

**PART 2
DESIRED ENVIRONMENTAL
OUTCOMES AND PERFORMANCE
INDICATORS**

**DIVISION 1
DESIRED ENVIRONMENTAL OUTCOMES**

PART 2 DESIRED ENVIRONMENTAL OUTCOMES AND PERFORMANCE INDICATORS

DIVISION 1 DESIRED ENVIRONMENTAL OUTCOMES

CHAPTERS 1-4

CHAPTER 1 INTRODUCTION TO THE DESIRED ENVIRONMENTAL OUTCOMES

The **Desired Environmental Outcomes (DEOs)** are the core of the Planning Scheme. They provide the fundamental context (derived from the foundation research discussed in **Part 1, Division 2**) for the Planning Strategies that follow in **Part 3**, and subsequently, for the development assessment codes and other measures contained in the remaining parts of the Planning Scheme. They therefore provide a primary focus or direction for the entire Planning Scheme.

They are expressed in terms of broad policy outcomes which seek to achieve ecological sustainability for the City as a whole. As such, they are grouped under the three main aspects of ecological sustainability, being ecological, economic and social considerations. By their nature, the DEOs define the essential balance proposed for the City of Gold Coast between these three aspects. They present the most fundamental outcomes for each aspect that are necessary for the achievement of ecological sustainability in the local context. This balance is then further refined in the more detailed considerations discussed in **Part 3** of this Planning Scheme, which synthesises the three aspects of ecological sustainability into integrated planning strategies.

This Planning Scheme contains a total of 17 DEOs, within this Division. (Note: the individual Local Area Plans include local DEOs, which are each linked back to one of the original 17 global DEOs). While they have been grouped under three broad headings, they generally have application to more than one aspect of ecological sustainability. They are each supported by an explanatory statement and associated planning objectives. All DEOs require measures within the Planning Scheme to facilitate their achievement and, accordingly, broad statements of implementation are also provided for each DEO. Each DEO is sought to be achieved to the extent practicable having regard to each of the other DEOs.

In **Division 2** of this Part, a series of Performance Indicators are provided to facilitate monitoring and measurement of the Planning Scheme's success in achieving the DEOs.

CHAPTER 2 ECOLOGICAL PROCESSES

1.0 DEO ECOL.1

The conservation of areas containing native vegetation of international, national, state, regional or local significance, and of other natural ecosystems, to ensure maintenance of the city's biodiversity and natural landscape values.

1.1 Explanation

The City of Gold Coast contains enormous biological diversity and includes areas of regional, national and international conservation significance. Almost 50% of the city retains native vegetation cover, which has significant value for nature conservation and landscape purposes. However, only a small proportion of the city is protected within national parks and other conservation reserves. The most important physical features of the City that warrant protection for nature conservation and/or landscape reasons are the mountains, ridges, valleys, river systems, wetlands and coastal systems.

The very high population growth rates of Gold Coast City mean that the existing natural values of the City are threatened by development. Accordingly, it is important that ecologically significant areas are protected and managed to maintain their ecosystem and landscape values. Careful planning is therefore required to ensure that viable ecosystems are maintained and important landscape features are protected, while still accommodating further growth and development. In some instances, this may mean that development will be precluded from certain areas and, in other

instances, it may be limited or otherwise regulated to minimise impacts. In some situations it may also be necessary for new developments to rehabilitate areas that have experienced previous degradation of their nature conservation or landscape values.

1.2 Planning Objectives to Support DEO Ecol.1

- Ecol.1.1:** to preserve ecologically significant areas, including those of international, national, state, regional or local significance.
- Ecol.1.2:** to preserve natural foreshore areas so as to enhance coastal ecosystems and scenic amenity values.
- Ecol.1.3:** to provide continuity of open space and ecological corridors to link ecologically significant areas, as defined in Ecol.1
- Ecol.1.4:** to provide adequate buffer areas to further protect ecologically significant areas from the impacts of adjacent development.
- Ecol.1.5:** to preserve visually significant natural areas and physical features, predominantly in their natural state.
- Ecol.1.6:** to minimise disturbance to natural landscapes and ecologically significant areas, in areas where development is permitted.
- Ecol.1.7:** to define an 'edge' to the City's urban area, particularly on its western side, to maintain a distinction between the built up and the natural areas of the city.
- Ecol.1.8:** to rehabilitate degraded habitat areas that are of ecological significance.

1.3 Planning Measures to Support DEO Ecol.1

This DEO is further addressed in the Key Strategies for Nature Conservation and Urban Heritage and Character. It is also of significance to many Land Use Themes, but particularly those for Open Space/Nature Conservation, Rural/Nature Conservation, Conservation/Ecotourism - East Coomera/Yawalpah and Flood Plain Management - Merrimac/Carrara.

It has influenced many of the provisions of this Planning Scheme, but will be largely achieved through the following:

- most domains, but particularly the Conservation, Public Open Space, Community Purposes, Emerging Communities, Park Living and Rural Domains;
- the Burleigh Ridge, Coomera Town Centre Local Area Plan, Currumbin Hill, East Coomera/Yawalpah, Guragunbah conservation, South Stradbroke Island, Springbrook and The Spit (Gold Coast Harbour) Local Area Plans (LAPs);
- the Specific Development Codes for Aquaculture, Farm Forestry, Landscape Work, Reconfiguring a Lot, and Vegetation Management;
- the Constraint Codes for Natural Wetland Areas and Natural Waterways, Nature Conservation, Ocean Front Land and Steep Slopes or Unstable Soils;
- the Planning Scheme Policies for Land Development Guidelines, Site Analysis and Guidelines for Preparing Ecological Site Assessments during the Development Process; and
- the Priority Infrastructure Plan.

2.0 DEO ECOL.2

The protection of natural drainage catchments, river systems and other waterbodies to maintain the ecological values and functions of the ecosystems and health of the human communities that they support, and to enhance their value for maintenance of flora and fauna, recreation and other uses.

2.1 Explanation

Water is fundamental to life. It is therefore a resource of the highest value. Gold Coast City has a wide range of landscape features that are dominated by water, including both freshwater and saline environments. Land use and development can have significant impacts on water quality and can result in major modifications to natural water systems. It is important that the City's water resources are maintained, that water quality is enhanced wherever possible by new development, and that any modifications to existing water systems and their catchments are managed to ensure that detrimental impacts to ecosystems are avoided.

Of critical importance for the City is the protection of the quality of the City's potable water supply. Strict measures are needed to ensure that the Hinze and Little Nerang Dams and the proposed Lower Albert River Weir catchments are preserved in a manner that ensures the highest level of protection possible.

2.2 Planning Objectives to Support DEO Ecol.2

- Ecol.2.1: to maintain the integrity of the individual drainage catchment areas, as shown on the River Catchments and Landform Map (**Planning Strategy Map PS-2**), by minimising disturbance to existing landforms, surface drainage, watercourses and groundwater movement.
- Ecol.2.2: to ensure, where changes are made to drainage systems, that stormwater runoff is discharged into appropriate treatment areas prior to discharge into the stream, river and estuarine waters of the City.
- Ecol.2.3: to ensure that sustainable environmental flows are guaranteed in all waterways and storage catchments, and to limit water extraction (as the result of above ground storage, waterway and groundwater extraction) to that quantity available after sustainable environmental flows are guaranteed.
- Ecol.2.4: to maintain the catchments of the existing and proposed potable water supply storages in an undisturbed and natural condition, wherever possible.
- Ecol.2.5: to retain an effective and functional buffer of endemic riparian vegetation to natural waterways, and to facilitate its rehabilitation where it has been degraded by previous land uses.
- Ecol.2.6: to construct wetlands and other water quality treatment devices, as part of an integrated water quality management system.
- Ecol.2.7: to limit or carefully manage development in areas that are characterised by unstable soils, contaminated soils or acid sulfate soils.
- Ecol.2.8: to support the objectives of the Moreton Bay Marine Park, including its values as a commercial fishery, by ensuring that development has no adverse impacts upon its aquatic and riparian ecosystems.

2.3 Planning Measures to Support DEO Ecol.2

This DEO is further addressed in the Key Strategies for Natural Resources, Nature Conservation, and Urban Heritage and Character. It is relevant to development within all Land Use Themes, but particularly those for Open Space/Nature Conservation, Rural/Nature Conservation, Conservation/Ecotourism - East Coomera/Yawalpah Conservation, and Flood Plain Management - Merrimac/Carrara.

It has influenced many of the provisions of this Planning Scheme, but will be largely achieved through the following:

- most domains, but particularly the Conservation, Public Open Space, Private Open Space, Community Purposes, Emerging Communities, Park Living and Rural Domains;
- East Coomera/Yawalpah Conservation, Guragunbah, South Stradbroke Island, and Springbrook LAPs;
- Specific Development Codes for Aquaculture, Changes to Ground Level and Creation of New Waterbodies, Landscape Work and Reconfiguring a Lot;
- Constraint Codes for Dam Catchment Areas, Natural Wetland Areas and Natural Waterways, Nature Conservation, Sediment and Erosion Control and Steep Slopes or Unstable Soils;

- Planning Scheme Policies for Land Development Guidelines, Management of Activities Located within Areas of Acid Sulfate Soils, Site Analysis and Guidelines for Preparing Ecological Site Assessment during the Development Process; and
- the Priority Infrastructure Plan.

3.0 DEO ECOL.3

The maintenance of high standards of air quality, including minimising and reducing greenhouse gas emissions.

3.1 Explanation

The maintenance of air quality is fundamental to the health of all ecosystems and ultimately to the ability of the earth to support life. It is therefore of critical importance that emissions into the atmosphere are minimised and that the earth's ability to cleanse its atmosphere is maintained and, where possible, enhanced.

Land use practices and development are of major significance in maintaining air quality. This includes the health and amenity of local environments, as well as the health of the global atmosphere. The Planning Scheme has the ability to minimise adverse impacts on air quality by facilitating a land use pattern and built environment that helps reduce per capita energy demands and greenhouse gas emissions. In particular, a compact and efficient urban form that integrates transport and land use, together with energy efficient building design, can have great advantages for energy conservation. The Planning Scheme is also able to ensure that development has minimal adverse impacts upon the quality of the air in the immediate locality. The ability of the earth to 'recycle' its air supply is fundamentally affected by vegetation clearing and in this respect, the Planning Scheme is able to facilitate appropriate development outcomes consistent with the achievement of DEO Ecol.1 above.

3.2 Planning Objectives to Support DEO Ecol.3

- Ecol.3.1: to achieve an urban form that reduces the need to travel and minimises the length of trips, thereby minimising the emission of greenhouse gases.
- Ecol.3.2: to achieve an urban form that supports the maximum use of public transport systems and non-motorised means of transit.
- Ecol.3.3: to facilitate the design of new development in a manner that minimises the use of non-renewable energy resources, such as through the promotion of energy efficient building design.
- Ecol.3.4: to minimise airborne pollutants that contribute to unhealthy air quality standards and reduced local amenity.

3.3 Planning Measures to Support DEO Ecol.3

DEO Ecol.3 is further addressed in the Key Strategies for Population Growth Management, Activity Centres, Transport, Energy Conservation and Urban Heritage and Character. It is relevant to development within all Land Use Themes and particularly the overall distribution of these, as depicted in Planning Strategy Map PS - 1.

It has broad influence over many of the provisions of this Planning Scheme, including those for the various domains and LAPs. It is particularly relevant to the Constraint Code for Car Parking, Access and Transport Integration, as well as for Nature Conservation and the Planning Scheme Policy for Energy Conservation.

4.0 DEO ECOL.4

The minimisation of waste products and the provision of efficient systems to ensure their effective reuse, treatment or, where unavoidable, disposal.

4.1 Explanation

Urban environments produce enormous amounts of waste, which has the potential to pollute local ecosystems and result in health problems for local communities. Many rural activities also result in the production of waste products, some of which can lead to contamination of local soils and waterways. The management, disposal and possible reuse of these wastes involve a significant undertaking, which requires sufficient land and facilities for the treatment of wastes and adequate provision for the storage and handling of wastes on development sites. The Planning Scheme can facilitate the provision of waste management sites and to protect existing and proposed sites from encroachment by incompatible land uses. It can also facilitate the provision of adequate facilities for the storage and collection of waste, whilst minimising environmental impacts. In some situations, it can also facilitate the reuse of waste products, such as vegetation cleared from development sites.

4.2 Planning Objectives to Support DEO Ecol.4

- Ecol.4.1: to ensure that all development is serviced by on-site facilities that ensure the disposal of all waste products produced, either by on site treatment or removal in a manner that minimises environmental impacts;
- Ecol.4.2: to ensure that waste management infrastructure is available to service new development in a timely, efficient and environmentally responsible manner;
- Ecol.4.3: to protect existing and proposed waste management facilities from the encroachment of incompatible development; and
- Ecol.4.4: to maximise opportunities for the reuse of waste products from development.

4.3 Planning Measures to Support DEO Ecol.4

This DEO is further addressed in the Key Strategies for Infrastructure Provision and Sequencing and Waste Management. It is relevant to development within all Land Use Themes and has particular importance for the community infrastructure designation.

As such, it has implications for development in all domains and LAP areas but has particular importance for the Community Purposes Domain. It is also particularly relevant to the following:

- Specific Development Code for Salvage Yards; and
- Planning Scheme Policy for Infrastructure Water Supply Network Developer Contributions and Policy for Infrastructure Sewerage Network Developer Contributions.

CHAPTER 3 ECONOMIC DEVELOPMENT

1.0 DEO ECON.1

The provision of an efficient land use pattern that is conducive to business activity, and attractive for new business opportunities, particularly those that complement existing or emerging business activity and those that offer opportunities for sustainable new businesses which diversify the existing economic base of the city.

1.1 Explanation

The City's **Economic Development Strategy** highlights the need for diversification of the economic base, to ensure a robust local economy that is able to withstand fluctuations in activity within existing major business sectors, such as tourism. Further growth in those industries currently underpins the local economy. It is these and related economic activities that must be exploited for the City's economy to reach its full potential. New industries should also be facilitated and

encouraged. Such new industries should aim to generate more of the City's wealth from productive economic activity, rather than from consumption based activity which currently dominates.

The Planning Scheme is able to complement the City's **Economic Development Strategy** by facilitating the provision of a supportive land use structure that encourages appropriate businesses to locate and grow. This requires the provision of suitable sites within an efficient urban form that locates economic activity in close proximity to consumer markets, complementary support services and residential areas for labour and that minimises development and operational costs.

1.2 Planning Objectives to Support DEO Econ.1

Econ.1.1: to ensure the supply of adequate land that can be efficiently developed in appropriate locations to implement the City's **Economic Development Strategy**.

Econ.1.2: to provide opportunities for the expansion of existing businesses and the establishment of new businesses in the following industry groups which have been identified as having significant growth prospects:

- lifestyle related industries;
- information technology and telecommunications;
- cultural industries (including film, TV and multi media);
- education and training;
- construction and building;
- marine related industries (including craft and components manufacturing);
- general manufacturing industries (including food processing);
- transport, storage and distribution industries; and
- environmental industries (including waste treatment and recycling equipment and services)
- extractive industry (including innovation in the production of aggregates such as manufactured sand).

Econ.1.3: to protect and maintain opportunities for continuing investment in rural based industries, including:

- agriculture;
- forestry;
- fishing;
- aquaculture; and
- extractive industry.

Econ.1.4: to facilitate the establishment of commercial services and retail services and other enterprises that support local business activity and thereby improve the efficiency of the major business sectors and reduce 'leakage' of expenditure from Gold Coast City economy.

1.3 Planning Measures to Support DEO Econ.1

This DEO is further addressed in the Key Strategies for Activity Centres, Natural Resources, and the Pacific Innovation Corridor. It is also of particular significance to the Land Use Themes for Agriculture, Industry, Marine Industry, Major Activity Centres, Residential/Tourism - Pacific Coast, Investigation Area - Robina/Bond University and Investigation Area - Gold Coast Harbour.

It will be largely achieved through the following provisions of this Planning Scheme:

- Rural, Tourist and Residential, Integrated Business, Local Business, Fringe Business, Industry 1, Industry 2, Extractive Industry, Marine Industry and Emerging Communities Domains;
- Beenleigh Town Centre, Broadbeach, Bundall Central, Burleigh, Coolangatta, Coomera, Harbourn, Helensvale Town Centre, Nerang, Robina, Southport, Surfers Paradise, The Spit (Gold Coast Harbour) and Yatala Enterprise Area LAPs; and
- Specific Development Codes for Aquaculture, Ecotourism Facilities, Farm Forestry, Office, Retail and Related Establishments, Rural Industry and Working from Home.

2.0 DEO ECON.2

Enhanced employment and investment opportunities through better integration of residential and business activity, whilst protecting the residential amenity.

2.1 Explanation

The majority of employment within Gold Coast City is concentrated in Activity Centres and Activity Clusters, with workers commuting to such centres from predominantly residential areas. However, Gold Coast City Activity Centre Strategy suggests that there is also a significant proportion of employment dispersed throughout the City, accounting for some 24% of all employment, with this proportion likely to increase as the result of a growing trend to home based employment.

It is generally desirable to facilitate a greater degree of integration between the home and the workplace, provided that there are no significant adverse impacts on residential amenity and that residential uses do not compromise the efficiency of business centres. The benefits of such closer integration include a reduction in commuter trips and distances travelled, social and economic advantages in working from home, strengthening the immediate catchment base for business centres, facilitating more vibrant public areas within centres, and safer streets resulting from increased surveillance, particularly after business hours.

2.2 Planning Objectives to Support DEO Econ.2

- Econ.2.1: to facilitate mixed use developments within Activity Centres and Activity Clusters, where an acceptable level of residential amenity can be achieved.
- Econ.2.2: to facilitate mixed use developments within neighbourhood centres, including retail, office, residential and service uses within the same building.
- Econ.2.3: to facilitate increased residential densities in the areas surrounding Activity Centres and Activity Clusters.
- Econ.2.4: to encourage home occupations and home offices uses in residential areas, where these are compatible with the residential amenity of the local area.
- Econ.2.5: to encourage socially and environmentally sound, and financially viable, land uses in Park Living areas.

2.3 Planning Measures to Support DEO Econ.2

This DEO is further addressed in the Key Strategies for Activity Centres and the Pacific Innovation Corridor. It is of particular significance to the Land Use Themes for Urban Residential, Major Activity Centres, Investigation Area - Robina/Bond University and Investigation Area - Gold Coast Harbour.

It will be largely achieved through the following provisions of this Planning Scheme:

- Rural, Park Living, Village, Detached Dwelling, Residential Choice, Tourist and Residential, Integrated Business, Local Business, Fringe Business, Industry 1, Industry 2, Marine Industry and Emerging Communities Domains;
- Beenleigh Town Centre, Broadbeach, Bundall Central, Burleigh, Chevron Island, Coolangatta, Coomera, Harbourtown, Helensvale Town Centre, Mudgeeraba Village, Nerang, Palm Beach, Paradise Point, Robina, Southport, Springbrook, Surfers Paradise, The Spit (Gold Coast Harbour), West Burleigh, and Yatala Enterprise Area LAPs; and
- Specific Development Code for Working from Home.

3.0 DEO ECON.3

The provision of a viable system of Activity Centres (based on service catchments) and Activity Clusters (based on the locational needs of productive business sectors) to ensure that the City's communities have access to a wide range of suitably planned and located goods and services.

3.1 Explanation

The major proportion of economic activity, within the City of Gold Coast, occurs in various nodes of commercial or industrial activity. Some of these are very specialised and heavily reliant upon a particular business sector. As such, Gold Coast City is a multi nuclei city, which, unlike traditional cities, does not have a single dominant commercial centre. Gold Coast City also has relatively low residential densities, and research undertaken suggests the need to consolidate the existing urban pattern, while limiting Greenfield development predominantly to Gold Coast City/Brisbane Corridor.

Two broad types of business centres essentially service the existing and planned urban structure. These are the retail and service centres, which are largely consumption based and accommodate the needs of a particular catchment (Activity Centres), and the major concentrations of specialised business activity, such as the industrial precincts, which are largely production based and located to meet particular business sector requirements (Activity Clusters). Consolidation of business activity, predominantly into Activity Centres and other employment nodes (Activity Clusters), will assist in facilitating an efficient urban form that maximises benefits for the community, business and the environment.

3.2 Planning Objectives to Support DEO Econ.3

- Econ.3.1:** to facilitate the provision of a hierarchy of viable, catchment based retail and service centres that maximise accessibility to the full range of goods and services.
- Econ.3.2:** to facilitate the development of a range of specialised Activity Clusters that maximise the economic advantages resulting from the agglomeration of complementary business activities in desirable locations.
- Econ.3.3:** to maximise the viability of all Activity Centres by discouraging incompatible development within the centres and by precluding the development of competing new centres that would erode the catchments of centres within the preferred Activity Centre system.
- Econ.3.4:** to facilitate the orderly and efficient development of Activity Centres.

3.3 Planning Measures to Support DEO Econ 3

This DEO is primarily addressed in the Key Strategy for Activity Centres and is relevant to the Key Strategies for Tourism and the Pacific Innovation Corridor. It is also of significance to the Land Use Themes for Industry, Marine Industry, Airport Investigation Area, Major Activity Centres, Investigation Area - Robina/Bond University and Investigation Area - Gold Coast Harbour.

It will be largely achieved through the following provisions of this Planning Scheme:

- Integrated Business, Local Business, Fringe Business, Industry 1, Industry 2, Marine Industry and Emerging Communities Domains;
- Beenleigh Town Centre, Broadbeach, Bundall Central, Burleigh, Coolangatta, Coomera, Harbourtown, Helensvale Town Centre, Nerang, Robina, Southport, Surfers Paradise, The Spit (Gold Coast Harbour) and Yatala Enterprise Area LAPs; and
- Specific Development Codes for Office and Retail and Related Establishments.

4.0 DEO ECON.4

The enhancement of the tourism industry, including the protection of existing attractions, the protection and ecologically sustainable use of the City's significant natural assets and the further diversification of the industry.

4.1 Explanation

Tourism has been the cornerstone of the City's economy for many decades. The City's tourist industry is of national economic significance. Whilst it is considered important to broaden the economic base of the City, it is of at least equal importance that the City's strongest industry be protected and that its long term market share be secured. This will require both the protection of existing assets and the facilitation of new market opportunities. In terms of existing assets, the

attractiveness of both Gold Coast City's natural and built environment needs to be recognised as a key element in its competitive strength and warrants careful consideration in the planning process.

The Planning Scheme has a significant influence on the ability of the tourism industry to expand and meet the changing needs of potential tourist markets. Generally, this requires areas where redevelopment can be readily facilitated but this must be balanced against the potential for impacts upon the natural environment and the reasonable amenity expectations of residents.

4.2 Planning Objectives to Support DEO Econ.4

Econ.4.1: to ensure that existing tourist facilities and attractions are not adversely impacted by incompatible development.

Econ.4.2: to facilitate the orderly and efficient redevelopment of existing tourist facilities and the further consolidation of existing significant tourist precincts.

Econ.4.3: to facilitate opportunities for new tourist development in appropriately designated areas, where environmental values are not compromised and the reasonable amenity expectations of residents can be accommodated.

Econ.4.4: to ensure that the city's natural assets and scenic amenity values are protected and, where possible, enhanced to add further value to the visitor experience.

4.3 Planning Measures to Support DEO Econ.4

This DEO is primarily addressed in the Key Strategy for Tourism but is also relevant to the Key Strategies for Nature Conservation, Activity Centres, Urban Heritage and Character and City Image and Townscape. It is also of significance to the Land Use Themes for Open Space/Nature Conservation, Airport Investigation Area, Major Activity Centres, Residential Tourism - Pacific Coast, Resort Residential - Hope Island, Conservation/Ecotourism - East Coomera/Yawalpah and Investigation Area - Gold Coast Harbour.

It will be largely achieved through the following provisions:

- Rural, Tourist and Residential, Integrated Business, Conservation, Private Open Space and Public Open Space Domains;
- Broadbeach, Bundall Equestrian, Burleigh, Burleigh Ridge, Coolangatta, Currumbin Hill, East Coomera/Yawalpah Conservation, Guragunbah, Hope Island, Palm Beach, South Stradbroke Island, Southport, Springbrook, Surfers Paradise and The Spit (Gold Coast Harbour) LAPs;
- Specific Development Codes for Bed and Breakfast Tourist Accommodation, Caravan Parks, Ecotourism Facility, Farm Stay, High Rise Residential and Tourist Accommodation, Low Rise Commercial Tourist Accommodation, Private Recreation, Surf Life Saving Clubs and Tourist Cabins; and
- Constraint Codes for Nature Conservation and Ocean Front Land and Natural Wetland Areas and Natural Waterways.

5.0 DEO ECON.5

The prudent use of renewable and non-renewable natural resources, having regard to their sustainable management.

5.1 Explanation

The sustainable management of renewable and non-renewable natural resources requires that their harvesting or use have regard to long term needs and that it occurs only where environmental and social impacts can be maintained to an acceptable level. Such resources include good quality agricultural land, materials extracted from the ground (such as rock, sand, soils and gravel), timber and water.

The Planning Scheme can ensure that development proposals, seeking to utilise natural resources, take account of both immediate and long term impacts. It can also regulate development adjacent to areas containing natural resources to ensure that they do not compromise the resource or the ability to utilise it in a sustainable manner. It can also facilitate opportunities for the establishment of new renewable resources, such as farm forestry.

5.2 Planning Objectives to Support DEO Econ.5

- Econ.5.1: to ensure the sustainable use of natural resources, having regard to the capacity of the resource to continue to meet community needs and the environmental and social consequences of its exploitation.
- Econ.5.2: to protect productive agricultural land, significant mineral deposits and extractive resources and other natural resources of economic value from encroachment by incompatible land uses.
- Econ.5.3: to facilitate opportunities for the establishment of new renewable resource developments and the recycling of existing resources.
- Econ.5.4: to minimise the potential for contamination of natural resources, as the result of such occurrences as soil erosion and the use of chemicals.

5.3 Planning Measures to Support DEO Econ.5

This DEO is further addressed in the Key Strategies for Natural Resources and Energy Conservation. It is also of significance to many Land Use Themes but particularly those for Open Space/Nature Conservation, Rural/Nature Conservation, Agriculture and Community Infrastructure.

It will be largely achieved through the following provisions:

- Rural, Extractive Industry and Community Purposes Domains;
- Specific Development Codes for Changes to Ground Level and Creation of New Waterbodies, Farm Forestry, Rural Industry and Salvage Yards; and
- Constraint Codes for Dam Catchment Areas, Nature Conservation, Sediment and Erosion Control and Steep Slopes or Unstable Soils.

6.0 DEO ECON.6

The use and safe operation of existing and committed infrastructure is maximised and future infrastructure is provided efficiently.

6.1 Explanation

The delivery of infrastructure, in an efficient and orderly manner, is fundamental to meeting the needs of both business and the broader community. Such infrastructure includes basic services, such as water and power as well as communications facilities, transport and social services. The demand for these services occurs both in newly developing areas and in established areas, as existing infrastructure needs augmentation or replacement and as new services, such as those associated with the evolving communications industry, become available. The Planning Scheme can facilitate the delivery of infrastructure by ensuring that adequate land is available to accommodate future needs and by providing the means by which infrastructure is provided, in the most cost effective and environmentally responsible manner.

6.2 Planning Objectives to Support DEO Econ.6

- Econ.6.1: to facilitate the reasonable needs of business and the broader community, through the efficient provision of major infrastructure and service facilities, including roads, public transport, water, sewerage and drainage.
- Econ.6.2: to encourage the establishment of emerging business sectors, by facilitating the economical provision of high capacity communications and other specialised infrastructure.
- Econ.6.3: to protect the integrity of existing and planned infrastructure facilities, including transport and communications facilities, by avoiding incompatible development in close proximity.
- Econ.6.4: to maximise the value of existing and planned infrastructure facilities, by consolidating appropriate development in well serviced areas.
- Econ.6.5: to maximise accessibility to social infrastructure facilities, such as health, education, recreation, entertainment and community support services.

6.3 Planning Measures to Support DEO Econ.6

This DEO refers to the Key Strategy for Infrastructure Provision and Servicing and is also of relevance to the Key Strategies for Population Growth Management, Activity Centres, Transport, Waste Management, Community and Recreational Open Space and the Pacific Innovation Corridor. It is also related to development in all Land Use Theme areas, Domains and LAP areas but has particular importance for the Community Infrastructure and Airport Investigation Area Land Use Themes and for the Community Purposes Domain. It is particularly relevant to Part 8 of this Planning Scheme, as well as to the following:

- Specific Development Codes for Reconfiguring a Lot and Telecommunications Facilities;
- Constraint Codes for Gold Coast Airport and Aviation Facilities, Car Parking, Access and Transport Integration and Service Roads (Pacific Motorway);
- Planning Scheme Policies for Infrastructure (Water Supply and Sewerage) and Land Development Guidelines; and
- the Priority Infrastructure Plan.

CHAPTER 4 COMMUNITY WELLBEING

1.0 DEO SOC.1

The establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place for the various communities of Gold Coast City.

1.1 Explanation

People are attracted to live in the various parts of the City for many reasons and they soon form attachments to places because of particular local features or a discernible local character. Often this is related to significant landscape elements, the character of the local built environment or the nature of the area's public spaces. As evidenced by Gold Coast City Urban Heritage and Character Study, the City of Gold Coast has a distinctive character that should be respected in design, its component parts have a diversity that should be embraced, as the City continues to grow. For new urban areas, this sense of place will grow over time, if careful attention is paid to the local environment and the aspirations of the emerging community.

The Planning Scheme can influence development to ensure that, even in the context of rapid urban growth, natural topographic features and urban landscape values are identified and protected. It can also facilitate controls on design to ensure that any identified local character is respected and, where appropriate, enhanced.

1.2 Planning Objectives To Support DEO Soc. 1

- Soc.1.1: to preserve the distinctive character of designated rural and non-urban areas, thereby facilitating a clear distinction from urban areas.
- Soc.1.2: to protect and enhance the value of significant landscape features, within both the built and natural areas of the City, as characteristics contributing to the distinctive form of the city.
- Soc.1.3: to achieve a built form which highlights the basic structural elements of the City's development pattern and maintains clarity in character between the various component parts.
- Soc.1.4: to ensure that new development promotes a high standard of urban design which contributes to the attractiveness and efficient functioning of the City's built environment and which reflects the values and aspirations of local communities.
- Soc.1.5: to create urban areas that are legible and enable people to understand the intended purposes of, and links between, areas and facilities.

1.3 Planning Measures To Support DEO Soc.1

This DEO is particularly important to the Key Strategies for Urban Heritage and Character and City Image and Townscape. It is also of relevance to the Key Strategies for Activity Centres, Tourism, Nature Conservation and Housing and to development in all Land Use Theme areas, domains and LAP areas but has particular importance to the following:

- Constraint Codes for Cultural Heritage (Historic), Cultural Heritage (Indigenous) and Nature Conservation; and
- Planning Scheme Policies for Landscape Strategy Part 1 - Landscape Character Guiding the Image of the City and Site Analysis.

2.0 DEO Soc.2

The location and design of residential areas and support facilities to maximise accessibility to community facilities and places of employment, and to maximise opportunities for community interaction.

2.1 Explanation

Access to community facilities and employment opportunities is a fundamental component of social wellbeing. It is directly related to quality of life issues, including social interaction, recreation and security of income. It is desirable that residential neighbourhoods are located in close proximity to community facilities and employment concentrations and that they are designed to facilitate clear and convenient access to these features. As such, urban areas that are designed to maximise social interaction are also safe environments that promote increased casual surveillance of public spaces.

The Planning Scheme is the major influence on the overall form of the City and the distribution of its component parts. It is also the main influence on the design and layout of local areas and the buildings that comprise them. It is therefore well positioned to achieve the above outcomes.

2.2 Planning Objectives to Support DEO Soc.2

- Soc.2.1: to facilitate an efficient urban form that offers high levels of accessibility between residential areas and Activity Centres and Activity Clusters.
- Soc.2.2: to maximise residential densities in and around Activity Centres and Activity Clusters, where an acceptable level of amenity can be achieved.
- Soc.2.3: to facilitate the timely provision of conveniently located community facilities and open space areas and human services.
- Soc.2.4: to ensure the design of safe neighbourhoods that offer high levels of pedestrian permeability and maximise opportunities for social interaction through the use of shared and multiple use areas and facilities.

2.3 Planning Measures to Support DEO Soc.2

This DEO relates to the Key Strategies for Activity Centres, Tourism, Transport, and Community and Recreational Open Space. It is of relevance to development in all Land Use Theme areas, domains and LAP areas, but has particular importance to the following:

- Land use Themes for Urban Residential, Industry, Major Activity Centres and Residential/Tourism - Pacific Coast;
- Village, Detached Dwelling, Residential Choice, Tourist and Residential, Integrated Business, Local Business and Community Purpose Domains;
- Beenleigh Town Centre, Broadbeach, Bundall Central, Burleigh, Coolangatta, Coomera, Harbourn, Helensvale Town Centre, Mudgeeraba Village, Nerang, Palm Beach, Robina, Southport, Surfers Paradise, The Spit (Gold Coast Harbour), West Burleigh and Yatala Enterprise Area LAPs; and
- Specific Development Code for Reconfiguring a Lot.

3.0 DEO SOC.3

The provision of a range of diverse housing choice, including affordable housing, that is responsive to the changing demographic structure of the City's population and promotes equity in access to goods and services.

3.1 Explanation

Housing accounts for the greatest proportion of the total urban land area of the City. It currently accommodates a resident population that has predominantly migrated to the City in the last few decades. This resident population is now aging. While the overall range of accommodation available in the City of Gold Coast is very diverse, there are many localities where only one form of housing is currently provided. These areas therefore tend to be very narrow in their social profile and place high levels of demand upon particular services and facilities. These demands then change dramatically as the local population ages.

The Planning Scheme is able to assist in diversifying housing choice within local areas by introducing opportunities for the development of a wide range of dwelling types and dwelling densities in appropriate locations. This then enables the changing accommodation needs of local communities to be met in the local area and a greater social mix to be achieved, with a more even demand on social infrastructure. Generally, the increased densities would be provided close to community and transport facilities.

3.2 Planning Objectives to Support DEO Soc.3

- Soc.3.1: to facilitate a range of dwelling types and densities, within local areas, that meets the needs of the City's existing and future households.
- Soc.3.2: to facilitate the development of neighbourhoods, with a mix of housing types, tenures, sizes and styles, to encourage social cohesion and integration.
- Soc.3.3: to encourage the provision of residential accommodation which is designed and located to integrate with the surrounding community, while meeting the specific needs of youth, the aged, people with disabilities and other disadvantaged groups.
- Soc.3.4: to facilitate the overall distribution of public housing in a manner that encourages social mix and results in the integration of private and public housing.
- Soc.3.5: to encourage redevelopment in areas of social disadvantage, poor residential amenity or environmental quality, to create quality living areas.
- Soc.3.6: to facilitate a range of affordable housing options in suitable locations throughout the City.

3.3 Planning Measures to Support DEO Soc.3

This DEO is further addressed in the Key Strategy for Housing and is particularly relevant to development within the Urban Residential Land Use Theme.

It will be largely achieved through the following provisions of this Planning Scheme:

- Village, Detached Dwelling, Residential Choice, Tourist and Residential and Emerging Communities Domains;
- Beenleigh Town Centre, Broadbeach, Burleigh, Chevron Island, Coolangatta, Coomera, Helensvale Town Centre, Hope Island, Mudgeeraba Village, Nerang, Palm Beach, Paradise Point, Robina, Southport and Surfers Paradise LAPs; and
- Specific Development Codes for Aged Persons Accommodation, Attached Dwellings, Detached Dwellings, Family Accommodation, High Rise Residential and Tourist Accommodation, Low Rise Apartment Building, Relocatable Home Park and Reconfiguring a Lot.

4.0 DEO SOC.4

The identification and protection of places and objects of recognised historic, indigenous and cultural heritage significance.

4.1 Explanation

The region that is now the City of Gold Coast has led a long association with local and visiting indigenous populations and, in more recent times, an important role in the development of leisure, recreation and tourism in Australia. It therefore has a distinctive history that is expressed in places, buildings, objects and areas of cultural significance which symbolise particular types of interactions or are linked to historical events and cultural traditions. While Gold Coast City Urban Heritage and Character Strategy identified change as a major theme, it also identified the importance of conserving significant cultural assets.

The Planning Scheme can play a substantial role in ensuring that the City's cultural and heritage values are identified and protected in the context of rapid urban growth. This is essential for maintaining local identity and engendering strong connections between the city and its residents. This will become increasingly important as the City continues to mature.

4.2 Planning Objectives to Support DEO Soc.4

Soc.4.1: to identify and protect significant cultural assets, and to respect the cultural associations of places of significance to indigenous communities, through the involvement of indigenous people in the planning process.

Soc.4.2: to create urban areas that conserve and enhance sites and items of local historic and cultural significance, and to identify and protect significant cultural assets in non urban-areas of the city.

4.3 Planning Measures to Support DEO Soc.4

This DEO is particularly relevant to the Key Strategy for Urban Heritage and Character and will influence development in all Land Use Theme areas, domains and LAP areas. It will be largely achieved through the provisions of the Constraint Codes for Cultural Heritage (Historic), and Cultural Heritage (Indigenous), and its application will be assisted by Planning Scheme Policy 17 - Site Analysis.

5.0 DEO SOC.5

The maintenance of residential amenity, through the minimisation of any environmental harm or adverse social impacts occurring from the construction and operation of commercial, community, tourism, industrial and extractive industry activities.

5.1 Explanation

Gold Coast City's competitive strengths are strongly linked to its attractive lifestyle attributes. Residential amenity translates to good quality of life. In a context of competing activities and rapid urban growth, it is important that these lifestyle values are identified and considered in land use and development decision making.

The Planning Scheme is able to provide considerable influence in this regard. Initially, it is able to position the various land uses so as to separate conflicting activities, through the Land Use Themes, domains and LAP provisions. It is then able, through the application of the various codes for assessing development proposals, to further minimise potential conflicts through controls on construction activity, the design and layout of the development and the nature of its operations.

5.2 Planning Objectives to Support DEO Soc.5

Soc.5.1: To ensure that land uses that have the potential to conflict with residential amenity are adequately separated and/or buffered from residential areas.

Soc.5.2: to ensure that the design and layout of development minimises any potential for activities to adversely impact upon the amenity of nearby residential premises.

Soc.5.3: to control, where possible, the nature of construction activity and the ongoing operational aspects of development to levels that are appropriate for a reasonable standard of amenity in nearby residential premises.

- Soc.5.4:** to ensure that new residential development does not unreasonably constrain productive or community facilities or significant transport infrastructure, including extractive resource haulage routes, by locating in areas where reasonable expectations for residential amenity, cannot be met.
- Soc.5.5:** to ensure that new residential development in locations in proximity to community facilities or significant transport infrastructure, including major roads and railway lines, incorporates adequate design treatments to mitigate any potential amenity impacts.

5.3 Planning Measures to Support DEO Soc.5

This DEO is relevant to all Land Use Themes, domains and LAP areas and to the provisions for development within them. It has general application to all Specific Development Codes and is particularly relevant to the Constraint Codes for Gold Coast Airport and Aviation Facilities and Service Roads (Pacific Motorway).

60. DEO SOC.6

The provision of a safe, clean, accessible and affordable transport system that efficiently connects the various parts of the city, and offers choice and convenience for residents and visitors.

6.1 Explanation

Mobility and access to the City's facilities and services are essential for individual and community wellbeing and for the efficient operation of the City generally. This requires the provision of a range of transport options to suit individual needs, together with facilities and services that are safe, efficient and convenient to use. The effective integration of transport infrastructure and urban development will improve transport efficiency and enhance convenience.

The Planning Scheme is able to influence both the initial provision of transport facilities and the ongoing efficiency of transport operations. In particular, it is able to influence the design of new areas to maximise accessibility and to levy infrastructure charges upon development for the provision of transport facilities and services. It is also able to ensure that the overall structure of the City and its component parts support major transportation investment.

6.2 Planning Objectives to Support DEO Soc.6

- Soc.6.1:** to facilitate the provision of pedestrian and bicycle systems that connect residential areas to local community facilities and other transport modes in a convenient, safe and attractive manner.
- Soc.6.2:** to support the provision of efficient public transport infrastructure and service, particularly during the early stages of urban development.
- Soc.6.3:** to develop and maintain an efficient road network.
- Soc.6.4:** to ensure the provision of adequate car parking, loading and access facilities to service the needs of development.
- Soc.6.5:** to ensure the safe and efficient operation of air transport facilities and services.
- Soc.6.6:** to facilitate the development of water transport as a viable alternative mode.
- Soc.6.7:** to ensure the provision of an effective network of public foreshore access ways.
- Soc.6.8:** to ensure that land use patterns support planned transport infrastructure.

6.3 Planning Measures to Support DEO Soc.6

This DEO is further addressed in the Key Strategy for Transport and is important to the Key Strategies for Infrastructure Provision and Sequencing, Activity Centres and Tourism. It is related to development in all Land Use Themes, but is particularly significant to those for Urban Residential, Industry, Airport Investigation Area, Major Activity Centres, Residential/Tourism - Pacific Coast and Investigation Area - Gold Coast Harbour. It is also relevant to development in all domains and LAPs.

It will be largely achieved through the following provisions of this Planning Scheme:

- Village, Detached Dwelling, Residential Choice, Tourist and Residential, Integrated Business, Local Business and Emerging Communities Domains;
- Beenleigh Town Centre, Broadbeach, Burleigh, Coolangatta, Coomera, Harbourtown, Helensvale Town Centre, Nerang, Palm Beach, Robina, Southport, Surfers Paradise, The Spit (Gold Coast Harbour) and Yatala Enterprise Area LAPs;
- Specific Development Code for Reconfiguring a Lot;
- Constraint Codes for Gold Coast Airport and Aviation Facilities, Car Parking, Access and Transport Integration and Service Roads (Pacific Motorway); and
- relevant provisions of **Part 8 - Infrastructure**.

7.0 DEO SOC.7

The location and design of development to minimise the potential risk to life and property from known natural hazards.

7.1 Explanation

Gold Coast City's large population is vulnerable to a range of natural hazards. While some of these hazards are unavoidable, the risk to property and life can generally be reduced or mitigated by appropriate design and siting. Initially, this requires sound knowledge of the potential impacts from natural hazards in the various parts of the City and appropriate decision making regarding land use. Where development is considered suitable, design measures and environmental management techniques can then be utilised to further mitigate any risks.

Steep slopes, flood prone areas, acid sulfate soils and bushfire hazard areas are examples of areas subject to natural hazards that require careful assessment prior to any development activity. For development to proceed in such areas, the measures needed to effectively mitigate the identified hazard should be carefully appraised against the capacity of the local environment to accommodate those measures in a sustainable manner. Gold Coast City's existing development pattern must also be taken into account when assessing the potential impact of natural hazards and in implementing any new mitigation measures, along with the capacity and operating efficiency of emergency services organisations.

7.2 Planning Objectives to Support DEO Soc.7

- Soc.7.1:** to ensure that development is located away from areas where the risk to life and property from the impact of natural hazards is unacceptable, in terms of either the likely cost of damage or the measures needed to effectively mitigate the risk.
- Soc.7.2:** to ensure that development is designed to mitigate the risk to life and property from known natural hazards.
- Soc.7.3:** to facilitate cost effective counter disaster and emergency procedures.

7.3 Planning Measures to Support DEO Soc.7

This DEO is further addressed in the Key Strategy for Natural Hazards. It is important to the Key Strategy for Infrastructure Provision and Sequencing. It is related to development in all Land Use Themes, domains and LAPs. It also has particular relevance to the Flood Plain Management - Merrimac/Carrara Land Use Theme and to the Guragunbah and Hope Island LAPs.

It will be largely achieved through the following provisions of this Planning Scheme:

- Specific Development Codes for Changes to Ground Level and Creation of New Waterbodies and Reconfiguring a Lot;
- Constraint Codes for Bushfire Management Areas, Flood Affected Areas, Ocean Front Land and Steep Slopes or Unstable Soils;
- relevant provisions of **Part 8 - Infrastructure**; and
- Planning Scheme Policies for Land Development Guidelines, Management of Activities Located within Areas of Acid Sulfate Soils, Site Analysis and Guidelines for Preparing Fire Management Plans during the Development Process.

TABLE OF DESIRED ENVIRONMENTAL OUTCOMES

ECOLOGICAL PROCESSES	COMMUNITY WELL-BEING	ECONOMIC DEVELOPMENT
<p>BIODIVERSITY AND LANDSCAPE VALUES</p> <p>DEO Ecol.1: The conservation of areas containing native vegetation of international, national, state, regional or local significance, and of other natural ecosystems, to ensure maintenance of the City's biodiversity and natural landscape values.</p>	<p>LOCAL CHARACTER AND IDENTITY</p> <p>DEO Soc.1: The establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place for the various communities of Gold Coast City.</p>	<p>ECONOMIC GROWTH AND DIVERSIFICATION</p> <p>DEO Econ.1: The provision of an efficient land use pattern that is conducive to business activity, and attractive for new business opportunities, particularly those that complement existing or emerging business activity and those that offer opportunities for sustainable new businesses which diversify the existing economic base of the City.</p>
<p>WATER QUALITY</p> <p>DEO Ecol.2: The protection of natural drainage catchments, river systems and other waterbodies to maintain the ecological values and functions of the ecosystems and health of the human communities that they support, and to enhance their value for the maintenance of flora and fauna, recreation and other uses.</p>	<p>ACCESS TO COMMUNITY FACILITIES AND EMPLOYMENT</p> <p>DEO Soc.2: The location and design of residential areas and support facilities to maximise accessibility to community facilities and places of employment, and to maximise opportunities for community interaction.</p>	<p>IMPROVED INTEGRATION OF BUSINESS AND RESIDENTIAL ACTIVITY</p> <p>DEO Econ.2: Enhanced employment and investment opportunities through better integration of residential and business activity, whilst protecting the residential amenity.</p>
<p>AIR QUALITY</p> <p>DEO Ecol.3: The maintenance of high standards of air quality, including minimising and reducing of greenhouse gas emissions.</p>	<p>HOUSING CHOICE</p> <p>DEO Soc.3: The provision of a range of housing choice, including affordable housing, that is responsive to the changing demographic structure of the City's population and promotes equity in access to goods and services.</p>	<p>ACTIVITY CENTRES AND ACTIVITY CLUSTERS</p> <p>DEO Econ.3: The provision of a viable system of Activity Centres (based on service catchments) and Activity Clusters (based on the locational needs of productive business sectors) to ensure that the city's communities have access to a wide range of suitably planned and located goods and services.</p>

ECOLOGICAL PROCESSES	COMMUNITY WELL-BEING	ECONOMIC DEVELOPMENT
<p>WASTE MANAGEMENT</p> <p>DEO.Ecol.4: The minimisation of waste products and the provision of efficient systems to ensure their effective reuse, treatment or, where unavoidable, disposal.</p>	<p>CULTURAL HERITAGE</p> <p>DEO.Soc.4: The identification and protection of places and objects of recognised historic, indigenous and cultural heritage significance.</p>	<p>TOURISM</p> <p>DEO.Econ.4: The enhancement of the tourism industry, including the protection of existing attractions, the protection and ecologically sustainable use of the City's significant natural assets and the further diversification of the industry.</p>
	<p>RESIDENTIAL AMENITY</p> <p>DEO.Soc.5: The maintenance of residential amenity, through the minimisation of any environmental harm or adverse social impacts occurring from the construction and operation of commercial, community, tourism, industrial and extractive industry activities.</p>	<p>NATURAL RESOURCES</p> <p>DEO.Econ.5: The prudent use of renewable and non-renewable natural resources, having regard to their sustainable management.</p>
	<p>TRANSPORT SERVICES</p> <p>DEO.Soc.6 The provision of a safe, clean, accessible and affordable transport system that efficiently connects the various parts of the city and offers choice and convenience for residents and visitors.</p>	<p>INFRASTRUCTURE PROVISION</p> <p>DEO.Econ.6: The use and safe operation of existing and committed infrastructure is maximised and future infrastructure is provided efficiently.</p>
	<p>HAZARD MITIGATION</p> <p>DEO.Soc.7 The location and design of development to minimise the potential risk to life and property from known natural hazards.</p>	