Have your say on refinements to the Our City Our Plan amendment package

We recently asked the community for feedback on proposed changes to the Gold Coast City Plan (City Plan).

We are proposing further refinements to the Our City Our Plan amendment package. These refinements build on the changes made as a result of feedback received during the first three rounds of public consultation and incorporate improvements from scenario testing.

While the policy intent of the amendment package is consistent, further refinements are proposed to provide greater clarity and simplify implementation through the City Plan.

In addition to these refinements, we are also proposing to reinstate the critical corridors component of the Environmental significance – biodiversity areas overlay map. This will allow us to reconsider the proposed changes in light of new information and feedback received from the community before proposing future amendments to this overlay map.

You are invited to have your say on these changes between 9 March – 8 April 2021 (inclusive).

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Our City Our Plan amendment package

The City Plan is our primary tool for shaping the future of the Gold Coast. To ensure any changes balance the views of the Gold Coast community, we are undertaking a fourth round of public consultation on the Our City Our Plan (OCOP) amendment package, with each round leading to further improvements and refinements.
We are proposing to make refinements to the following items from the Our City Our Plan amendment package.

**THEME 1  Height and density**

**Item 3 - New Low-medium density residential zone**

**Roof form in the top 2 metres for Multiple dwellings in the Low-medium density residential zone**

*Refinements*

- Drafting changes to the Multiple accommodation code to promote visually interesting and distinctive roof forms in the Low-medium density residential zone.

*Benefits*

- Improve the building aesthetics and presentation to the street.
- Achieve variation in the streetscape.
- Incorporate climatically responsive design elements.
- Reduce the visual appearance and acoustic impacts of building services.

**Review of side and rear setbacks for the Centre zone**

*Refinement*

- Change to Setback provisions in the Centre zone to ensure development provides side and rear setbacks to residential zones, rather than all existing residential premises.

*Benefit*

- Centre zoned land is well utilised.

**Setback provisions considering impacts to the development potential of other sites**

*Refinement*

- Update the Setback and site cover provisions in the Low-medium, Medium and High density residential zones, Centre zone, Neighbourhood centre zone, Mixed-use zone and Light rail urban renewal area overlay codes to consider future development potential of adjoining sites when assessing alternative setback and site cover proposals.

*Benefits*

- Setbacks for new development should not restrict the ability for neighbouring sites to develop.
- Equitable development separation between sites, rather than a first-in approach.

**Use of the term ‘Tower’**

*Refinements*

- Changes to provisions that contain the term ‘Towers’ to clarify the types of buildings the provisions apply to.
- Changes to the term ‘Tower base’ to become ‘Building base’.

*Benefit*

- Improve clarity for assessment, without changing the application of how provisions operate.

**THEME 2  Built form and urban design**

**Item 9 - Built form improvements**

**Deep planting provisions**

*Refinements*

- Introduction of a new Landscaped area requirement in the Low-medium, Medium and High density residential zones and the Light rail urban renewal area overlay.
- Reduced Deep planting requirement in the Low-medium and Medium density residential zones.
- Updates to improve consistency, consolidate deep planting provisions and allow for case-by-case consideration of retention of Assessable vegetation.

*Benefits*

- Promotes additional planting and softscape in developments, while maintaining a proportion of deep planting areas suitable for shade trees.
- A slight reduction in deep planting areas, compared to what was advertised during the second round of public consultation. This provides for some additional flexibility in how landscaping is delivered, while still promoting shade trees to soften built form and promote a green streetscape.
- Assessable vegetation can be considered on a case-by-case basis.
Greater clarity in the Setback Performance outcomes to promote separation distances increasing for taller buildings

Refinement

- Update the Built form and scale Performance outcomes in the Low-medium, Medium and High-density residential zone codes to promote setbacks that increase in proportion to building height.

Benefits

- Provides clearer requirements for greater space around taller buildings.
- Builds on the other changes in the amendment package which promote larger sites for taller buildings.

Relationship between Site context and urban design provisions with setbacks and site cover provisions

Refinement

- Change to Site context and urban design provisions to provide that development should:
  - support achievement of planned character
  - complement important local character elements
  - be orientated to address streetscape and support climatically
  - responsive design
  - be responsive to site conditions (e.g. slope) and other contextual matters (e.g. infrastructure connections).

Benefits

- Greater clarity on the outcomes sought by the City Plan.
- Clarify that Height, Setbacks and Site cover provisions are guided by the City Plan’s vision rather than by surrounding development.
- Retain local character considerations for design aspects of new development.
- Improve general Site and context provisions, such as orientation, slope, infrastructure and interface with adjoining properties.

Residential density assessment provisions

Refinement

- Change the provisions used for assessing increased density by reintroducing consideration of proximity and access to transport, employment, services and amenity from the current City Plan and removing proposed references relating to adequate available electricity and telecommunications infrastructure capacity. This applies to the Low-medium density residential, Medium density residential, High density residential, Centre, Neighbourhood centre, Innovation and Mixed-use zone codes.

Benefits

- Reinstate locational considerations when increased densities are proposed, allowing for a more robust assessment of whether increased densities are appropriate for each site.
- Removing references to telecommunications and electricity infrastructure network, as the City does not regulate these networks.

Centre zone above ground car parking

Refinement

- Change to Car parking provisions in the Centre zone to permit above ground parking for residential development, where it is fully integrated into the built form, consistent with the requirements of commercial development.

Benefits

- Consistent approach for commercial and residential land uses in the Centre zone.
- Ensure any above ground parking is fully integrated into the built form, with high quality layered and permeable facades so it is not visible from the street or adjoining sites, and the building promotes street activation.

Review of building setbacks for development over 9m in the Low-medium density residential zone

Refinement

- Update the setbacks in the Low-medium density residential zone to allow the ‘tiered’ setback model to apply to development up to 12 metres.

Benefits

- Reinstates the current City Plan setbacks and site cover approach for buildings up to 12 metres in this zone.
- Greater flexibility for smaller or narrow sites to build up to 12 metres.


**Item 11 - Existing Light rail urban renewal area overlay**

Front setbacks for commercial zones within the Transition area of the Light rail urban renewal area overlay

_Refinement_

- Remove the Transition area of the Light Rail Urban renewal area overlay from the Mixed-use, Neighbourhood centre, Low impact industry and Low-medium density residential zones to allow the underlying zones to guide development.

_Benefits_

- Resolves an unintended consequence of an inconsistent provision for Mixed-use, Neighbourhood centre, Low impact industry and Low-medium density residential zones within the Light rail urban renewal area overlay.

Setback provisions for development over 55m in height in the Transition area of the Light rail urban renewal area overlay

_Refinement_

- 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. This includes sites in Broadbeach on the eastern side of the Gold Coast Highway, along Peerless Avenue.

_Benefits_

- The ‘Transition area’ has been incorrectly mapped over an area with a planned height designation of more than 55 metres. Including these sites in the ‘Frame area’ aligns the height categories with the design controls in the Light rail urban renewal area overlay code.

- No change is being made to planned height, density or zoning designations.

**Targeted growth areas**

**THEME 3  Item 15 - Identified growth areas**

Impact assessment site cover trigger for targeted growth areas

_Refinement_

- Changes to exclude basements for the purposes of the Impact assessment site cover trigger within the Targeted Growth Areas.

_Benefits_

- Ensures Impact assessment is triggered for buildings, above basements, that exceed the site cover thresholds.
- Corrects a technical anomaly, where basements would have unintentionally contributed towards the Impact assessment threshold.
- Provides better alignment with the endorsed policy intent to strengthen the regulation of building bulk within the Targeted Growth Areas.

Assessment criteria for site cover for Targeted Growth Areas

_Refinement_

- Include an additional outcome 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.

_Benefits_

- Strengthens the assessment provisions to reinforce the intended policy outcome to limit site cover increases in the Targeted Growth Areas.

Review of heights in the Targeted Growth Areas

_Refinement_

- Modifications to zoning, building height and residential density within the Targeted Growth Areas, in consideration of: topography, road widths, waterways, transitions between different heights and feedback received.

_Benefits_

- Refinements will reduce building heights in some locations within the Targeted Growth Areas.
- Reduced building heights are in consideration of topography, adjacent to narrow roads and near minor waterways.
- Allow for more gradual height transitions between areas.
We are seeking your views on these City Plan updates. Public consultation is open from 9 March to 8 April 2021 inclusive.

To learn more about these updates, please visit gchaveyoursay.com.au/ourcityourplan

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

**THEME 4**  Growth and diversification of employment

There are no significantly different changes made to Items under Theme 4 - Growth and diversification of employment.

**THEME 5**  Environment

**Item 22 - Environmental mapping**

Remove the Critical Corridor mapping from the Our City Our Plan (City Plan Major update 2 &3) amendment package and retain City Plan version 8 corridor mapping

**Refinement**

• Removal of the Critical Corridor from the proposed Our City Our Plan amendment package and retain the mapping in the existing City Plan version.

**Benefits**

• Allows time to review new information that has been made available.
• More informed changes can be proposed to the Critical Corridor mapping in future City Plan amendments.
• Further consideration of the community’s desire for the Critical Corridor.

**Item 23 - Rural and Rural residential zones landscape and environment precinct mapping**

Amend the Landscape and environmental precinct mapping in both the Rural and Rural residential zones to reflect changes to the critical corridor mapping

**Refinement**

• Amendments to the Landscape environment precinct mapping in the Rural and Rural residential zones to reflect changes to the critical corridor mapping.

**Benefits**

• Ensure mapping of Landscape environment precinct is consistent with critical corridor mapping.

**HAVE YOUR SAY**

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