



Part 1 Introduction

Division 2 Towards Ecological Sustainability

Chapters 1-4

Chapter 1 Introduction

It is challenging to achieve ecological sustainability for a city as ecologically diverse and dynamic in human activity as Gold Coast City. However, this Planning Scheme strives to make significant advances in that direction. It has done this, firstly, by carrying forward relevant initiatives of the superseded planning schemes and then by supplementing those with further research and policy initiatives identified through the planning scheme review process to provide a comprehensive approach to the attainment of ecological sustainability.

This Division of the Planning Scheme begins by examining the existing structure of the City, which has evolved under the influence of previous planning schemes. This basic land use pattern is essentially fixed. The provisions of the superseded planning schemes considered to positively influence the achievement of ecological sustainability are then detailed, together with relevant regional and state influences. The essential means by which these considerations are to be advanced through the strategic planning initiatives and development assessment provisions of this Planning Scheme are also demonstrated.

An explanation of the new research and policy initiatives proposed to further address ecological sustainability is then provided. Again, the main areas of the Planning Scheme to be used to advance these initiatives are also illustrated.

Together, these matters constitute the foundation upon which this Planning Scheme has been constructed. As such, they represent the main influences on the formulation of the Desired Environmental Outcomes (DEOs) in **Part 2**, which in turn shape the Planning Strategies in **Part 3**. **Part 3** therefore represents a refinement of the above considerations, undertaken in light of the DEOs, to produce specific planning strategies that reflect the appropriate balance of relevant ecological, economic and social considerations necessary to achieve ecological sustainability within the city.

Chapter 2 The Meaning of Ecological Sustainability

The meaning of ecological sustainability is contained in **Part 3** of the **Integrated Planning Act 1997 (IPA)**:

'**Ecological sustainability**' is a balance that integrates:

- protection of ecological processes and natural systems at local, regional, state and wider levels;
- economic development; and
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

Chapter 3 Existing Influences on Ecological Sustainability

The following are the main existing influences on ecological sustainability, expressed in terms of local, regional and state considerations.

1.0 Local Considerations

1.1 The Current Broad Land Use Pattern

The current distribution of urban, rural and open space areas within the City largely results from the influence of previous planning schemes over the last few decades. This basic structure is essentially fixed and, as such, forms the foundation upon which a series of further incremental changes can be based. This structure is a major determinant of the Planning Scheme's Key Strategies and Land Use Themes which, in turn, set the basic parameters for the distribution of the domains and LAPs.

In its broadest sense, Gold Coast City is a linear City with no single dominant centre and a strong alignment with the coastline and the Pacific Motorway. Less than 25% of the City's area is properly defined as urban. Within the city boundaries are world heritage national parks, forest reserves, valued extractive resources, extensive areas of agriculture and other rural activities, wetlands and waterways.



The principal components of the City's structure are:

a) The linear urban area along the Pacific Ocean and Broadwater coast from Coolangatta to Paradise Point

This is the area of greatest development density. It is the popular focus for the City's tourists and its commercial operations. This coastal strip includes the major traditional business centre of Southport, the key tourist centre of Surfers Paradise, and other important activity nodes, including Broadbeach, Burleigh Heads and Coolangatta.

b) The extensive suburban area to the west of the coastal strip, generally between the Gold Coast City Highway and Pacific Motorway

This area contains the majority of the City's residential housing stock. Its built form is characterised by low density areas of predominantly detached dwellings. A large portion of this area has been designed around a complex network of waterways. This suburban area includes the major new business centre of Robina and a range of smaller commercial centres. Traditional service centres at Nerang and Mudgeeraba have now been absorbed into this suburban expanse where it has extended into the hinterland.

c) The Hinterland areas

These are principally the rural areas, open space recreation areas, forest reserves and national parks (including the World Heritage Listed Springbrook and Lamington National Parks) that comprise the 'green behind the gold'. These hinterland areas are characterised by narrow valleys, hill country, steep slopes and plateaux. Extensive areas of native forests have been retained. The hinterland incorporates the principal water supply impoundments and catchments, and includes traditional village communities such as Lower Beechmont and Springbrook.

d) The newly developing Albert Corridor extending from Gaven/Helensvale to Yatala

This area extends along the Pacific Motorway and the Gold Coast City Railway and is planned as the major new urban development area for the City. It is already partly developed and includes the City's major concentration of theme park tourist attractions. Coomera has been designated as the major new urban centre to be established in the Albert Corridor. The Yatala industrial area, in the northern part of the Albert Corridor, is planned to become an employment location of regional significance.

e) The Beenleigh urban area

Beenleigh, a former traditional provincial town, is the focus of an urban area in the northern part of the City. Together with its suburbs, Beenleigh is now a functional part of the Greater Brisbane metropolitan area and is planned to become the major service centre for the southern metropolitan region.

f) The Canelands

The important agricultural area centred on the sugar mill at Rocky Point forms a distinctive part of the City between the Pacific Motorway and Southern Moreton Bay. It is characterised by sugar cane production on mainly flat and low-lying land. The area also accommodates some other rural and agricultural pursuits, including new initiatives such as aquaculture, in addition to a number of traditional village settlements.

g) The islands and estuaries of southern Moreton Bay, including South Stradbroke Island and the Broadwater

This north eastern portion of the City is an area with a predominantly natural estuarine environment. This major recreation and scenic resource is of great importance to the city for its nature conservation values. These areas also form part of the Moreton Bay Ramsar Site, the Moreton Bay Marine Park, the Southern Moreton Bay Islands National Park and the South Stradbroke Island Conservation Park.



1.2 Relevant Planning Concepts Carried Forward from the Superseded Planning Schemes

The major ecological sustainability concepts of the superseded planning schemes that have been incorporated into the Key Strategies, Land Use Themes, Domains, LAPs and Development Assessment Codes are as follows:

Former Albert Shire Planning Scheme

a) Ecological Concepts

- Shire Image - now incorporated into the Nature Conservation, City Image and Townscape and the Urban Heritage and Character Strategies, Albert Corridor Structure Plan/Emerging Communities Domain, the Open Space/Nature Conservation and the Rural/Nature Conservation Land Use Themes, Rural and Public Open Space Domains, various LAPs and Specific Development Codes.
- Environment Objectives - now incorporated through the Nature Conservation Strategy, the Open Space/Nature Conservation and Rural/Nature Conservation Land Use Themes, the Rural, Public Open Space and Conservation Domains, and various LAPs and Specific Development and Constraint Codes.
- Nature Conservation and Landscape Protection Strategy - now incorporated into the Nature Conservation, City Image and Townscape and the Urban Heritage and Character Strategies, various Domains and LAPs, Nature Conservation and Natural Wetland Areas and Natural Waterways Constraint Codes.
- East Coomera Structure Plan - now incorporated into the East Coomera/Yawalpah Conservation LAP.
- Springbrook Structure Plan - now incorporated into the Springbrook LAP.

b) Economic Concepts

- Tourism Objectives - now incorporated into the Tourism, City Image and Townscape, Activity Centres and Nature Conservation Strategies, the Resort Residential - Hope Island Land Use Theme, and the Coomera, East Coomera/Yawalpah Conservation and Guragunbah LAPs.
- Economic Development Objectives - now incorporated into the Activity Centres and Natural Resources Strategies, the Yatala, Beenleigh, Coomera, Helensvale, Nerang, Robina, Broadbeach and other town centre LAPs, the Rural Domain for Good Quality Agricultural Land and the Extractive Industry Domain.
- Beenleigh Urban Structure Plan/Development Control Plan (DCP) - now incorporated into the Beenleigh Town Centre LAP and the Beenleigh District Structure Plan/Emerging Communities Domain.
- Albert Corridor DCP - now incorporated into the Albert Corridor Structure Plan/Emerging Communities Domain.
- Nerang Town Centre, Mudgeeraba and Hope Island DCPs - now incorporated into the Nerang, Mudgeeraba and Hope Island LAPs.
- Development Sequencing - now incorporated into the Infrastructure Planning and Provision Strategy and the Priority Infrastructure Plan and Infrastructure Charges Schedules.

c) Social Concepts

- Community Objectives - now incorporated into the Housing, Infrastructure Provision and Sequencing, Waste Management, Natural Hazards, Urban Heritage and Character Strategies, the Residential Land Use Themes, associated domains and almost all LAPs.



Former Gold Coast City Planning Scheme

a) Ecological Concepts

- Open Space Strategy - now incorporated into the Nature Conservation Strategy, the Open Space/Nature Conservation Land Use Theme, the Public Open Space Domain, and various LAPs.
- The Broadwater, The Spit and South Stradbroke Island - now incorporated into the Investigation Area - Gold Coast Harbour Land Use Theme and The Spit (Gold Coast Harbour) and South Stradbroke Island LAPs.
- The Natural Waterways, Ocean Beaches and Foreshores - now incorporated into the City Image and Townscape, Tourism and Natural Hazards Strategies, Natural Wetland Areas and Natural Waterways, Nature Conservation, Ocean Front Land and the Canals and Waterways Constraint Codes.

b) Economic Concepts

- Commercial Strategy - now incorporated into the Activity Centres Strategy, Major Activity Centre Land Use Theme and the Integrated Business and Fringe Business Domains.
- Industrial Strategy - now incorporated into the Activity Centre Strategy, the Industry Land Use Theme, and domains and various Specific Development Codes.
- Urban Infrastructure Strategy - now incorporated into the Waste Management and Infrastructure Planning and Provision Strategies, and the Priority Infrastructure Plan and Infrastructure Charges Schedules.
- Special Development Areas - now incorporated into the respective domains and LAPs.

c) Social Concepts

- Residential Strategy - now incorporated into the Population Growth Management, Urban Heritage and Character, City Image and Townscape Strategies, the Park Living and Urban Residential Land Use Themes, the Park Living, Detached Dwelling, Residential Choice, Tourist and Residential Domains and various LAPs and Specific Development Codes.
- Tourist Accommodation - now incorporated into the Tourism Strategy, Residential/Tourism Land Use Themes, Tourist and Residential Domain, various LAPs and Specific Development Codes.

1.3 Regional Considerations

The South East Queensland **Regional Framework for Growth Management (RFGM)** contains many initiatives that are directly relevant to ecological sustainability. As a major influence on the policy initiatives of this Planning Scheme, these initiatives have been translated into the following provisions, as described in the table below.



Table of RFGM Issues:

Number	RFGM Priority Action	Gold Coast Planning Scheme Planning Measures
1.3-1.5	Regional Nature Conservation Strategy	Conservation Strategy Plan – Planning Strategy Map PS3
1.10	Nature conservation	Conservation Domain, Natural Wetland Areas and Natural Waterways Constraint Code and Nature Conservation Constraint Code
1.12	Moreton Bay environment	Natural Wetland Areas and Natural Waterways Constraint Code, Canals and Waterway Constraint Code, Nature Conservation Constraint Code, Nature Conservation Strategy, East Coomera/Yawalpah Conservation LAP and South Stradbroke LAP
1.18	State of the Environment Reporting	Part 2, Division 2 - Performance Indicators
2.4	Good quality agricultural land and forestry land	Rural Domain, Community Purposes Domain and Farm Forestry Specific Development Code
2.5	Rural processing industries	Rural Domain and Rural Industry Specific Development Code
2.13 and 2.14	Extractive resource precincts	Extractive Industry Domain, Rural Domain, Land Use Themes – Planning Strategy Map PS1
3.1, 3.2 and 3.4	Water quality management	Sediment and Erosion Control Constraint Code, Changes to Ground Level and Creation of New Waterbodies Specific Development Code and Flood Affected Areas Constraint Code
5.1, 5.5, 5.8, 5.9 and 5.11	Regional landscape strategy	City Image and Townscape Strategy, Urban Heritage and Character Strategy, Rural Domain, Park Living Domain, Community Purpose Domain, Private Open Space Domain, Public Open Space Domain, Landscape Works Specific Development Code, Service Roads (Pacific Motorway) Constraint Code, Nature Conservation Constraint Code, Canals and Waterways Code, Natural Wetland Areas and Natural Waterways Constraint Code, Guragunbah LAP, East Coomera/Yawalpah LAP and Springbrook LAP
6.1	Indicative Growth Pattern Map	Land Use Themes – Planning Strategy Map PS1
6.8 and 6.9	Urban growth/nature conservation and land use conflict procedures and planning	Land Use Themes - Planning Strategy Map PS1 and Conservation Strategy Plan - Planning Strategy Map PS3
6.11	Compliance with RFGM	This Division of the Planning Scheme
6.12	Priority Infrastructure Plans	Part 8 - Infrastructure
6.16	Rural residential land controls	Rural Domain and Reconfiguring a Lot Specific Development Code
6.17	Map and manage natural hazards	Bushfire Management Areas, Flood Affected Areas, Ocean Front Land, Steep Slopes or Unstable Soils Constraint Codes
6.19	Flood Plain Management Plans	Guragunbah LAP and Flood Affected Areas Constraint Code
6.20	Protection of future urban land	Land Use Themes - Planning Strategy Map PS1 and Emerging Communities Domain
7.1, 7.3, 7.4, 7.5	Residential densities	Housing Strategy, Residential Choice Domain, Tourist and Residential Domain, Residential Development Code and all town centre LAPs
7.6 and 7.7	Upgrade some rural residential areas	Land Use Themes - Planning Strategy Map PS1
7.8	Strategies for better housing design	All Place Codes, all residential Specific Development Codes and Part 11, Division 5 - Energy Conservation (Design for Climate)
8.1 and 8.4	Support Beenleigh as a Key Metropolitan Centre	Activity Centres Strategy and Beenleigh LAP



Number	RFGM Priority Action	Gold Coast Planning Scheme Planning Measures
8.2 and 8.4	Support Robina and Southport as Key Regional Centres	Activity Centres Strategy, Robina LAP and Southport LAP
8.7, 8.8, 8.10	Locate investment in Key Centres and discourage out-of-centre development	Activity Centres Strategy, Town Centre LAPs, Domain Maps
8.9	Centre size and function definitions	Activity Centres Strategy and individual town centre LAPs
8.11	Residential density in and around Key Centres	Activity Centres Strategy, Housing Strategy, Residential Choice Domain and town centre and inner city LAPs (eg. Chevron Island)
9.5	Economic development objectives and targets	DEOs Econ 1 to Econ 5 economic development element of the Strategic Plan, Industrial, Business and Rural Domains, Industrial LAPs and town centre LAPs
9.6	Protect industrial areas	Industry 1 and Industry 2 Domains and Yatala LAP
9.7	Robina/Reedy Creek industrial potential	Emerging Communities Domain and Robina/Bond University Investigation Area Land Use Theme
9.9	Infrastructure sequencing for industrial land	Yatala LAP, Part 8 – Infrastructure, Division 2
9.16 and 9.17	Information technology initiatives	Activity Centres Strategy and Part 3, Division 2 Chapter 15 - Pacific Innovation Corridor
10.3	Enhance links between social planning and land use planning processes	Benchmark Community Facilities Plan, Local Area Planning program, Infrastructure Provision and Sequencing Key Strategy, Housing Strategy, Urban Heritage and Character Key Strategy, Landscape Work Specific Development Code, Emerging Communities Domain
10.9 and 10.10	Planning and delivery of housing to match current and future housing need	Housing Key Strategy, residential domains, residential Specific Development Codes, Benchmark Community Facilities Plan
10.14, 10.16 and 10.17	Undertake area development strategies for locationally disadvantaged people.	Housing Strategy, Benchmark Community Facilities Plan and relevant LAPs
11.2	Integrate quality of life indicators	DEOs and Performance Indicators
11.3	Urban design programs for major centres	Activity Centre Strategy, Urban Heritage and Character Strategy and town centre LAPs
11.5	Encourage building design and landscape that is climatically appropriate	Urban Heritage and Character Strategy, Energy Conservation Strategy, Landscape Works Specific Development Code, Residential Development Codes, Domain and LAP Place Codes
11.6	Promote local identity in urban, rural residential and rural areas	Urban Heritage and Character Strategy, City Image and Townscape Strategy, Village Domain, Landscape Works Specific Development Code and LAPs
11.8	Promote access to leisure, recreation, cultural facilities and nature conservation areas	Benchmark Community Facilities Plan and relevant LAPs, Conservation Strategy Plan - Planning Strategy Map PS3 , Reconfiguring a Lot Specific Development Code, Nature Conservation Code, Natural Wetland Areas and Natural Waterways Constraint Code, Canals and Waterways Code, Guragunbah LAP, Springbrook LAP and East Coomera/Yawalpah LAP
12.1, 12.6	Cultural Development Strategy	Community Development DEOs, Tourism Strategy and Cultural Heritage Constraint Codes
12.8	Indigenous Cultural Heritage	Cultural Heritage (Indigenous) Constraint Code
12.10	Local heritage registers and consultation processes	Cultural Heritage Constraint Codes, Urban Heritage and Character Strategy, City Image and Townscape Strategy and Tourism Strategy



Number	RFGM Priority Action	Gold Coast Planning Scheme Planning Measures
14.2 and 14.3	Incorporate Integrated Regional Transport Plan (IRTP) targets into local IRTPs and planning schemes	Transport Strategy and Car Parking, Access and Transport Integration Constraint Code
14.6 and 14.13	Develop local parking plans for major centres	Transport Strategy, Activity Centre Strategy, Car Parking, Access and Transport Integration Code and town centre LAPs
14.8	Develop transit plans for major centres	Transport Strategy, Activity Centre Strategy, Car Parking, Access and Transport Integration Constraint Code and town centre LAPs
14.12, 14.11	Develop pedestrian and cycle networks	Transport Strategy, Car Parking, Access and Transport Integration Code and Reconfiguring a Lot Specific Development Code
14.14	Reduce car parking requirements in major centres	Transport Strategy, Activity Centre Strategy, Car Parking, Access and Transport Integration Constraint Code and town centre LAPs
14.15	Protect function of major roads	Transport Strategy, Service Roads (Pacific Motorway) Constraint Code and Reconfiguring a Lot Specific Development Code
14.17, 14.19	Promote effective arterial road network	Transport Strategy, Service Roads (Pacific Motorway) Constraint Code and Reconfiguring a Lot Specific Development Code
14.21, 14.22 and 14.23	Protect freight corridors	Transport Strategy, Service Roads (Pacific Motorway) Constraint Code and Reconfiguring a Lot Specific Development Code
14.25	Promote public transport	Transport Strategy, Emerging Communities Domain, Reconfiguring a Lot Specific Development Code and town centre LAPs
14.30 and 14.32	Investigate aviation requirements	Airport Investigation Area and Gold Coast Airport and Aviation Facilities Constraint Code
14.33	Investigate river based transport requirements	Transport Strategy
15.1	Integrated Catchment Management Strategies	DEO Eco.2 Water Quality, Natural Resources Strategy, Land Use Theme - Planning Strategy Map PS1 , Water Cycle Management Planning Policy, Canals and Waterways Code, Nature Conservation Constraint Code, Natural Wetland Areas and Natural Waterways Constraint Code
15.3 and 15.6	Investigate and protect existing and potential water supply sources and storages	DEO Ecol.2 Water Quality, Natural Resources Strategy, Land Use Theme - Planning Strategy Map PS1 , Dam Catchment Areas Constraint Code, Water Cycle Management Planning Policy, Canals and Waterways Code, Nature Conservation Constraint Code, Natural Wetland Areas and Natural Waterways Constraint Code
16.2	Implement waste management strategies	Waste Management Strategy, Unsewered Land Constraint Code



1.4 State Considerations

Four state planning policies which apply to the City of Gold Coast are integrated into this Planning Scheme, as follows:

- **1/92 – Development and Conservation of Agricultural Land** - to preserve the ongoing viability of good quality agricultural land together with its associated rural economic activities. Relevant provisions have been incorporated in respect of all rural land identified as good quality agricultural land as shown on **Overlay Map OM2**, including a 20ha minimum lot size;
- **1/02 – Planning and Management of Development in the Vicinity of Certain Airports and Aviation Facilities** - to lessen the impacts caused by the operation of aviation related activities on surrounding communities and to facilitate the best social, economic and environmental outcomes provided by such facilities. Relevant provisions have been incorporated in respect of all land affected by the operation of Gold Coast Airport as shown on **Overlay Maps OM7, 8 and 9**, including building height limitations and a constraint code applying to the Gold Coast airport and aviation facilities;
- **1/03 – State Planning Policy** – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide; and
- **2/02 – State Planning Policy** – Planning and Managing Development Involving Acid Sulfate Soils.

Chapter 4 New Research and Policy Initiatives that further achieve Ecological Sustainability

A suite of major studies, prepared during the period following amalgamation of the former Council areas, has augmented the planning studies of the superseded planning schemes and provided a direct focus and comprehensive approach to achieving ecological sustainability. This research and the resulting policy initiatives address some of the complex elements of ecological sustainability within the Gold Coast City context and, in particular, assist in achieving a sustainable balance between social, economic and ecological elements.

The following overview of these studies is arranged under ecological, economic and social headings to identify their primary purpose, but the studies also have application to the other elements of ecological sustainability. References have been included to show the major linkages between the studies and the strategic and implementation elements of the Planning Scheme.

1.0 Ecological Studies

1.1 Nature Conservation Strategy

The Nature Conservation Strategy was undertaken to properly document the biological richness of the City and to understand the distribution and vulnerability of its important habitat types. The Strategy has highlighted the significance of Gold Coast City as Australia's most biologically diverse City, and has suggested means to achieve the long term protection and management of the City's most significant biological resources.

The relevant land use planning issues are addressed in broad terms within the Key Strategy for Nature Conservation and in several of the Land Use Themes, and the spatial expression of the Strategy has been incorporated in the Planning Scheme as **Planning Strategy Map PS3**. The Strategy has also directly informed the drafting of **DEO Ecol.1**. A series of codes contained within the Planning Scheme are largely based on the research undertaken for the Strategy, including the Nature Conservation, the Natural Wetland Areas and Natural Waterways, the Canals and Waterways and the Ocean Front Land Constraint Codes. The nature conservation research has also informed the preparation of many of the LAPs, including those for Guragunbah, Springbrook, East/Coomera Yawalpah, Yatala and Coomera.

Additionally, the Nature Conservation Strategy has been used to inform the structure planning of land included within the Emerging Communities Domain, and has contributed to the formulation of site planning and vegetation protection requirements included in most of the domains. A further initiative is the introduction of a Conservation Domain to allow private landowners to commit to the protection of nature conservation values on their land.



1.2 Northern Wastewater Strategy

The Northern Wastewater Strategy was undertaken to provide an integrated approach to the challenge of collection, treatment and reuse of wastewater generated from the development of the Albert Corridor. The principles underlying the Strategy were to deliver high treatment standards, to promote the beneficial reuse of water, and to minimise the amount of water the community extracts from the environment and subsequently returns after a single use.

The Strategy recommended, amongst other things, tertiary treatment plus filtration and the use of reclaimed water to regenerate degraded wetlands, to irrigate public open spaces and canelands, and, where possible, industrial reuse. As such, it demonstrated that an integrated approach to infrastructure planning has the potential to deliver multiple benefits to the community.

The preparation of the Northern Wastewater Strategy has influenced this Planning Scheme through **DEOs Ecol.1, Ecol.2, Econ.1, and Econ.6** and Key Strategies for Infrastructure Provision and Sequencing, Waste Management and Natural Resources.

1.3 Merrimac/Carrara Flood Plain Structure Plan and Hydraulic Master Plan

This project was initiated to provide an integrated approach for planning and future management of the remaining undeveloped areas of the Merrimac/Carrara Floodplain. These remaining areas are critical in providing for large open space uses, significant flood storage and the appropriate distribution of floodwaters along major flow paths. The resulting planning policies achieve an appropriate balance between the interests of landowners and the broader environmental considerations. Amongst other things, they address environmental, land use and hydraulic issues to provide a unique opportunity for limited development within a planned 'green heart' to the city.

The outcomes of the Merrimac/Carrara Flood Plain Structure Plan are reflected directly in **DEOs Ecol.1, Ecol.2, Econ.4, Soc.1 and Soc.7** and in the Natural Hazards Mitigation Strategy and the Flood Plain Management – Merrimac/Carrara Land Use Theme. They have also directly influenced the codes for Flood Affected Areas, Canals and Waterways, Natural Wetland Areas and Natural Waterways and Changes to Ground Level, as well as the provisions of the Guragunbah LAP.

1.4 City of Gold Coast Landscape Strategy

This Strategy promotes clear design guidelines related to City image and character through technical requirements and supporting information. It is closely related to the Urban Heritage and Character Study described in **Clause 3.1**. The preparation of the Strategy entailed the identification and assessment of the key components of City image, their translation to local character elements and their expression through landscape design and construction requirements.

The outcomes of the City of Gold Coast Landscape Strategy are reflected directly in **DEOs Ecol.1, Soc.1 and Soc.4**, and through the Key Strategies for Urban Heritage and Character and City Image and Townscape. The Strategy has directly influenced the codes for Landscape Work and Cultural Heritage and provisions for the various domains and LAPs.

1.5 Hinze Dam Catchment Management Plan

The primary aim of this Plan is to protect and improve the quality of water held in storage in the Hinze and Little Nerang Dams, being the major sources of water supply for the City. It also aims to provide recreational facilities within the catchment that are compatible with the major objective of water supply protection. The Plan makes recommendations for the management of agriculture, urban development, rural residential and community uses in the catchment area, which should be designed and located to minimise impacts on natural areas and watercourses.

The Catchment Management Plan's recommendations are reflected in **DEOs Ecol.1, Ecol.2, Econ.1, Econ.5 and Econ.6**, and in the Key Strategies for Infrastructure Provision and Sequencing, Waste Management and Natural Resources. They have also influenced the constraint codes for Canals and Waterways, Natural Wetland Areas and Natural Waterways.



2.0 Economic Studies

2.1 Gold Coast Economic Development Strategy

Gold Coast City Economic Development Strategy seeks to build upon the existing and emerging economic strengths of the City and to broaden its economic base. It recognises that Gold Coast City's economy is currently based largely on tourism and population growth from migration, which are not considered sufficiently robust to guarantee sustained growth. Whilst supporting further growth in the City's existing business sectors, the Strategy has a strong focus on the development of new productive activities that draw wealth from outside the local area to balance the existing, largely consumption-based, businesses. The Strategy complements the outcomes supported by the Queensland Economic Development Strategy, released by the state government in May 1997.

The Economic Development Strategy has directly influenced all DEOs relating to economic considerations, as well as the Key Strategies for Activity Centres, the Pacific Innovation Corridor, Tourism and the Land Use Themes for Major Activity Centres, Industry, Marine Industry, Airport Investigation Area – Robina/Bond University and Investigation Area – Gold Coast Boat Harbour. It has also influenced the domain provisions for Tourist and Residential, Integrated Business, Local Business, Fringe Business, Industry 1, Industry 2 and Marine Industry, as well as the LAP provisions for the various business centres. It is also relevant to the Specific Development Codes for Office, Retail and Related Establishments, and Working from Home.

2.2 City of Gold Coast Activity Centres Strategy

The Activity Centres Strategy was commissioned to rationalise the system of business centres in the City and to integrate this with Council's Economic Development Strategy and its obligations under the **RFGM**. It seeks to integrate economic activity in residential areas through home-based business activity, establish a hierarchy of catchment-based service centres, facilitate viable employment-based activity clusters - such as concentrations of industrial activity, educational facilities or tourist attractions - and ensure a high standard of development within all centres.

The Activity Centres Strategy has directly influenced **DEOs Econ.1, Econ.2, Econ.3, Econ.4, Econ.6, Soc.1, Soc.2, Soc.5** and **Soc.6**, and the Key Strategies for Activity Centres, Transport, Energy Conservation and City Image and Townscape. It has also influenced the Land Use Themes for Major Activity Centres and for Industry and the domain provisions for Integrated Business, Local Business, Fringe Business Industry 1, Industry 2, Extractive Industry and Marine Industry, as well as the LAP provisions for the various business centres. It is also relevant to the Specific Development Codes for Office, Retail Establishments, and Working from Home.

2.3 City Transport Plan

Gold Coast City Transport Plan seeks to provide an integrated high quality, safe and efficient transport system in response to the recommendations of the Integrated Regional Transport Plan, developed as an initiative under the **RFGM**. It integrates initiatives for improvements to public transport, roads, air transport, water transport, cycling and pedestrian facilities into a comprehensive package that includes financial, social and environmental considerations and specific targets for transport objectives. The effective integration of transport infrastructure planning with land use planning is considered central to producing a sustainable urban form that is sustainable.

The City Transport Plan has influenced many planning measures including **DEOs Econ.1, Econ.6** and **Soc.6** and the Key Strategies for Infrastructure Planning and Sequencing, Transport, Activity Centres, Energy Conservation and City Image and Townscape, and the Priority Infrastructure Plan. It has also influenced the drafting of Constraint Codes for Gold Coast Airport and Aviation Facilities, Car Parking, Access and Transport Integration, Service Roads (Pacific Motorway), Reconfiguring a Lot Specific Development Code, as well as all domains and LAPs.

2.4 Resident Population Estimates

A series of studies, including the Gold Coast City Broad Hectare Study undertaken by the state government, was used to ascertain the City's capacity to accommodate further population growth within areas designated for urban development. These studies showed that the superseded planning schemes allocated sufficient land to accommodate forecast population growth until at least 2019, and much longer, if residential development densities are increased substantially in order to use the land efficiently.



Accordingly, when compared to the superseded planning schemes, this Planning Scheme facilitates no overall increase in the total area of land to be designated for residential development (some minor increases are provided to support Beenleigh's Key Metropolitan Centre function, but these are offset by reductions elsewhere, including a reduction in park living opportunities). However, residential densities have been increased in those parts of the City well placed to benefit from access to employment opportunities, services and other facilities, particularly transport services and town centres. These initiatives will primarily be achieved through the various Land Use Themes, the provisions of relevant domains and LAPs.

2.5 Infrastructure

A number of initiatives have been put into place to meet planned infrastructure needs in an ecologically sustainable manner, some of which have already been outlined. The entire water and sewerage network has been reviewed in terms of its capacity and major improvements have been programmed to enhance existing services. In relation to storm water drainage, a series of local area investigations are being undertaken on an individual catchment basis.

The Planning Scheme is linked with the Local Area Planning Program, to ensure the timely reservation of appropriate land and provision of required community service facilities. The technology infrastructure needs of the city are also being promoted through the Pacific Innovation Corridor Strategy.

The implementation of the Priority Infrastructure Plan will ensure that new development contributes to infrastructure provision in an orderly, efficient and equitable manner in accordance with **DEO Econ.6**. The Priority Infrastructure Plan will form a consistent and clear basis for ratepayers and developers to be charged proportionately for their share of infrastructure costs. Development codes will ensure that all new development takes adequate account of relevant environmental standards for infrastructure provision.

3.0 Social Studies

3.1 Gold Coast Urban Heritage and Character Study

Gold Coast City Urban Heritage and Character Study revealed that Gold Coast City has a unique place in Australia's history and a distinctive character and heritage that is worthy of recognition and protection. It has identified Gold Coast City as Australia's premier 'postmodern' city, with an urban form and architecture that is oriented to lifestyle values, to fantasy and to the future, rather than the traditions of the past. The primary recommendation of the Strategy is to 'embrace the difference' and promote the diversity of the heritage and character of the various parts of the City. This diversity reflects both the large habitat systems identified in the Nature Conservation Strategy and the varying impacts of historical development patterns.

Gold Coast City Urban Heritage and Character Study has strongly influenced the urban form, built form and landscape provisions of the Planning Scheme. Relevant planning measures are threaded throughout the whole Planning Scheme, including **DEOs Ecol.1, Soc.1 and Soc.4**, and the Key Strategies for Urban Heritage and Character, City Image and Townscape and Tourism. Relevant provisions are contained in each domain and LAP and in the Cultural Heritage Constraint Codes.

3.2 Gold Coast Community Health Plan

Gold Coast City Community Health Plan is primarily oriented towards the improved delivery of human services, with implications for land use planning, transport infrastructure and urban design. It is supported and augmented by additional research, including **Indexing Disadvantage: Using Aggregated Demographic Characteristics to Identify Geographic Disadvantage in Gold Coast City (September 1997) and Our Community – A Social Profile of Gold Coast City (October 1999)**. A wide range of initiatives from the Community Health Plan has been incorporated into this Planning Scheme.

The most direct influence of the Community Health Plan on the Planning Scheme is in **DEOs Soc.1 to Soc.7, Ecol.2, Ecol.3 and Ecol.4, Econ.1 and Econ.4**, and the Key Strategies for Activity Centres, Housing, Transport, Waste Management, Natural Hazards, Urban Heritage and Character, and City Image and Townscape. It is also reflected in the codes for Residential Development, Cultural Heritage and Working from Home.



3.3 Housing Needs Assessment

The purpose of the Housing Needs Assessment report is to develop a more integrated and comprehensive approach to housing needs in the City of Gold Coast. Among its recommendations are directions for an appropriate housing mix in local areas that responds to identified local needs. It also promotes the use of regulatory measures to ensure the consideration of particular housing needs for special needs groups. The report seeks further action in terms of maintaining housing choice and housing affordability across the city with regard to the possible impact of sequencing requirements and possible land release mechanisms.

This report is reflected in **DEOs Soc.1, Soc.3 and Econ.2**, the Key Strategies for Housing, and Urban Heritage and Character, and the codes for Residential Development and Working from Home.

3.4 Bushfire Management Strategy

The Bushfire Management Strategy identifies the location of potential bushfire hazard areas within the City and provides planning and development guidelines to minimise the impacts of fire on development in such areas. The Strategy also considers the role of fire in maintaining biological diversity and the role of the community in fire management and bushfire awareness.

The recommendations of the Bushfire Management Strategy are reflected directly in **DEO Soc.7**, as well as in the Key Strategy for Natural Hazards and the Bushfire Management Areas Constraint Code.

3.5 Gold Coast Land Slip Study

Gold Coast City Land Slip Study assists in land use and land management decision making for areas of steep or unstable slopes, particularly in the hinterland areas of the City. The study involved the determination of potential landslip hazard areas within the City and introduced a hazard rating system for unstable soils. It has provided the basis for detailed planning measures contained within the Planning Scheme.

The outcomes of Gold Coast City Land Slip Study are reflected directly in **DEO Soc.7**, the Natural Hazards Key Strategy and the Steep Slopes or Unstable Soils Constraint Code.

3.6 State of the Environment Report Benchmark 97

To achieve its **City Vision** as a sustainable city, Council has established a system for regular monitoring and reporting on the environment (both built and natural). **State of the Environment Reporting (SoER)** has been developed to provide a benchmark for monitoring environmental indicators and progress towards environmental targets and goals. The **Benchmark 97** report identified the following major themes for measurement and monitoring: air, land, water, biodiversity, noise, waste, heritage and socio-economic indicators.

This report has been produced with considerable public input. It is Council's intent to maintain the **SoER** process as a transparent one, with opportunities for extensive community participation, in order to increase public awareness of environmental management issues. The **SoER** process is also intended to support the review of the Planning Scheme's performance, consistent with the **IPA** requirements for performance indicators. The **SoER** is directly related to the Planning Scheme's Performance Indicators included in **Part 2, Division 2**.

3.7 Recreation, Sport and Open Space Strategy

The **Recreation, Sport and Open Space Strategy** provides a framework to guide the provision of recreation and open space facilities to meet community need. It provides some quantitative information regarding the amount of land to be set aside as recreational open space, expressed as desired baseline facilities, and states some specific actions for implementation. It is supported by subsequent studies, including the **Gold Coast Aquatic Facilities Review** and the **Regional Sports Facilities and Development Plan**; as well as the **Priority Infrastructure Plan**.

The outcomes of these studies have influenced **DEOs Soc.1, Soc.2 and Econ.6** and the **Key Strategy for Community and Recreational Open Space**. The studies have also influenced the provisions for many of the domains (particularly the Public Open Space and Private Open Space Domains), Local Area Plans and **Specific Development Code 28 – Reconfiguring a Lot**.