Environment offsets

An environmental offset is an activity undertaken to counterbalance unavoidable impacts on significant environmental matters resulting from a development. In accordance with the Environmental Offset Act 2014 our City Plan contains an Environmental Offset Policy that ensures any unavoidable loss of key local and state environmental values can be offset through a requirement of compensatory works or financial settlements.

Types of Environmental offsets

Environmental offsets are delivered through ecological restoration which can include:

- direct planting
- weed control
- natural regeneration
- revegetation
- maintenance activities.

Submitting environmental offset applications

There are a range of environmental offset applications proponents can apply for under the Act depending on development activities.

Environmental offset application forms

The Environmental Offsets Act 2014 allows for proponents to undertake various offset activities such as undertake an environmental offset, enter into an early arrangement and undertake an advanced offset. The Environmental offset application forms are available for the various activities allowed for under the Act.

Download an Environmental offset application

Environmental offset – Agreed delivery arrangements

As part of the process for delivering an environmental offset, the City of Gold Coast and the proponent must enter into an Agreed Delivery Arrangement (signed by both parties). The Environmental offset – Agreed delivery arrangements application is a standardised document for each scenario such as financial contribution and proponent-driven arrangements. These documents must not be amended beyond the fillable portions.

Download an Environmental offset – Agreed delivery arrangements application

Environmental offset – Early arrangements

As part of the process for an early arrangement, the City of Gold Coast and the proponent must enter into an Early Arrangement (signed by both parties). The Environmental offset – Early arrangements application is a standardised document for each scenario such as financial contribution and proponent-driven arrangements. These documents must not be amended beyond the fillable portions.

Download an Environmental Offset – Early arrangements application

Environmental offset – Deeds of amendment

When amendments are required to Agreed Delivery Arrangements or Early Arrangements, the City of Gold Coast and the proponent must enter into Deeds of Amendment (signed by both parties). The Environmental offset – Deeds of amendment application is a standardised document for each scenario such as financial contribution and proponent-driven arrangements for both Agreed Delivery Arrangements and Early Arrangements. These documents must not be amended beyond the fillable portions.

Download an Environmental offset – Deeds of amendment application

How to apply

Environmental offset applications can be submitted using the online forms available within the forms and applications section below. Application documentation is to be submitted as follows:

- forms – combined as one single PDF
- supporting documents – combined as one single PDF
- plans – combined as one single PDF
- specialist reports - combined as one single PDF
- the required fee - refer to the Register of fees and charges for more details

Related information

- Do I need development approval?
- Our policies

Key information
Environmental offset application forms

Below are the application forms associated with the various activities allowed for under the Environmental Offsets Act 2014.

Downloads: Application for environmental offsets (0.18mb) - Application for early arrangement (0.17mb)
Downloads: Application for Advanced offset (0.19mb) - Application to amend an agreed delivery arrangement/early arrangement (0.19mb)
Downloads: Application to recalculate / refund / credit financial settlement offset amount (0.18mb)

Environmental offset - Agreed delivery arrangements

Below are the Agreed Delivery Arrangements for each possible scenario (e.g., financial contribution, proponent driven, staged, etc).

Downloads: Agreed delivery arrangement - Financial Settlement Offset - no staged delivery (0.14mb) - Agreed delivery arrangement - Financial settlement offset - staged delivery (0.14mb)
Downloads: Agreed delivery arrangement - Proponent-driven offset - No staged delivery (0.14mb) - Agreed delivery arrangement - Proponent-driven offset - Staged delivery (0.14mb)
Downloads: Agreed delivery arrangement - Combination - Staged delivery (0.28mb) - Agreed delivery arrangement - Combination - No staged delivery (0.15mb)

Environmental offset - Early arrangements

Below are the Early arrangements for each possible scenario (i.e., financial contribution, proponent driven and combination).

Downloads: Early arrangement - Financial settlement offset (0.28mb) - Early arrangement - Proponent-driven offset (0.25mb)
Downloads: Early arrangement - Combination (0.15mb)

Environmental offset - Deeds of amendment

Below are the Deeds of Amendment for each scenario (e.g., financial contribution, proponent driven, staged, etc) for both Agreed Delivery Arrangements and Early Arrangements.

Downloads: Deed of amendment - Agreed delivery arrangement - Financial settlement offset (0.20mb) - Deed of amendment - Agreed delivery arrangement - Proponent-driven offset (0.22mb)
Downloads: Deed of amendment - Agreed delivery arrangement - Combination (0.22mb) - Deed of amendment - Early arrangement - Financial settlement offset (0.20mb)
Downloads: Deed of amendment - Early arrangement - Proponent-driven offset (0.22mb) - Deed of amendment - Early arrangement - Combination (0.22mb)

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