1 BASIS FOR CONFIDENTIALITY

1.1 I recommend that this report be considered in Closed Session pursuant to section 275 (1) of the Local Government Regulation 2012 for the reason that the matter involves

(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

1.2 I recommend that the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2 EXECUTIVE SUMMARY

On 5 December 2017, Council resolved to make policy changes to City Plan recommended by the Neighbourhood Centres Investigation report. The purpose of this report is to provide the recommended City Plan drafted outcomes to implement this endorsed policy. The drafted outcomes contained herein are proposed to form part of the City Plan Major update 3 amendment package.

The policy changes endorsed in December 2017 are to align the levels of assessment and hours of operation for ‘Food and drink outlets’ and ‘Bar’ land uses in the Neighbourhood centre zone. Specifically, the hours of operation were resolved to be:

- extended trading hours up to 12am midnight only for neighbourhood centres identified on the Strategic framework defined ‘coastal tourism/urban strip’ and at Paradise Point, where impacts to residential amenity can be appropriately mitigated by design and management criteria; and
- for all other neighbourhood centres, trading hours for commercial activity to be limited to 10pm.

To implement the extended trading hours policy, it is recommended a precinct within the Neighbourhood centre zone be established to clearly identify the applicable Neighbourhood centre zones. The Neighbourhood centre zones that were identified to be appropriate for inclusion in the precinct are those located along the ‘coastal tourism/urban strip’ and Paradise Point, as defined in the City Plan Strategic Framework Map 5.

When identifying properties within each neighbourhood centre where the extended trading hours is to apply, it is proposed that only properties within the Neighbourhood centre zone that front the busiest road be included. The recommended locations of the zone precinct/sub-precinct are identified in Attachment A. This is recommended to ensure that a reasonable level of residential amenity for nearby sensitive land uses can be achieved. Further, design criteria are proposed to locate all patron areas along the busiest road frontage and to ensure acoustic treatments are installed to appropriately mitigate any potential impacts from noise emissions.
The draft City Plan updates reflecting the above policy positions have been prepared for Council’s consideration (Attachment B). The City Plan changes relate to the Neighbourhood centres zone code, Tables of assessment and mapping designations to implement the new precinct/sub-precinct.

3 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement for the proposed drafted outcomes to the Neighbourhood centres zone code, the associated Tables of assessment and related mapping designations to implement the new precinct/sub-precinct.

4 PREVIOUS RESOLUTIONS

On 8 December 2017, Item 8 Neighbourhood Centres Investigation was resolved by Council (CP17.1205.008) as follows:

3. That the recommended changes to City Plan outlined in this report are endorsed to be included as part of City Plan Major Update 3, including any consequential updates.

4. That the further investigations outlined in the report be progressed and reported back to Council.

5 DISCUSSION

The Neighbourhood Centres Investigation was initiated in response to submissions relating to Neighbourhood centre planning controls. Specifically, this study considered whether an extension of trading hours from 10pm to 12am midnight is appropriate for ‘Food and drink outlets’ and ‘Bar’ land uses in the Neighbourhood centre zone. As a result of this investigation, in December 2017, Council endorsed City Plan policy changes to align the levels of assessment and hours of operation for ‘Food and drink outlets’ and ‘Bar’ land uses in the Neighbourhood centre zone. In addition, the hours of operation were endorsed to be:

- extended trading hours up to 12am midnight only for neighbourhood centres within the ‘coastal tourism/urban strip’ and at Paradise Point, where impacts to residential amenity can be appropriately mitigated by design and management criteria; and
- for all other neighbourhood centres, trading hours for commercial activity to be limited to 10pm.

To implement the extended trading hours policy, it is recommended a zone precinct be established to clearly identify the appropriate Neighbourhood centre zones. The Neighbourhood centre zones that were identified to be appropriate for this extended trading hours policy are those located along the ‘coastal tourism/urban strip’, as defined on the City Plan Strategic Framework Map 5.

The ‘coastal tourism/urban strip’ is identified as being located along the eastern side of the Gold Coast Highway from Coolangatta to Labrador. This strip also includes properties along the eastern foreshore of the Nerang River at Surfers Paradise. In addition to the neighbourhood centres along the ‘coastal tourism/urban strip’, Paradise Point was also recommended to be included due to its established urban character.
The neighbourhood centres identified for extended trading hours are in the suburbs of Paradise Point, Southport, Main Beach, Chevron Island, Surfers Paradise, Mermaid Beach, Nobby’s Beach, Burleigh Heads, Palm Beach, Currumbin, Bilinga, and Coolangatta. Within these neighbourhood centres, only the properties fronting the busiest road are proposed to have extended trading hours and thereby included within the proposed precinct/sub-precinct. The busiest road is the road within each neighborhood centre that conveys the greatest volume of traffic. Refer to Attachment A for further details including the proposed precinct mapping for each neighbourhood centre, and a brief explanation of the proposed precinct mapping.

In addition, the Neighbourhood centre zone code is proposed to be amended to ensure that patron areas for ‘Food and drink outlets’ and ‘Bars’ front the busiest road and contain appropriate acoustic treatments to ensure that a reasonable level of residential amenity for nearby sensitive land uses can be achieved.

Notwithstanding the above, to apply the extended trading hours in the Chevron Island neighbourhood centre, a sub-precinct is recommended to be introduced. As part of City Plan Major update 2, Council resolved to include a precinct over Chevron Island for residential density purposes. The proposed sub-precinct is recommended to be a component of the endorsed Chevron Island precinct and will not affect the endorsed policy and drafting within City Plan Major update 2.

To implement the above, draft City Plan amendments have been prepared for Council’s consideration (Attachment B). The changes relate to the Neighbourhood centres zone code, related Tables of assessment and mapping designations for the relevant Neighbourhood centre zones.

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

The Neighbourhood Centres Investigation project is aligned to the following Corporate Plan 2022 objectives:

1.6 Our modern centres create vibrant communities
   We can work, live and play in our local neighbourhoods.

A. We plan for the future of the city
   We make good choices that create a better future for the Gold Coast community

7 GOLD COAST 2018 COMMONWEALTH GAMES IMPACT

Not applicable.

8 FUNDING AND RESOURCING REQUIREMENTS

Not applicable.
9 RISK MANAGEMENT

The activity supports the mitigation of the following Directorate Risk:

CO00510 – City Plan delivers inadequate and / or ineffective strategic/development policy (e.g. poor planning, built form, growth, social and environmental outcomes).

10 STATUTORY MATTERS

The recommended changes to the City Plan contained in this report and attachments will constitute a major amendment under the Ministers Guidelines and Rules (MGR).

This report seeks Council’s endorsement to progress the City Plan updates outlined in Attachment B.

11 COUNCIL POLICIES

Not applicable.

12 DELEGATIONS

Not applicable.

13 COORDINATION & CONSULTATION

<table>
<thead>
<tr>
<th>Name and/or Title of the Stakeholder Consulted</th>
<th>Directorate or Organisation</th>
<th>Is the Stakeholder Satisfied with the Recommendations?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior Community Safety Officer</td>
<td>Safe and Liveable Communities</td>
<td>Yes</td>
</tr>
<tr>
<td>Coordinator, Policy and Program Development</td>
<td>Environmental Health and City Law Services</td>
<td>Yes</td>
</tr>
<tr>
<td>Supervising Planner City Plan</td>
<td>City Planning</td>
<td>Yes</td>
</tr>
<tr>
<td>Executive Coordinator of Planning Assessment</td>
<td>City Development</td>
<td>Yes</td>
</tr>
</tbody>
</table>

14 STAKEHOLDER IMPACTS

External Stakeholder Impacts

These changes are recommended to be included as part of City Plan Major update 3. Major update 3 will undergo statutory public consultation for a period of at least 30 business days. During public consultation the community will have an opportunity to provide feedback on these proposed policy changes.

Internal Stakeholder Impacts
Internal stakeholders have been involved throughout the Neighbourhood Centres Investigation.

15 TIMING

The proposed updates outlined in this report are recommended to be progressed as part of City Plan Major update 3. It is anticipated a consolidated Major update 3 package will be presented to Council in March/April 2018, prior to submission for State Interest review.

16 CONCLUSION

In December 2017, Council resolved to make policy changes to City Plan to:

- extended trading hours up to 12am midnight only for neighbourhood centres within the ‘coastal tourism/urban strip’ and at Paradise Point, where impacts to residential amenity can be appropriately mitigated by design and management criteria; and
- for all other neighbourhood centres, trading hours for commercial activity to be limited to 10pm.

This report seeks Council consideration of how these updates are drafted and implemented within City Plan. In summary, a precinct (and sub-precinct for Chevron Island) is recommended to be introduced to implement these policy changes within the relevant Neighbourhood centre zones. The recommended City Plan drafting is contained within Attachment B and is recommended for endorsement to be included as part of City Plan Major update 3.

17 RECOMMENDATION

It is recommended that Council resolves as follows:

1 That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2 That the recommended changes to City Plan (Attachment B) are endorsed to be included as part of City Plan Major update 3.