a. Remove sites in the Mixed use zone, Neighbourhood centre zone, Low impact industry zone and Low-medium density residential zone from the Light rail urban renewal area overlay to allow for the underlying zones to guide development

A review of the amendment package found the updated provisions for the Transition area within the Light rail urban renewal area overlay requires development in the Mixed use, Neighbourhood centre and Low impact industry zones to be setback similar to residential zones. The Transition area seeks a 4 metre front setback, rather than promoting continuous active frontages with minimal front setbacks in commercial areas.

The underlying zone codes for the Mixed use, Neighbourhood centre and Low impact industry zones already provide setback provisions suited to the commercial or industrial developments intended for these zones.

The review also found that other provisions that apply to the Transition area in the updated Light rail urban renewal area overlay code, such as deep planting along frontages and underground car parking, were not relevant to commercial or industrial development envisaged in the above zones.

The review also identified the Transition area provisions that applied to the Low-medium density residential zone in the southern area of the Light rail corridor promoted a built form that was more intensive than the underlying zone.

The proposed refinements remove the Light rail urban renewal area overlay from applying to these areas. The underlying zone codes will guide the built form for these areas.

We are seeking your views on these City Plan updates. Public consultation is open from 9 March to 8 April 2021.

To learn more about these updates, please visit gchaveyoursay.com.au/ourcityourplan
Proposed refinements to the overlay map

Light rail urban renewal area mapping near Ferry Road, Southport (as advertised in Round 2):

Recommended change (remove Mixed-use zoned land):

Light rail urban renewal area mapping at Chevron Island (as advertised in Round 2):

Recommended change (remove Neighbourhood centre zone land):
Light rail urban renewal area mapping at Mermaid Beach and Mermaid Waters (as advertised in Round 2):

Recommended change (Note: this map also shows the proposed changes to the Frame area extent as described in item 11(b)):

**Refrineaments open for consultation**
Remove sites in the Mixed use zone, Neighbourhood centre zone, Low impact industry zone and Low-medium density residential zone from the Light rail urban renewal area overlay.

**Sections of City Plan affected**
The following sections are proposed to be amended by the refinements:

- Strategic framework map 3 – Light rail urban renewal area
- Light rail urban renewal area overlay map

**Background paper**
A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- **Round 4 Item 11 a - Existing Light Rail urban renewal area overlay review - Front setbacks for commercial zones within the Transition area.pdf**
b. Change the Light rail urban renewal area overlay map to move sites with a building height designation above 55 metres from the ‘Transition area’ designation into the ‘Frame area’ designation

A review of the amendment package identified that a number of sites located within the Transition area of the Light rail urban renewal area overlay had an ‘HX’ building height designation (no designated building height). Under the amendment, the Transition area does not envisage building heights above 55m. Setbacks for development over 55m were not included with the Transition area precinct as a result.

These height designations are existing and are not changed by the Our City Our Plan amendment package.

Having regard to the overall aspirations of the code, these sites are more appropriately aligned with the ‘Frame area’ designation of the overlay. The setback provisions for this area appropriately address building heights above 55m.

The refinements propose to include the sites within the Transition area that have an HX building height designation on the eastern side of the Gold Coast Highway (along Peerless Avenue) in the Frame area. On the western side of the Gold Coast Highway, sites are to be removed from the Light rail urban renewal area overlay under the refinements described in Item 11(a).

Refinements open for consultation

- Change the Light rail urban renewal area overlay map to move sites on the eastern side of the Gold Coast Highway that have a building height designation above 55 metres from the ‘Transition area’ designation into the ‘Frame area’ designation.

Sections of City Plan affected

The following sections are proposed to be amended by the refinements:

- Strategic framework map 3 – Light rail urban renewal area
- Light rail urban renewal area overlay map

Recommended change (Note: this map also shows the proposed changes to the Frame area extent as described in item 11(a)):

Background paper

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- Round 4 Item 11 b - Existing Light Rail urban renewal area overlay review - Setback provisions for development over 55m in height in the Transition area.pdf