 days
- ☒ Standard – 10 days
- ☐ Complex – 15 days
- ☐ Other.....days

Allocate to: (tick one only)

- ☐ Office of the DG
 - ☐ DSD under SLA (name).....
 - ☐ QRA
 - ☐ Building Queensland
 - ☐ Other.....
-
- | | |
|---|---|
| <input checked="" type="checkbox"/> Local Government and Regional
Services (<u>North</u> / <u>South</u>) | <input type="checkbox"/> Strategy, Governance & Resilience |
| <input type="checkbox"/> Finance & Funding | <input type="checkbox"/> Economic Development
Queensland |
| <input type="checkbox"/> Program Imp & Review | <input type="checkbox"/> South Bank Corporation |
| <input type="checkbox"/> Planning | |
| <input type="checkbox"/> Infrastructure, Policy & Planning | |

Provide copy of incoming to:

.....

☐ Complaint

☐ Registered Lobbyist
(if yes ODG to action & ESU to record in Source)

☐ Correspondence finalized

Date: 18 September 2015
Contact: Kim Mahoney
Location: City Planning
Telephone: (07) 5582 8835
Your reference: MC15/2090
Our reference: PD98/1132/02/07 #51019596

CITY OF
GOLDCOAST.

Mr Stephen Johnston
Acting Director-General
Department of Infrastructure, Local
Government and Planning
PO Box 15009
CITY EAST QLD 4002



Dear Mr Johnston

OUTSTANDING STATE INTEREST MATTERS FOR CITY PLAN

I refer to your correspondence dated 25 August 2015 confirming assessment of the City Plan is currently on hold, pending discussions with State officers in relation to outstanding state interest matters.

Thank you for the opportunity to engage in discussions with State officers to address these state interest matters for the City Plan. Please find attached the City's recommendations in response to the issues raised.

It is requested the Department of Infrastructure, Local Government and Planning re-commence assessment of the City Plan. I would appreciate a response from the Department, prior to November to allow the proposed City Plan to be adopted and commence as soon as possible.

I would like to express my sincere appreciation to State officers for their assistance and look forward to their continued support to enable prompt commencement of the City Plan in the near future.

Contacting us

The contact officers in relation to this letter are Kim Mahoney, Manager City Planning – City Planning Branch who can be contacted on telephone (07) 5582 8835 or at kmahoney@goldcoast.qld.gov.au and David Hood, Executive Coordinator Strategic Land Use Planning on telephone (07) 5582 8252 or at dhood@goldcoast.qld.gov.au.

Yours faithfully

Dale Dickson
Chief Executive Officer
Council of the City of Gold Coast

Attachment: Outstanding State interest matters for the City Plan

Attachment:

Outstanding State interest matters for the City Plan

City of Gold Coast's representations and recommendations below are based on the confidential draft Ministerial conditions, provided to the City, dated 7 September 2015.

Tracked changes in blue show changes made by State officers to the original conditions provided prior to 7 September 2015, other colours show recommendations made by City of Gold Coast officers.

Draft condition 1

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres, Part 5 Tables of Assessment, specifically table 5.5.4: centre zone and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:

1. Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.
2. Amend the code assessment trigger for a 'shop' land use in the centre zone to read:
 "Shop if;
 ~~(a) located in a Specialist Centre and the GFA of any single shop does not exceed 1500m²; or~~
 (ba) located in a District centre, Major Centre, Principal centre or the Surfers Paradise specialist centre"
3. Amend 6.2.4.2 Purpose of the Centre Zone code, **specifically overall outcome (2) by:**
 - a. Amending overall outcome (2)(a)(iv) by inserting "and typically a single tenancy does not exceed 7,000m² GFA" after the word 'people'.
 - b. Amending overall outcome (2)(a)(v) by inserting "and typically a single tenancy does not exceed 4,5000m² GFA" after the word 'people'.

City of Gold Coast representations:

In relation to sub-point 2, Varsity Central is also in the Centre zone and should be linked to the 1500m² threshold. As such, this should remain in the condition.

We would recommend additional content within the Overall outcomes to carry down more of the assessment considerations that are included in the Strategic framework (that will not form part of the assessment for Shops due to the change to code assessment). In addition to the content about District centres and Major centres, we also feel it is necessary for context and consistency to carry through outcomes relating to Principal centres and also acknowledge that the Key regional centres are regulated by other legislation (and therefore do not include the additional outcomes in the code).

Given the sensitivity and scrutiny of the centres hierarchy we also request that the State include this specific detail within the condition, rather than general guidance, so that there is less risk of the process being challenged.

Further, we raise concern that the suggested use of 'typically' does not provide for clear interpretation, either being taken as a guide or a tension/conflict point. The previous intention

was to allow proposals that meet the GFA thresholds an easy process, based on them not presenting a threat to the centres hierarchy, with larger proposals being subject to expert reports. We feel that the State's revised overall outcomes will not clearly provide for this distinction.

Note also, the typographical error in 3, b (should be 4,500m² rather than 4,5000m²).

City of Gold Coast recommended condition 1:

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres, Part 5 Tables of Assessment, specifically table 5.5.4: centre zone and Part 6 Zone Codes, specifically 6.2.4 Centre Zone code as follows:

1. Remove the retail gross floor area restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.
2. Amend the code assessment trigger for a 'shop' land use in the centre zone to read:
 "Shop if;
 (a) located in **athe Varsity Central Specialist cCentre** and the GFA of any single shop does not exceed 1500m²; or
 (b) located in a District centre, Major Centre, Principal centre or the Surfers Paradise specialist centre"
3. Amend 6.2.4.2 Purpose of the Centre Zone code **required as a consequence of amendments required through item (2) above to ensure that the centres hierarchy policy intent is carried through into the Centre zone code from the Strategic framework, specifically overall outcome (2) by:**
 - a. Inserting a new overall outcome based on strategic outcome 3.4.1(4) as follows:
 "[Land uses –] located within the network of centres avoids duplication of business and community facilities in support of an orderly and economically efficient settlement pattern. Centres remain prosperous and effective and a viable network of centres services the needs of the community and provision of employment opportunities. The hierarchy of mixed use centres is:
 (A) Key regional centres;
 (B) Principal centres;
 (C) Major centres;
 (D) District centres;
 The viability of the centres network is maximised by preventing out-of-centre development and avoiding incompatible uses within centres."
 - b. Inserting a new overall outcome based on strategic outcomes 3.4.1(2) & (3) as follows:
 "[Land uses –] comprise a varied scale and mix of retail uses and services in response to their broad catchments. Development intensity and type within each mixed use centre is consistent with its role and function within the centres hierarchy."
 - c. Inserting a new 'note' below overall outcome (2)(a)(ii) as follows:
 "Note: Key regional centres are regulated by other legislation and not specifically addressed by this code, refer to Part 10 Other plans."
 - d. Amending overall outcome (2)(a)(iii) based on specific outcomes 3.4.2.1(3) & (4) as follows:
 "[Land uses –] located within the Principal centres support a significant scale and mix of employment activities as well as other population needs related to goods and services. They provide a practical distribution of higher order centre facilities throughout the city and support regional activities and services as well as some city-wide services as required. Principal centres provide high order services, employment, retail, civic and community facilities for catchments of 200,000+ people and provide for over 15,000 jobs. Services include:
 (A) civic, entertainment, cultural and recreational facilities;

- (B) the full range of education facilities including major tertiary education services;
 - (C) Commonwealth, State or City of Gold Coast services and facilities (such as courts, district offices, service centres);
 - (D) major health services including hospitals;
 - (E) private and public sector offices (including administration, finance and professional services);
 - (F) district community facilities;
 - (G) regional shopping and retail facilities; and
 - (H) business and visitor accommodation
- e. Amending overall outcome (2)(a)(iv) ~~by inserting "and typically a single tenancy does not exceed 7,000m² GFA" after the word 'people'~~ based on specific outcomes 3.4.2.1(8) & (9) as follows
- "[Land uses –] located within Major centres support a major scale and mix of employment activities as well as other population needs related to goods and services. These centres have a more defined catchment than the central business district, key regional centres and principal centres and do not have the intended scale of uses of those centres. Major centres provide high order services, employment, retail, civic and community facilities for catchments of around 80,000 to 100,000 people and are intended to provide around 8,000 jobs. Services include:
- (A) entertainment and recreational facilities (including cinemas);
 - (B) education facilities;
 - (C) State or City of Gold Coast services and facilities;
 - (D) health services including hospitals (up to 300 beds);
 - (E) community facilities;
 - (F) professional services;
 - (G) regional shopping and retail facilities potentially accommodating a department store and specialist retail facilities; and
 - (H) visitor accommodation;
- Note: the above outcome is considered to be satisfied if the gross floor area of any single shop does not exceed 7,000m² within a Major centre."
- f. Amending overall outcome (2)(a)(v) ~~by inserting "and typically a single tenancy does not exceed 4,5000m² GFA" after the word 'people'~~ based on specific outcomes 3.4.2.1(14) & (15) as follows:-
- "[Land uses –] located within District centres support a mix of employment activities as well as other population needs related to goods and services. They are limited in size and intensity to serve the 'employment precinct' role provided by the higher order mixed use centres – central business district, key regional centres, principal centres and major centres. More intensive development activity is focused in these higher order mixed use centres. District centres provide a range of retail, office and employment land uses and some community and civic services for a catchment of between 20,000 and 40,000 people and are intended to provide around 3,000 jobs. Services include:
- (A) entertainment and recreational facilities (including cinemas);
 - (B) primary, secondary and limited tertiary education facilities;
 - (C) State or City of Gold Coast services and facilities;
 - (D) health services;
 - (E) community facilities;
 - (F) professional services;
 - (G) subregional retail facilities including a discount department store (in some district centres where there is an economic need), full-line supermarkets and specialty support retailing;

(H) secondary retailing, including bulk retailing, automotive retailing and service stations; and

(I) visitor accommodation;

Note: the above outcome is considered to be satisfied if the gross floor area of any single shop does not exceed 4,500m² within a District centre."

Draft condition 2

Amend Part 3, Strategic Framework as follows:

1. ~~Delete~~ Amend specific outcome (10) in section 3.3.2.1 to read "Increases in building height, beyond 50% above the Building height overlay map, is not anticipated in urban neighbourhoods."
- ~~1-2.~~ Delete ~~and~~ specific outcome (6) in section 3.4.4.1.
- ~~2-3.~~ Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads, "Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances."
- ~~3-4.~~ Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads, "Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances."

City of Gold Coast representations:

From discussions with State officers (meeting of Friday 4/9/15) it was understood that the 'not anticipated' approach could be used in 3.4.4.1 (for district centres) in addition to 3.3.2.1 (Urban neighbourhoods), however, the condition does not reflect this.

Council is not sure of the State interest which would limit this condition to urban neighbourhoods and not apply to District centres. As was outlined at that meeting, the intention in the drafting was not to prohibit certain development, but make it clear what the 'conflict' point was with the City Plan, leading to a merit based argument of 'grounds' as contemplated by the *Sustainable Planning Act 2009*. This provides the applicant with the ability to present a broader range of grounds, beyond that which can be listed in a planning instrument. Further, it provides for a regime where the grounds need to be comparable to the departure from the City Plan (i.e. the greater the conflict, the better the grounds need to be).

We would request a consistent approach be taken for both sections.

City of Gold Coast recommended condition 2:

Amend Part 3, Strategic Framework as follows:

1. ~~Delete~~ Amend specific outcome (10) in section 3.3.2.1 to read "Increases in building height, beyond 50% above the Building height overlay map, ~~is~~ are not anticipated in urban neighbourhoods."
- ~~1-2.~~ Delete ~~and~~ Amend specific outcome (6) in section 3.4.4.1 to read "Increases in building height, beyond a maximum of 50% above the Building height overlay map, are not anticipated in district centres".
- ~~2-3.~~ Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads, "Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances."

- ~~3.4.~~ Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads, "Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances."

Draft condition 3

Amend Part 5, Tables of Assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:

1. To identify the level of assessment for "Medium impact industry n. e. i" as being code assessment.

No additional comments.

Draft condition 4

Amend Part 5, Tables of Assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:

- ~~1. Add "Low impact industry 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" to the self-assessment column.~~
- ~~2.1.~~ Add "Marine Industry n. e. i" to the code assessment column.
- ~~3.2.~~ Remove "Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water" from the code assessment column.
- ~~4.3.~~ Remove "Marine industry if within 250 metres of a zone for sensitive land uses" from the impact assessment column.

No additional comments.

Draft condition 5

Amend Part 5, Tables of Assessment, specifically table 5.6.1: Reconfiguring a lot as follows:

1. Identify all boundary realignments as being subject to code assessment.
- ~~2. Amend the lot requirements (minimum area) for the low-density residential zone to 400m²; unless within the large lot precinct.~~

No additional comments.

Draft condition 6

Amend Part 9, Development Codes, specifically 9.3.10 Industrial design code as follows:

1. Amend self assessable outcome SO10 (d) & acceptable outcome AO7 (d) to read:
"A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday
OR
All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday."

No additional comments.

Draft condition 7

Amend relevant parts of the proposed City Plan to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.

No additional comments.

Draft condition 8

Amend Schedule 2, Mapping, specifically SC2. 6 Overlay maps (OMB1 - Building height overlay map) ~~and make consequential amendments to Part 5, Tables of Assessment and Part 6, Zones to as follows:~~

- a. Amend the description of the cross hatching which currently reads "Building height is subject to design criteria and site context" to read "No ~~Maximum~~ Height ~~Applies~~ ~~Limit~~ (Editor's Note: ~~Building design~~ ~~Development~~ is subject to city plan provisions and site constraints)".
- b. Include all land affected by Part 3 Strategic Framework, specifically specific outcome 3.3.2.1 (9) on the Building height overlay map.
- ~~c. Amend the 'impact assessment' height trigger for all relevant zones to only trigger impact assessment where involving building work and exceeding the height on identified on the Building Height overlay map.~~
- ~~d.c. Undertake necessary consequential amendments, in consultation with the Department of Infrastructure, Local Government and Planning all relevant sections of Part 6 Zones, as a result of the requirements outlined in (a)-(c) above.~~

City of Gold Coast representations:

Council raises concern with the removal of the 'consequential amendments' permitted to Part 5 (Tables of assessment) and Part 6 (Zone codes). Some scope for amendments is needed to these sections to align with the updated map.

By using 'no maximum', Council raises concern that the policy intent can be misinterpreted. There have been issues in the past with wording such as 'no limit' and 'no maximum', as it can be interpreted to suggest that Council's aspiration for tall buildings prevail over other relevant provisions, that may otherwise regulate building scale (e.g. aviation restrictions, shadow, site cover and setback provisions).

We recommend a revision to both the map and the reference in the Tables of assessment, based on the following

- Building height overlay map designation – new 'HX' designation for the areas currently hatched.
- Building height overlay map legend description – 'Areas identified with 'HX' are not provided with a height (other assessment provisions, including aviation restrictions, may limit achievable height)'
- Tables of assessment height triggers – new 'note' to confirm that height does not trigger development to impact assessment in these areas, 'Note: No height impact assessment trigger applies when identified with 'HX' on the Building height overlay map'

It is understood that (c) was removed as it was to be covered by condition 11. It should be noted that the 'impact assessment' trigger issue raised affects more zones than those listed in condition 11, as such, it is requested that this matter be dealt with in condition 8. Some revisions are suggested to clarify the intention, which is to ensure that compliant development is not triggered to impact assessment.

City of Gold Coast recommended condition 8:

Amend Schedule 2, Mapping, specifically SC2. 6 Overlay maps (OMB1 - Building height overlay map), ~~and make consequential amendments to~~ Part 5, Tables of Assessment and Part 6, Zones ~~to~~ as follows:

- a. Amend the ~~description of the cross hatching area on the map, which~~ currently reads "Building height is subject to design criteria and site context" to be nominated as 'HX' and described in the legend as ~~read-~~ "Areas identified with 'HX' are not provided with a height (other assessment provisions, including aviation restrictions, may limit achievable height) ~~No Maximum Height Applies Limit (Editor's Note: Building design Development is subject to city plan provisions and site constraints)~~".
- b. Include an additional 'note' within the 'impact assessment' height trigger for all relevant zones, as follows: "Note: No height impact assessment trigger applies when identified with 'HX' on the Building height overlay map".
- c. Include all land affected by Part 3 Strategic Framework, specifically specific outcome 3.3.2.1 (9) on the Building height overlay map.
- d. Amend the 'impact assessment' height trigger for all ~~relevant~~ zones to ensure that development that meets the height identified on the Building Height overlay map height is not ~~only~~ triggered to impact assessment ~~where involving building work and exceeding the height on identified on the Building Height overlay map~~.
- d.e. Undertake necessary consequential amendments, in consultation with the Department of Infrastructure, Local Government and Planning, to all relevant sections of Part 5 Tables of Assessment and Part 6 Zones, as a result of the requirements outlined in (a)-(ed) above.

Draft condition 9

Amend the proposed City Plan as follows:

- a. Specifically the following sections of Part 5, Tables of Assessment:
 - Table 5.10.6: Environmental significance – biodiversity areas overlay.
 - Table 5.10.7: Environmental significance – priority species overlay.
 - Table 5.10.8: Environmental significance – vegetation management overlay.
 - Table 5.10.9: Environmental significance – wetlands and watercourse overlay.

To identify that within all zones other than the Major Tourism Zone that:

 - A detached dwelling (not involving a secondary dwelling) does not trigger assessment against the Environmental Significance overlay code.

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

 - Delete the notes within Table 8.2.6-1 related to SO1, SO3 and SO4 which reads "Note: This SO does not apply to a dwelling house"; and
 - Delete the note within Table 8.2.6-1 related to SO2 which reads "Note: This SO does not apply to a dwelling house with a lot size of less than 4000m2"
- b. Specifically the following sections of Part 5, Tables of Assessment:
 - Table 5.8.4: Operational Work – Vegetation clearing.

To identify that within all zones other than the Major Tourism Zone that:

 - Self assessment applies to "Operational works – vegetation clearing that results in damage to assessable vegetation."
 - The following assessment criteria apply to self assessment:
 - Applicable zone code.
 - Vegetation management code.
 - General development provisions code.

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6

Environmental significance overlay code:

- Delete the note within Table 8.2.6-1 related to SO1 which reads "Note: This SO does not apply to vegetation damage which meets self assessable outcomes SO2-SO9 of the Vegetation management code."
- Delete the notes within Table 8.2.6-1 related to SO2, SO3 and SO4 which reads "Note: This SO does not apply to vegetation damage which meets self assessable outcomes of the Vegetation management code."

No additional comments.

Draft condition 10

Amend Part 3: Strategic Framework, Strategic Framework Map 2 – Settlement Pattern and Strategic Framework Map 5 – Focus Areas for Economic Activity and other relevant parts of the proposed City Plan to:

- Amend section 3.4.1 (2) and (5) of the Strategic Framework to describe the hierarchy of mixed use centres as comprising:
 - Key regional centres;
 - Principal centres;
 - Major centres; and
 - District centres.
- Acknowledge that Southport, as one of the Key regional centres, is also the Central business district for the Gold Coast. This condition does not prevent Southport being shown or described as the city's 'CBD'.
- Include Robina in the 'Key regional centre' level of the hierarchy.
- Include Coomera and Broadbeach in the 'Principal centre' level of the hierarchy.
- Undertake the following consequential amendments to Part 3 Strategic Framework, specially section 3.4 Making modern centres:
 - Amend strategic outcome 3.4.1 (5) so that the second paragraph reads:
"Southport, as one of the key regional centres, is also the city's Central Business District."
 - Amend the first heading in section 3.4.2.1 from "Central business district" to "Key regional centres."
 - Delete specific outcome 3.4.2.1 (1).
 - Amend specific outcome 3.4.2.1 (2) to include a new paragraph under the first paragraph to read:
"Southport is the city's main business area and contains the highest concentration of employment activities, services, retail, civic and community facilities. Southport services the whole city and provides for over 50,000 jobs."
 - Include a new specific outcome under the "key regional centres" heading to read:
*"Robina is a key regional centre and is regulated by the Local Government (Robina Central Planning Agreement) Act 1992.
The centre contains a high concentration of employment (business and retail) activities, services, Government infrastructure, civic and community facilities, and sporting facilities. Robina's significant vacant landholdings are utilised to accommodate at least 30,000 to 50,000 jobs.
Robina is underpinned by advanced ICT and its role as a premier location for medical and educational services. A mix of entertainment, dining and accommodation uses support a vibrant day and night time economy.
Robina is supported by integrated bus and rail services and good access to the Pacific Motorway for freight. Southern extensions to the heavy rail network and a light rail extension connect Robina to the coastal corridor, via Bond University, to consolidate Robina's accessibility.
The Robina Railway Station hub is a high-intensity, medium-to-high rise residential and commercial development including retail, dining and service activities. The Robina Stadium provides a focus for sporting activity including sports science, sports management and other sports related operations."*
 - Delete specific outcome 3.4.2.1 (5).

- f) Undertake ~~Make all other~~ necessary consequential amendments to the proposed City Plan, in consultation with the Department of Infrastructure, Local Government and Planning, ~~to the city plan~~ to implement the requirements of (a) to (e) above.

City of Gold Coast representations:

We request a small change to clarify that Southport can be shown and described as the City's 'only' CBD in strategic outcome 3.4.1(5) and specific outcome 3.4.2.1(2).

City of Gold Coast recommended condition 10:

Amend Part 3: Strategic Framework, Strategic Framework Map 2 – Settlement Pattern and Strategic Framework Map 5 – Focus Areas for Economic Activity and other relevant parts of the proposed City Plan to:

- a) Amend section 3.4.1 (2) and (5) of the Strategic Framework to describe the hierarchy of mixed use centres as comprising:
 - a. Key regional centres;
 - b. Principal centres;
 - c. Major centres; and
 - d. District centres.
- b) Acknowledge that Southport, as one of the Key regional centres, is also the Central business district for the Gold Coast. This condition does not prevent Southport being shown or described as the city's *only* 'CBD'.
- c) Include Robina in the 'Key regional centre' level of the hierarchy.
- d) Include Coomera and Broadbeach in the 'Principal centre' level of the hierarchy.
- e) Undertake the following consequential amendments to Part 3 Strategic Framework, specially section 3.4 Making modern centres:
 - Amend strategic outcome 3.4.1 (5) so that the second paragraph reads:
"Southport, as one of the key regional centres, is also the city's only Central Business District."
 - Amend the first heading in section 3.4.2.1 from "Central business district" to "Key regional centres."
 - Delete specific outcome 3.4.2.1 (1).
 - Amend the first sentence of specific outcome 3.4.2.1 (2) to read *"Southport is the city's only central business district and is a designated priority development area under the Economic Development Act 2012."*
 - Amend specific outcome 3.4.2.1 (2) to include a new paragraph under the first paragraph to read:
"Southport is the city's main business area and contains the highest concentration of employment activities, services, retail, civic and community facilities. Southport services the whole city and provides for over 50,000 jobs."
 - Include a new specific outcome under the "key regional centres" heading to read:
*"Robina is a key regional centre and is regulated by the Local Government (Robina Central Planning Agreement) Act 1992.
The centre contains a high concentration of employment (business and retail) activities, services, Government infrastructure, civic and community facilities, and sporting facilities. Robina's significant vacant landholdings are utilised to accommodate at least 30,000 to 50,000 jobs.
Robina is underpinned by advanced ICT and its role as a premier location for medical and educational services. A mix of entertainment, dining and accommodation uses support a vibrant day and night time economy.
Robina is supported by integrated bus and rail services and good access to the Pacific Motorway for freight. Southern extensions to the heavy rail network and a light rail extension connect Robina to the coastal corridor, via Bond University, to consolidate Robina's accessibility.
The Robina Railway Station hub is a high-intensity, medium-to-high rise residential and commercial development including retail, dining and service*

activities. The Robina Stadium provides a focus for sporting activity including sports science, sports management and other sports related operations."

- Delete specific outcome 3.4.2.1 (5).
- f) Undertake ~~Make all other~~ necessary consequential amendments to the proposed City Plan, in consultation with the Department of Infrastructure, Local Government and Planning, ~~to the city plan~~ to implement the requirements of (a) to (e) above.

Draft condition 11

Amend the following sections of Part 5, Tables of Assessment:

- Table 5.5.1: Material change of use – Low density residential zone (where not in the Large Lot precinct)
- Table 5.5.1(1): Material change of use – Low density residential zone (Large lot precinct)
- Table 5.5.2: Material change of use – Medium density residential zone
- Table 5.5.3: Material change of use – High density residential zone
- Table 5.5.15: Material change of use – Emerging community zone
- Table 5.5.18: Material change of use – Limited development (constrained land) zone
- Table 5.5.20: Material change of use – Rural zone (where not in a precinct)
- Table 5.5.20(1): Material change of use – Rural zone (Rural landscape and environment precinct)
- Table 5.5.21: Material change of use – Rural residential zone (where not in a precinct)
- Table 5.5.21(1): Material change of use – Rural residential zone (Rural landscape and environment precinct)
- Table 5.5.23: Material change of use – Township zone (where not in a precinct or in the Large Lot precinct)
- Table 5.5.23(1): Material change of use – Township zone (Township commercial precinct)
- Table 5.5.23(2): Material change of use – Township zone (Large lot precinct).

~~To amend~~ So that the code ~~and impact~~ assessment height trigger ~~to~~ reads:

"If involving building work and height, ~~other than for a dwelling house~~ (a) exceeds 2 storeys where only a Partial third storey; and (b) is no more than 9 metres.

Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay."

And the impact assessment height trigger reads:

"If involving building work (a) does not meet the code assessable height; and (b) exceeds the height identified on the Building height overlay map.

Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay."

City of Gold Coast representations:

Council is supportive of the addition of the 'notes' to improve readability compared to the requirements of earlier draft conditions.

We raise an issue with mandating consistent wording for all of the listed zones, as many zones have differences within the height trigger (eg. in the Rural zone, class 10 buildings and structures are not subject to the building height trigger, and in other zones, telecommunication towers are not subject to the building height trigger).

We understand that the State's intention is to ensure that development that complies with the code assessable height trigger is not triggered to impact assessment. Upon further review we believe that the necessary amendments to Part 5 Tables of assessment will be facilitated through condition 8 (specifically (d) and (e) from Council's recommended revision). As such, there is no need for this condition to address this matter.

City of Gold Coast recommended condition 11:

Amend the following sections of Part 5, Tables of Assessment:

- Table 5.5.1: Material change of use – Low density residential zone (where not in the Large Lot precinct)
- Table 5.5.1(1): Material change of use – Low density residential zone (Large lot precinct)
- Table 5.5.2: Material change of use – Medium density residential zone
- Table 5.5.3: Material change of use – High density residential zone
- Table 5.5.15: Material change of use – Emerging community zone
- Table 5.5.18: Material change of use – Limited development (constrained land) zone
- Table 5.5.20: Material change of use – Rural zone (where not in a precinct)
- Table 5.5.20(1): Material change of use – Rural zone (Rural landscape and environment precinct)
- Table 5.5.21: Material change of use – Rural residential zone (where not in a precinct)
- Table 5.5.21(1): Material change of use – Rural residential zone (Rural landscape and environment precinct)
- Table 5.5.23: Material change of use – Township zone (where not in a precinct or in the Large Lot precinct)
- Table 5.5.23(1): Material change of use – Township zone (Township commercial precinct)
- Table 5.5.23(2): Material change of use – Township zone (Large lot precinct).

As follows:

- a) Amend the code assessment and impact assessment height triggers in all of the above zones to include the following additional note:

"Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay."

~~To amendSo that the code and impact assessment height trigger to reads:~~

~~—————"If involving building work and height, other than for a dwelling house (a) exceeds 2 storeys where only a Partial third storey; and (b) is no more than 9 metres.~~

~~Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay."~~

~~And the impact assessment height trigger reads:~~

~~—————"If involving building work (a) does not meet the code assessable height; and (b) exceeds the height identified on the Building height overlay map.~~

~~—————Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay."~~

Draft condition 12

Amend the following sections of the proposed City Plan to include an "or" after the statement which currently reads "(a) corner lots;":

- Part 3 Strategic Framework, 3.3.3.1 Suburban neighbourhoods specific outcome (5);
- Part 3 Strategic Framework, 3.3.4.1 New communities specific outcome (5);
- Part 5 Tables of Assessment, Table 5.5.1 Material change of use – low density residential zone (where not in the Large Lot precinct) for Dual Occupancy listed as self assessment; and
- Part 6 Zones, 6.2.1 Low density residential zone code, specifically 6.2.1.2 Purpose statement section (2)(a)(iii).

No additional comments.

Draft condition 13

Amend the proposed City Plan as follows:

- Delete SC6.5: City Plan policy – Community benefit bonus elements;
- Remove all references or requirements for development to provide community benefit

- bonuses within all relevant parts of the city plan;
- c. Amend Part 9, Development Codes, specifically 9.3.8 High rise accommodate design code to include the new assessment development criteria outlined below:
 - New overall outcome:
"Excellence and innovation in urban design and architecture is delivered through highly functional, accessible, attractive, memorable and sustainable buildings and spaces."
 - New performance outcome:
"Development incorporates superior urban design and architecture outcomes that positively contribute to the character of the area."
 - New acceptable outcome:
"New development, according to the context and commensurate with the status and scale of the development:
 - a) *optimises the relationship of the public realm;*
 - b) *provides high levels of pedestrian movement and enhances the pedestrian experience;*
 - c) *provides a safe and active urban space of high quality;*
 - d) *provides excellent, innovative design outcomes for public open spaces and streetscapes;*
 - e) *achieves a high level of design excellence and public amenity; and*
 - f) *incorporates elements and vegetation that reinforce and complement the characteristics of the surrounding landscape."*
 - d. Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department of Infrastructure, Local Government and Planning, to implement the requirements of (a) to (c) above.

City of Gold Coast representations:

Following discussions with State officers we provide a revised approach to Community benefit bonuses. Our recommended changes have been made to create a more transparent and objective framework, including:

- More specifically expressing the purpose or outcome expected for each element, and the specific criteria to be met.
- Removing elements which duplicated or were potentially at odds with other requirements of the planning scheme.
- Clarifying how the measurement is to be calculated, and avoid "double dipping" for the same element.

The revised policy is provided in Appendix 1 (Council reference #51034524 v2).

City of Gold Coast recommended condition 13:

Amend the proposed City Plan as follows:

- a. Replace the existing ~~Delete~~ SC6.5: City Plan policy – Community benefit bonus elements with the amended SC6.5: City Plan policy – Community benefit bonus elements contained within Appendix 1;
- b. Within the following zones;
 - Medium density residential zone;
 - High density residential zone;
 - Mixed use zone;

- Centre zone;
- Neighbourhood centre zone;
- Innovation zone,

amend the housing form, scale and intensity overall outcomes as follows:

- Remove the existing point (ix);
- Insert a new heading and point (x) as follows:

“Community benefit

(x) where the development:

(i) is appropriate having regard to points (i) to (ix) of this overall outcome;

(ii) meets all other overall outcomes for this zone and any other applicable code; and

(iii) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this City Plan or reasonably required in relation to the development or use of premises as a consequence of the development),

development bonuses are applied in accordance with the SC6.5 City Plan Policy – Community Benefit Bonus.

Note - SC6.5 City Plan Policy – Community Benefit Bonus provides guidance on what might constitute additional community benefits and the supporting material that may be required to demonstrate the degree of benefit.”

~~a. Remove all references or requirements for development to provide community benefit bonuses within all relevant parts of the city plan;~~

~~b. Amend Part 9, Development Codes, specifically 9.3.8 High rise accommodate design code to include the new assessment development criteria outlined below:~~

~~• New overall outcome:~~

~~“Excellence and innovation in urban design and architecture is delivered through highly functional, accessible, attractive, memorable and sustainable buildings and spaces.”~~

~~• New performance outcome:~~

~~“Development incorporates superior urban design and architecture outcomes that positively contribute to the character of the area.”~~

~~• New acceptable outcome:~~

~~“New development, according to the context and commensurate with the status and scale of the development:~~

~~a) optimises the relationship of the public realm;~~

~~b) provides high levels of pedestrian movement and enhances the pedestrian experience;~~

~~c) provides a safe and active urban space of high quality;~~

~~d) provides excellent, innovative design outcomes for public open spaces and streetscapes;~~

~~e) achieves a high level of design excellence and public amenity; and~~

~~f) incorporates elements and vegetation that reinforce and complement the characteristics of the surrounding landscape.”~~

c. Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department of Infrastructure, Local Government and Planning, to implement the requirements of (a) to (eb) above.

Draft condition 14

Amend Schedule 1, Definitions, as outlined below:

- Amend Table SC1.1.2: Use definitions, Column 2 to align the following use definitions with Queensland Planning Provisions (version 3.1):
 - Dwelling house
 - Rooming accommodation
 - Substation
 - Utility installation.
- Amend Table SC1.2.2: Administrative definitions, Column 2 to align the following administrative definitions with Queensland Planning Provisions (version 3.1):
 - Adjoining premises
 - Advertising device
 - Temporary use
 - Urban purposes
- Amend Table SC1.2.2: Administrative Definitions to remove the following:
 - Note from the definition of boundary clearance
 - Editor's note and associated figure (Figure 1.2A) from the definition of building height
 - Note from the definition of setback.

No additional comments.

Draft condition 15

Amend Part 9, Development codes, 9.3.10 Industrial design code **as follows:**

- a. **Amend** Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:
 - New performance outcome:

*"Development protects **existing and planned** sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing."*
 - New acceptable outcome:

*"The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (b) the air quality objectives in the Environmental Protection (Air) Policy 2008; (c) noxious and offensive odours are not experienced at the location of **existing and planned** sensitive land uses."*
- b. **Amend** section 9.3.10.2 Purpose, specifically overall outcome (2)(f) to read *"Development in the low impact industry zone does not result in noise, air or odour emissions impacting on existing or planned sensitive uses."*

City of Gold Coast representations:

The revision of this overall outcome will provide for better policy alignment within the code. We do have a concern with retaining the specific reference to the Low impact industry zone, as there are Medium impact industry zones within close proximity to zones for sensitive land uses. We would be happy to amend the overall outcome to match the State's drafted Performance outcome.

City of Gold Coast recommended condition 15:

Amend Part 9, Development codes, 9.3.10 Industrial design code **as follows:**

- a. **Amend** Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:
 - New performance outcome:

*"Development protects **existing and planned** sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing."*
 - New acceptable outcome:

"The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (b) the air quality objectives in the Environmental Protection (Air) Policy 2008; (c) noxious and offensive odours are not experienced at the location of existing and planned sensitive land uses."

- b. Amend section 9.3.10.2 Purpose, specifically overall outcome (2)(f) to read "~~Development in the low impact industry zone does not result in noise, air or odour emissions impacting on existing or planned sensitive uses.~~ Development protects existing and planned sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing."

Draft condition 16

Amend Part 5, Tables of assessment to remove Table 5 10 20: Small lot housing (infill focus) overlay and Schedule 2, Mapping to remove Overlay Map OMS1: Small lot housing (infill focus) overlay map. In addition, make the following consequential amendments to Part 5, Tables of assessment and Part 9, Development Codes:

- Amend Table 5.5.1: Material change of use – Low density residential zone (where not in a Large Lot precinct), Table 5.5.2: Material change of use – Medium density residential zone, Table 5.5.3: Material change of use – High density residential zone to:
 - Identify a "Dwelling house if on a lot with an area less than 400m²" as being subject to self assessment; and
 - Include the "Small lot housing (infill focus) code" within the associated assessment criteria column.
- Amend 9.4.9, Small lot housing (infill focus) code, specifically 9.4.9.3 Criteria for assessment Part A – Self assessable development criteria to include the following:
 - New Self Assessable Outcome SO1 to read "Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane OR Where rear lanes exist they must be used for vehicular access."
 - New Self Assessable Outcome SO2 to read "Usable private space: (a) must be at least 15% of the site; (b) has a minimum depth of 3m; (c) can include open space, decks, balconies, verandas and covered outdoor ground level recreation areas; and (d) is located north or east of primary habitable rooms."
 - New Self Assessable Outcome SO3 to read "Habitable room windows do not 'directly face': (a) private open space or northern or eastern back yard of an adjoining dwelling lot; (b) a side or rear boundary within 1. 5m; (c) another habitable room window within 3m; or (d) an at-grade access way, footpath or communal open space area within 3m; OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1. 5m above floor level; or (b) have privacy screens that cover a minimum of 50% window view."
 - New Self Assessable Outcome SO4 to read "The front door and at least one habitable room window is visible to the street AND Where adjacent to public open space, built form addresses these spaces with: (a) a deck, balcony or veranda; or (b) overlooking windows to provide casual surveillance; and (c) fencing that is no greater in height than 1. 2m or at least 50% transparency."

No additional comments.

Draft condition 17

Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:

- Amend PO7 to read:

"Regulated vegetation are avoided where possible and any damage is minimised to the greatest extent possible when it is:

- a) Identified on the Environmental Significance – vegetation management overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO7 to read:
“Development avoids impacts on regulated vegetation.”
- Amend PO18 to read:
“State significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extent possible when it is:
 - a) Identified on the Environmental Significance – priority species overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO18. 1 to read:
“Development avoids impacts on state significant species, and their habitat.”
- Amend PO20 to read:
“Local significant species, and their habitat are avoided where possible and any damage is minimised to the greatest extent possible when it is:
 - a) Identified on the Environmental Significance – priority species overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO20. 1 to read:
“Development avoids impacts on local significant species, and their habitat.”

City of Gold Coast representations:

While the intent to strengthen the wording and improve alignment with the State Planning Policy is supported, the proposed wording will weaken the City’s ability to manage impacts on these matters of environmental significance. This was discussed in detail with representatives from the Department of Infrastructure and Local Government and Planning (DILGP) on 4 September 2015.

In order to address these concerns, alternate wording was proposed and supported by State officers (via email dated 8 September 2015). These changes to the condition provide clarity, reflect the code’s overall outcomes and provide a clear line of site to the Strategic Framework. This proposed amendment also demonstrates alignment with the State Planning Policy which seeks: ‘protection and enhancement of matters of state environmental significance’.

City of Gold Coast recommended condition 17:

Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:

- Amend PO7 to read:

~~“Development is designed to maintain r~~Regulated vegetation ~~are avoided where possible and any damage is minimise disturbance d to the greatest extent possible when it is:~~
 - a) Identified on the Environmental Significance – vegetation management overlay map; and
 - b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map.”
- Amend AO7 to read:

"Development avoids impacts on regulated vegetation."

- Amend PO18 to read:

"Development protects sState significant species, and their habitat ~~are or is designed to minimise impacts and enhance habitat values avoided where possible and any damage is minimised to the greatest extent possible~~ when it is:

- a) Identified on the Environmental Significance – priority species overlay map; and*
- b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map."*

- Amend AO18. 1 to read:

"Development avoids impacts on state significant species, and their habitat."

- Amend PO20 to read:

"Development protects lLocal significant species, and their habitat ~~are or is designed to avoided where possible and any damage is minimised to the greatest extent possible impacts and enhance habitat values~~ when it is:

- a) Identified on the Environmental Significance – priority species overlay map; and*
- b) Outside of biodiversity areas as identified on the Environmental Significance - biodiversity areas overlay map."*

- Amend AO20. 1 to read:

"Development avoids impacts on local significant species, and their habitat."

Appendix 1

Draft City Plan 2015

REVISED SC6.5 City Plan policy – Community benefit bonus

SC6.5.1 Purpose

The purpose of this City Plan policy is to provide guidance on what might constitute a community benefit as envisaged by the housing form, scale and intensity overall outcome in the zone codes listed in SC6.5.2. This policy also identifies the residential density bonus amounts that would be contemplated by council in response to the benefits provided, as well as supporting documentation that may be required.

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;
- (e) Neighbourhood centre zone if building height, as identified on the Building height overlay map, is equal to or greater than 15 metres with no more than 3 storeys; or
- (f) Innovation zone.

The extent of community benefits is one of a number of criteria which may be relevant to determining an appropriate form, scale and intensity of development under the relevant overall outcomes identified for these zones. This policy specifically contemplates a “bonus” residential density outcome on a site in response to certain community benefits.

However, to be eligible for a bonus under this policy, a development proposal must have met the overall outcomes of the zone and any other relevant code.

In addition, the community benefits envisaged need to:

- (a) be demonstrably in excess of those that would normally be expected of the development under the relevant provisions of this planning scheme or building regulations; and
- (b) meet both the purpose of the element and the prerequisites identified in the table in SC6.5.4.

SC6.5.3 Calculating the bonus amount

The bonus amount for each bonus element category is specified in the table in SC6.5.4.

- (a) Each of the elements in the table below represents a percentage value.
- (b) An applicant may propose any number of different bonus elements, however the same element may only be counted once for the purposes of calculating the bonus amount.
- (c) Percentage points are to be tallied and the bonus percentage points achieved is then applied to the residential density for the site shown on the Residential density overlay map for the site. If the total results in a fraction, the number of bedrooms allowable should be taken as the next highest whole number.
- (d) The total allowable residential density for a development achieved through accumulated points across the bonus elements should not exceed 40% above the density category for the site under the Residential density overlay map.

Where an applicant seeks a bonus, the request must be included and justified as part of the development application. For each bonus element category relied on, the development application must detail the element proposed, how it complies with the purpose and pre-requisites for that element and how the bonus amount has been calculated.

Where works are proposed on public land, the applicant must consult with the entity responsible for the land prior to the making of the development application to ensure all requirements of that entity are satisfied.

To avoid any doubt, community bonus elements which constitute trunk infrastructure may not be relied upon for the purposes of obtaining a credit against payable adopted infrastructure charges if a bonus has been applied for the same community bonus element. Similarly, community bonus elements which constitute non trunk infrastructure and are proposed as part of a development application to secure a community benefit bonus are not able to be the subject of a conversion application.

In all cases it is recommended that a pre-lodgement meeting be held to review the proposed development and determine further consultation with specific Council departments in regard to any proposed bonus elements. Consultation with the Council departments will ensure compliance with Council's minimum design standards for works.

SC6.5.4 Bonus elements and pre-requisites

Purpose	Minimum community benefit element and pre-requisites	Bonus %	Supporting information
ESD/green buildings			
Development contributes to Gold Coast's reputation for sustainability by maximising energy efficiency outcomes on site, achieving a level of performance which exceeds base requirements under the relevant building regulations, and significantly reduce or eliminate a building's negative impact on the environment.	Development will satisfy the applicable design and construction standards for a GBCA green star rating (or similar international standard (e.g. LEEDS)), and achieving:		An ecologically sustainable development (ESD) report prepared by a professionally qualified architect or engineer accredited with the Green Building Council of Australia (GCBA) (or similar international standard (eg LEED)) A report will also be required upon completion of the development, demonstrating that the building was built to the specified design standard.
	(i) a 4 green star rating	0.5	
	(ii) a 4.5 green star rating	1	
	(iii) a 5 green star rating	3	
	(iv) a 5.5 green star rating	5	
	(v) a 6 green star rating	7	
Community facilities and improvements			
Development provides facilities or improvements for the locality that exceed normal standards of service and significantly enhance the public realm, urban character, amenity, cultural enrichment, accessibility, functionality or range of community facilities.	Public pedestrian accessibility enhancements that are not otherwise required by the City Plan, and are: (i) a public plaza with a minimum length of 15 meters and depth of 7 meters; or (ii) a mid-block access laneway with a minimum width of 3.5m; Notes: Areas within the proposed pedestrian facility to be utilised exclusively for commercial uses such as alfresco dining, merchandising displays will not be eligible for a bonus under this category. It may not be possible to achieve a mid-block pedestrian through access due to fragmented land ownership. A partial (not access way may or may not qualify as a benefit, depending on the likelihood of a future continuation of the connection.	3 for plaza 2.5 for a partial accsswy 5 for a connected accsswy	A report demonstrating:- <ul style="list-style-type: none">the desirability of the proposed public facility and how it works within the wider pedestrian network and compatibility with the surrounding urban environment and vehicular network;a survey of the existing pedestrian, park, streetscape, public art elements and associated infrastructure;benchmarking of additional benefits derived by the improvements proposed;compatibility with any Council improvement plans or programs for the locality;the standards to which the improvements are to be designed and built;where the bonus is to be calculated on the basis of the value of the proposed improvement, a quantity surveyor's report outlining costs of works and evidence the
	Works and facilities that elevate the quality and useability of public parks or streetscape within the walkable catchment of the development site, to a level that exceeds the desired standards of service or accelerates the timing for infrastructure identified in the LGIP, or exceeds embellishment standards planned or typically adopted by council.	1 per \$50,000 improvement value up to 3 for streetscape improvements up to 10 for parks improve,ements	

Purpose	Minimum community benefit element and pre-requisites	Bonus %	Supporting information
	<p>These may include, but not limited to:</p> <ul style="list-style-type: none"> (i) play equipment; (ii) footpaths and pedestrian or cyclist facilities; (iii) BBQ and associated eating shelters; (iv) lighting; (v) Seating and furniture; (vi) planting of shade trees; (vii) revegetation; (viii) signage and public information facilities; or (ix) undergrounding of electricity 		<p>applicant will fund 100% of the funding to design and construct the improvements.</p> <ul style="list-style-type: none"> • ongoing maintenance of the improvement is to be undertaken by the land owner or future body corporate. <p>Where relevant, a heat island and wind study to demonstrate the comfort of those using the any outdoor spaces</p>
	<p>Public toilets and parents rooms provided within the development site which are not otherwise required under building regulations</p>	1	<p>For public art or artistic lighting:</p> <ul style="list-style-type: none"> • evidence that the art is to be procured through the appointment of a Council approved curator who will be responsible for the delivery of the work; • provision of an artistic statement of intent demonstrating the contribution of the public art to the development and the public realm; • demonstration that there will be no adverse impact upon residential safety or amenity, environmental values or and air traffic as a result of the external lighting.
	<p>Provided that for any of the abovementioned elements:</p> <ul style="list-style-type: none"> (a) proposed improvements are located on ground level and adjoining the street or easily accessible from the street; (b) there is a need for or substantial utility in the proposed improvement; (c) where located in a Centre Improvement Program Area, the design is in accordance with Centre Improvement Program design requirements or other minimum standards for the design of such facilities used by council; (d) is consistent with Council's planned bicycle and pedestrian networks; (e) is integrated with existing or proposed pedestrian areas external to the site; (f) is easily accessible and open to the public during operating hours; (g) signposted, lit and ventilated; and (h) furnished and landscaped. 		
	<p>Public art or artistic exterior lighting which is located in publically accessible areas and can be fully enjoyed from the surrounding public realm and which complies with Council's public art policy</p>	<p>1 per \$50,000 improvement value</p> <p>up to 10 points</p>	

Purpose	Minimum community benefit element and pre-requisites	Bonus %	Supporting information
	A monetary contribution towards the centre improvement program if one exists within the catchment of the development.	1 per \$50,000 improvement value up to 5 points	
Site amalgamation			
In the high density residential zone, mixed use or innovation zone, or light rail urban renewal area overlay, development amalgamates two or more lots of less than 600m ² or with a frontage of ten metres or less, and optimises the way in which the proposed building addresses and activates the street.	Amalgamation of two or more lots to create a site up to 1,215m ² .	1	
	Amalgamation of two or more lots to create a site up to 3,000m ²	1.5	
	Amalgamation of two or more lots to create a site that is larger than 3,000m ² .	3	
	Amalgamation of two or more lots to create a site that forms a full city block.	6	