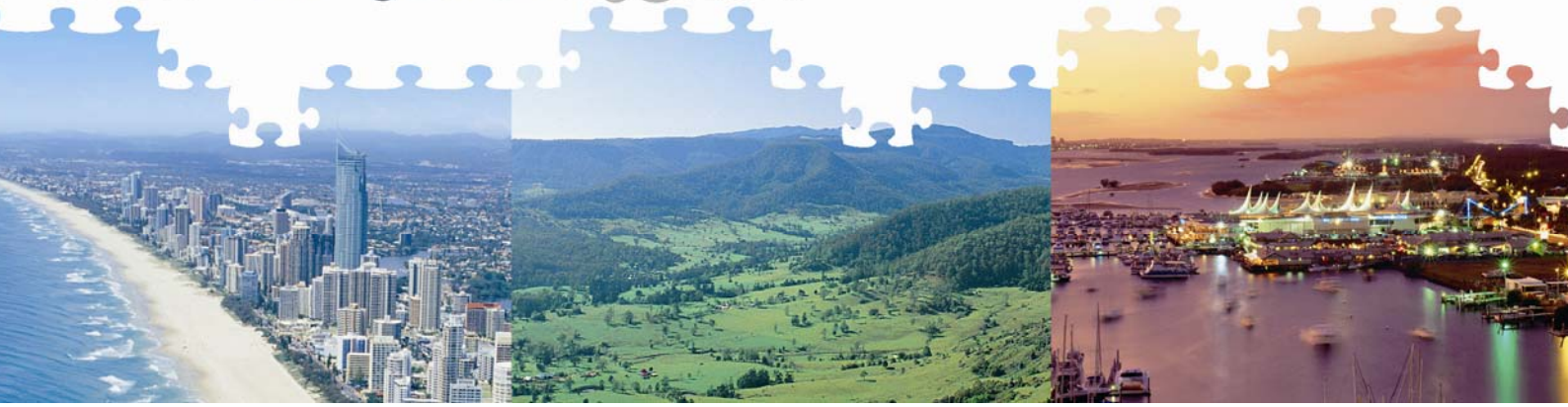


Our Living City  
Gold Coast Planning Scheme 03 Version 1.2



# Commencement of the Gold Coast Planning Scheme 2003 Version 1.2

## Version 1.2 commenced 11 May 09

Version 1.2 of the Gold Coast Planning Scheme 2003 commenced on 11 May 2009 and is available in web, hardcopy and CD format.

## Adopted amendments

The following amendments have been adopted by Council and consolidated for inclusion in Version 1.2:

- Amendments 2 & 3
- Oxenford Local Area Plan
- Minor Amendments 1, 2, 3, 4 & 5.

The effect of these amendments is outlined overleaf.

## Improvements with Version 1.2

Version 1.2 is more affordable, accessible and useable than previous versions of this Planning Scheme.

Improvements to the format and presentation include:

- Hardcopies have been reduced to three volumes. Planning Scheme Policies and the Domain, Overlay and Planning Strategy Maps are not included in the hardcopy (but are available on the 2 CDs included in Volume 1).
- Three A1 colour maps are now provided at the front of Volume 1 of the hardcopy. These include:
  - Planning Strategy Map PS1 – Land Use Themes
  - Domain Map North
  - Domain Map South.
- Consistent formatting throughout the entire document.
- By not printing the Planning Scheme Policies, or the Domain, Overlay and Planning Strategy Maps (and providing them on CD), Council has significantly reduced the cost of purchasing Version 1.2.
  - Hardcopies can be purchased for \$340
  - CDs can be purchased for \$10.

## How to view or get a copy of Version 1.2

Copies of Version 1.2 of the Planning Scheme are available as follows:

- Online at [goldcoastcity.com.au/planningscheme](http://goldcoastcity.com.au/planningscheme)
- For purchase in hardcopy and CD format at Council's Nerang, Bundall and Coolangatta Offices. Please note: The hardcopy includes the Planning Scheme 2003 Version 1.2 CD and Planning Scheme Policies CD. These CDs are also available for individual sale.
- For viewing at all Council libraries.

## Future Planning Scheme Amendments

In accordance with Council's endorsed work schedule, draft amendments to the Planning Scheme are currently in progress. These draft amendments can be viewed on the 'Amendments' page of the above website.

The draft amendments are expected to be adopted and commenced within the next three years. As they commence, each amendment will be released as 'loose-leaf inserts', which can be inserted into your hardcopy of Version 1.2 of the Planning Scheme.

## The Planning Scheme Review Program

Council has commenced work on a detailed review of the Planning Scheme. When complete, by mid to late 2012, the new Planning Scheme is expected to reflect community views and aspirations identified through the recent Bold Future project.

## Ongoing support

If you have any questions about Version 1.2, please feel free to contact the City Plan Unit on:

Tel: (07) 5582 8683

E: [planningscheme@goldcoast.qld.gov.au](mailto:planningscheme@goldcoast.qld.gov.au)



## Superseded & Historic Planning Schemes

Upon the commencement of Version 1.2, Planning Scheme Version 1.1 (Amended January 2007) became a superseded Planning Scheme. All previous versions of the Planning Scheme are now classed as historic versions (i.e. Version 1.0 and Version 1.1). Copies of the superseded and historic Planning Schemes will remain on Council's website.

## Overview of adopted amendments

The effect of the adopted amendments that commenced with the Gold Coast Planning Scheme 2003 Version 1.2 are detailed below. Copies of these amendments are available on Council's website.

### Amendments to Part 4 – Definitions

The definitions have been amended for the following uses and terms:

- Animal Husbandry
- Child Care Centre
- Educational Establishment
- Estate Sales Office
- Hostel Accommodation
- Special Accommodation
- Residential Density RD1, RD2, RD3, RD4.

### Amendments to Part 5 – Domains

The following Domains have been amended as described:

- **Marine Industry Domain** – Amended Table of Development (TOD)
- **Public Open Space Domain** – Amended Intent
- **Emerging Communities Domain** – Amended reference to Varsity Lakes Concept Plan No.5
- **Detached Dwelling Domain** – Amended Acceptable Solutions
- Various Domains (Public Utility listed as Exempt Development).

### Amendments to Part 6 – Local Area Plans (LAPs)

The following LAPs have been amended as described:

- **Yatala Enterprise Area LAP** – Amended TOD & Development Requirements
- **Southport LAP** – Amended Development Requirements
- **Bundall Equestrian LAP** – Amended TOD
- **Burleigh LAP** – Amended Intent
- **Coomera LAP** – Amended TOD
- **Hope Island LAP** – Amended TOD
- **Mudgeeraba Village LAP** – Amended Development Requirements
- **Nerang LAP** – Amended TOD
- **Southport LAP** – Amended Development Requirements
- Various LAPs (Public Utility listed as exempt development)
- Various LAPs (Plot Ratio provisions)

The following LAPs are included in Version 1.2 as new or revised LAPs:

- **Oxenford LAP** (new)
- **Coolangatta LAP** (revised)
- **Broadbeach LAP** (revised).

### Amendments to Part 7 – Development Codes

The following Specific Development Codes and Constraint Codes have been amended:

- Advertising Devices Specific Development Code
- Family Accommodation Specific Development Code
- Canals and Waterways Constraint Code
- Car Parking, Access and Transport Integration Constraint Code
- Flood Affected Areas Constraint Code
- Nature Conservation Constraint Code.

### Amendments to Part 10 – Schedules

- Includes all of Council's Waste Management sites within the Table of Lands Designated for Community Infrastructure.

### Amendments to Domain Maps

The following Domain maps have been amended:

- Darlington
- Southport
- Stephens Swamp
- Worongary
- Various Domain Maps (land no longer in Public Open Space Domain).

### Amendments to LAP Maps

The following LAP Maps have been amended:

- **Coomera LAP** Map 9.2 – Precincts
- **Eagleby LAP** Map 12.2 – Precincts
- **Nerang LAP** Map 18.3 – Details of Precincts 1 -6
- **Nerang LAP** Map 18.5 – Maximum Residential Density.

### Amendments to Overlay Maps

The following Overlay Maps (OM) have been amended:

- Rural Subdivision OM1
- Maximum Building Heights OM6; OM6-1; OM6-6
- Potential Flood Inundation OM17
- Public Open Space Management OM21.

### Minor Amendments 1, 2, 3, 4 & 5

Minor Amendments 1 to 5 comprise 'minor amendments' as defined by the *Integrated Planning Act (IPA) 1997*. These minor amendments change various parts of the Planning Scheme as endorsed by Council, including (but not limited to):

- Corrections and consequential changes to the Priority Infrastructure Plan as a result of Amendments 2 & 3
- Corrections to formatting, grammar and referencing across the entire Planning Scheme
- Consequential amendments resulting from the adoption of the Oxenford LAP
- Corrections to mapping errors.