

PART 3 PLANNING STRATEGY

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PART 3 DIVISION 1 CHAPTERS

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CHAPTER 1 CONTEXT

The Planning Strategy is the broad citywide strategy adopted by the Planning Scheme to achieve ecological sustainability. As such, it provides an overview of how the main influences on ecological sustainability, contained in **Part 1, Division 2**, have been synthesised with the Desired Environmental Outcomes (DEOs) in **Part 2, Division 1** to form generalised proposals for development, related infrastructure provision and the conservation of valuable features. It therefore provides the context and policy foundation for the specific development requirements contained in the remaining parts of the Planning Scheme.

In translating the preceding Divisions into broad planning proposals, the Planning Strategy draws upon the DEOs to provide a specific outline of how the three strands of ecological sustainability (i.e. ecological, economic and social) have been brought together within the local context. This includes details of how the broad policy context provided by state and regional planning initiatives has been reconciled and integrated with local initiatives, including Council's Corporate Plan objectives. The Planning Strategy also provides a geographic expression to the specific policy outcomes that have been identified.

The Planning Strategy therefore provides guidance for the broad distribution of land uses within the city and certainty for the efficient, effective and coordinated provision of community infrastructure and services, including the land, facilities and works necessary to support social and economic activity. It also identifies specific valuable features of Gold Coast City, and sets out a policy context for their use, conservation, enhancement and protection. These valuable features include the City's resources and areas of ecological significance, the areas that contribute significantly to amenity, the areas and places of cultural heritage significance, and the resources and areas of economic value.

The Planning Strategy, in combination with the DEOs, may influence decisions on development applications to the extent that a decision on an application should not compromise the Planning Scheme's achievement of ecological sustainability. The Planning Strategy will therefore be used to assist in assessing applications for impact assessment by providing the assessment manager with a broad context within which to determine whether there are sufficient planning grounds to justify a decision. The Planning Strategy will be particularly useful for impact assessable applications that conflict with the detailed assessment codes. In many other cases, it is envisaged that compliance with the detailed assessment codes will reflect compliance with the broader strategies upon which they have been based.

CHAPTER 2 COMPONENTS OF THE PLANNING STRATEGY

The Planning Strategy contains two major components:

- 15 Key Strategies that apply across the entire City; and
- 18 Land Use Themes that apply to particular parts of the City.

The Key Strategies are the major citywide policy initiatives necessary to advance ecological sustainability within the City. These strategies address issues such as population growth management, nature conservation, transport, housing and Business Activity Centres. They are closely interlinked, and focus upon the particular aspects of land use and development which are not only fundamental to achieving a balanced approach to development but also reflect the City's state and regional obligations.

The Land Use Themes indicate, for major areas of the city, the generalised mix of land uses that is considered to be desirable to implement the DEOs and Key Strategies. As such, they provide a

broad spatial expression to the Planning Strategy and, taken together, account for the total area of the City.