City Plan updates

The City has committed to an ongoing program of updates to our City Plan.

Major updates are planned to occur on a six-month basis. We will consider progressing major updates outside these times for urgent matters. Minor and administrative updates will occur as needed.

The following City Plan updates are currently in progress:

- Major Update 1 and 18
- Major Update to City Plan Policies (Schedule 6)
- Major Update Coastal Hazards
- Major Update 2
- Major Amendment 1 to the Local Government Infrastructure Plan.

The below information provides details of these updates.

Major Update 1 and 18

Status

City Plan Major Update 1 and 18 are currently with the State Government for State interest review.

Timing

City Plan Major Update 1 and 18 are likely to progress to the public consultation phase in mid-2017.

Major Update 1

- Small lot housing review
- Party house land use controls
- Flood overlay
- Social, community, and public supporting uses
- Burleigh Heads Village character
- Tugun Village character
- High priority policy adjustments including:
  - Transport definitions
  - Gold Coast Cultural Precinct
  - Building over or near City Infrastructure
  - Covered car parking setbacks in medium and high density residential zones.

Major Update 1B:

- remove reference to Wave Break Island for the integrated resort development at the Broadwater
- hours of operation for exempt commercial uses in district centres
- levels of assessment for lease, access easement, community title and volumetric subdivisions
- emerging community zone setback/site cover provisions
- level of assessment for utility installation affected by overlays
- Biggera Waters Centre and surrounding land study
- alignment of residential density and lot size in the low density residential zone.

The proposed changes will be released for public comment when City Plan Major Update 1 and 18 progress to the public consultation phase in 2017.

Major Update Coastal Hazards

Status
Council has endorsed preparation of City Plan Major Update Coastal Hazards.

## Timing

The update process is likely to take 18 months. More dates will be provided when available.

### Major Update Coastal Hazards

This update will inform the Coastal erosion hazard overlay map and code. It will include integrating the amendments made to the State Planning Policy (Natural Hazards, Risks and Resilience).

### Major Update 2

#### Status

Council has endorsed preparation of City Plan Major Update 2.

## Timing

Process is likely to take 18 months. More dates will be provided when available.

### Major Update 2

- Biodiversity areas
- Building height study
- Chevron Island planning investigation
- Calibration
- Communal space and private open space
- Community benefit bonus policy
- Designing for flood
- Emerging community zone – conceptual land use maps
- Employment lands planning investigation
- Vegetation management planning
- Greenfield land
- Healthy waters code
- Live music
- Podium design
- Rural and Rural residential landscape and environment precinct
- Retirement living and aged persons accommodation
- Sewerage treatment plant buffer
- Upper Coomera Investigation area

#### General policy refinements:

- Battle-axe lot review
- Commercial use changes in the High density residential zone
- Dual reticulation
- Mapping updates
- Level of assessment for Transport depot in the Rural and Rural residential zones
- New communities
The proposed changes will be released for public comment when City Plan Major Update 2 progresses to the public consultation phase in 2018.

Major Amendment 1 to the Local Government Infrastructure Plan (LGIP)

Major Amendment 1 to the Local Government Infrastructure Plan is currently with the State Government for State interest review.

Timing

Major Amendment 1 to the Local Government Infrastructure Plan is likely to progress to the public consultation phase later in 2017.

Summary of updates

- State legislation requires the City to prepare and adopt an LGIP that clearly aligns with our long-term financial plan by 1 July 2018.
- The City has prepared an LGIP to identify our growing city’s trunk infrastructure for the next 15 years in accordance with the Planning Act 2016.
- The draft LGIP has been endorsed by Council, approved by a State Government-appointed reviewer, and is with the Minister for the State interest review.
- Once the City has the State’s approval, the draft LGIP will proceed to public consultation.
- The LGIP outlines the City’s vision for trunk infrastructure services including water supply; sewerage; public parks and land for community facilities; and transport networks, which will meet the needs of our growing community.
- The plan boosts our robust economy by providing transparent information to the public regarding our future infrastructure plans.
- It replaces the Priority Infrastructure Plan (PIP) and enables the City to continue to levy infrastructure charges and impose conditions for trunk infrastructure required for our growing communities.
- The LGIP will be reviewed regularly and amended with the City Plan.

The draft LGIP will be released for public comment when Major Amendment 1 to the Local Government Infrastructure Plan progresses to the public consultation phase in 2017.

The following City Plan updates have been completed:

- Minor and Administrative Update 1
- Minor and Administrative Update 2
- Planning Act 2016 Alignment Amendment
- Minor and Administrative Update 3.

The below information provides details of these updates.

Minor and Administrative Update 1

Status


Summary of updates

- explanatory notes on building height tests in the strategic framework
- changes to vehicular crossings which are now subject to self-assessment
- multiple additions to assessment criteria in tables of assessment which were omitted
- amendments to strategic framework maps to align transport routes with the State and major road network
- transitional Local Government Infrastructure Plan (LGIP). Please note this forms part of the City Plan Version 2 and can be found in Part 4 and Schedule 3
- minor changes to how City Plan is referenced throughout the document.

Access Minor and Administrative Update 1

Minor and Administrative Update 1 is incorporated into City Plan Version 2.

By using our City Plan website, you are choosing to accept the terms and conditions of the site. This website is inaccessible to assistive technologies. If you require assistance accessing or interpreting the City Plan please phone 07 5582 8211 or 1300 GOLD COAST (1300 465 326).

Minor and Administrative Update 2

Status
Completed. Adopted by Council on 10 May 2016 to commence as City Plan Version 3 on 17 May 2016.

Summary of updates

- changes as required by the commencement of QMP version 4
- general administrative updates to correct or change City Plan format, presentation, spelling, grammar, redundant/outdated terms, inconsistent numbering, cross-referencing, and other administrative matters.
- update City Plan to defer to the Queensland Development Code in most cases regarding setbacks of structures associated with a dwelling.
- update the relevant acceptable outcomes in the Low density residential zone code to refer to the Residential density overlay map.
- ensure secondary dwellings with a GFA of less than 80 square metres do not trigger impact assessment in the low density residential zone (large lot precinct).
- amend side setbacks in Neighbourhood centre and Mixed use zone codes to align with the Overall outcomes.
- update the site cover in the Rural residential zone code (Rural residential landscape and environment precinct) to align with a previous Council resolution.
- amend the table of assessment for the Ferry Road high voltage corridor (Energet) to list the regional infrastructure overlay code as applicable assessment criteria.
- amend the secondary dwelling code to reflect the policy intent for secondary dwellings.
- amend the definitions for a ‘corner lot’, a ‘road’ and ‘vegetation’.
- update the considerations for determining suitable vehicle clearance requirements for waste collection. Addition of specifications for two bin sizes not included previously.

Access Minor and Administrative Update 2.

Planning Act 2016 Alignment Amendment

Status


Summary of updates

The Act introduces new terminology and new rules for development assessment. Some of the terminology changes are shown in the table.

<table>
<thead>
<tr>
<th>Sustainable Planning Act 2009</th>
<th>Planning Act 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exempt development</td>
<td>Accepted development</td>
</tr>
<tr>
<td>Self-assessable development</td>
<td>Accepted development subject to requirements</td>
</tr>
<tr>
<td>Compliance assessment</td>
<td>Assessed development (code assessment)</td>
</tr>
<tr>
<td>Code assessment</td>
<td>Assessed development (code assessment)</td>
</tr>
<tr>
<td>Impact assessment</td>
<td>Assessed development (impact assessment)</td>
</tr>
<tr>
<td>A code, or other matter, against which assessable development must be assessed</td>
<td>Assessment benchmark</td>
</tr>
</tbody>
</table>

Provisions within codes have been clarified and strengthened for bounded assessment this includes duplicating Strategic Framework objectives within codes.

Access the Planning Act 2016 Alignment Amendment.

Minor and Administrative Update 3

Status


Summary of updates

- General administrative updates to correct or change City Plan format, presentation, spelling, grammar, redundant/outdated terms and legislation, inconsistent numbering, cross-referencing, and other administrative matters.
- Updates to mapping to reflect new cadastre and current development.
- Inclusion of a new administrative definition for Landscape works.
- Clarification of provisions to assist with implementation.
- Updates to City Plan Policies to assist with interpretation.

Access the Minor and Administrative Update 3.

Related information

- Ministerial condition 5 - Community benefit bonus policy

Jump to key information

Key information

Brochures, fact sheets & reports

City Plan Minor and Administrative Update 1