Item 15 – Identified growth areas

a. Changes to exclude basements for the purposes of the Impact assessment Site cover trigger within the Targeted growth areas

Following consideration of submissions received during the first round of public consultation, an Impact assessment trigger was introduced to the amendment package where Site cover is exceeded in the Targeted Growth Areas. This was introduced to prevent building bulk from dominating the site and to establish a leafy landscaped neighbourhood character.

A review of the amendment package noted basements would be included for the purposes of the Site cover Impact assessment trigger, even where they are less than one metre in height, which was not the intent of the original policy decision.

The proposed change excludes basements up to one metre in height from the Impact assessment Site cover trigger.

Refinements open for consultation
- Changes to exclude basements for the purposes of the Impact assessment Site cover trigger.

Sections of City Plan affected
The following sections are proposed to be amended by the refinements:
- Strategic Framework
- Tables of Assessment – Neighbourhood elements overlay
- Schedule 1 - Definitions

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

- Round 4 Item 15 a & b - Identified Growth Areas - Impact assessment site cover trigger and assessment criteria for Targeted Growth Areas.pdf

HAVE YOUR SAY
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To learn more about these updates, please visit gchaveyoursay.com.au/ourcityourplan
b. Include an additional provision in the Strategic framework to support the assessment of increased Site cover within the Targeted growth areas, focusing on building bulk and the balance of built form and landscaping

The policy intent behind the introduction of the Impact assessment trigger within the Targeted Growth Areas related to the importance of controlling building bulk and to promote a leafy neighbourhood character through future development. Provisions supporting these outcomes are already included in the amendment. These were not included within the Strategic framework, which would apply where Impact assessment is triggered by increased site cover.

Refinements open for consultation
Include an additional outcome in the Strategic framework to support the assessment of increased site cover, focusing on building bulk and the balance of built form and landscaping.

Sections of City Plan affected
The following sections are proposed to be amended by the refinements:
- Strategic Framework
- Tables of Assessment – Neighbourhood elements overlay
- Schedule 1 - Definitions

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

- Round 4 Item 15 a & b - Identified Growth Areas - Impact assessment site cover trigger and assessment criteria for Targeted Growth Areas.pdf

c. Refinements to zoning, building heights and residential density in certain locations within the Targeted Growth Areas

The amendment package identified growth opportunities in Biggera Waters (including parts of Runaway Bay), Labrador and Southport West. Growth within these existing urban areas can provide different housing choices for our future generations.

Following the first round of public consultation, held in late 2019, the zoning, height and density outcomes for the Targeted Growth Areas were reviewed. Consultation on the changes was undertaken during the second round of consultation in early 2020.

In October 2020, Council resolved to undertake an additional review of the proposed zoning, height and density outcomes in the Targeted growth areas. This review was to transition heights across the Targeted growth areas having regard to topography, road widths and the desired neighbourhood and streetscape character. This review supplements and further builds on the building height review carried out following the first round of consultation.

Areas within the Targeted Growth Areas were reviewed based on locations where there are:
- a significant transition in heights between areas
- significant building heights in proportion to street/road widths
- changes in relation to the local context including topography and waterway character.

The submissions received during the second round of consultation which related to these topics were considered as part of the analysis.

Based on the scope of the review from Council’s resolution, changes are proposed to height designations in a number of locations within the Targeted Growth Areas. To calibrate with the changed heights, some locations may also have changes to zoning and residential density designations as well.
The refined building height, zoning and residential density proposed for the fourth round of consultation will maintain the balance between:

- community feedback from the first and second round of consultation
- responsible growth management and providing housing diversity and choice
- local context planning considerations (including topography, urban structure, settlement pattern, access and movement, and visual setting and views)
- key policy changes aligning with the ‘Fostering a well-designed city’ theme within the Strategic framework (design principles include responsive, connected, engaged, subtropical, attractive and adaptable).

The proposed refinements can be viewed through the online mapping tool, available at – https://goldcoast.maps.arcgis.com/apps/MapSeries/index.html?appid=5ebcd4f86cc14d3f3a3a77c3f5c7291948

These refinements will result in a further reduction in the additional dwelling growth of the amendment in comparison to the second round of consultation. The further refinements it is expected to accommodate additional growth of approximately 7100 dwellings in addition to the current City Plan.

**Refinements open for consultation**

- Refinements to zoning, building height and residential density within some areas of the Targeted growth areas.

**Sections of City Plan affected**

The following sections are proposed to be amended the refinements:

- Zone changes - Targeted growth areas
- Building height changes map
- Residential density changes map

**Background paper**

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


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**HAVE YOUR SAY**

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Due to legislative requirements, formal submissions must meet the following criteria:

- be relevant to the items listed in the refinement package
- be received by Thursday 8 April 2021
- detail the name and address of each person making the submission
- detail the grounds of the submission and the facts and circumstances relied upon to support the grounds.

To make a submission:

E cityplansubmissions@goldcoast.qld.gov.au
W gchaveyoursay.com.au/ourcityourplan

Post:
Chief Executive Officer City of Gold Coast
PO Box 5042, Gold Coast MC Qld 9726