

An aerial photograph of the Gold Coast, Australia, showing a dense urban area with a prominent skyline of skyscrapers along the coast. The foreground is dominated by lush green trees, and the background shows the ocean and distant hills under a clear blue sky.

City Plan

Major Update to City Plan Policies (Sch 6) Submissions Report

Building our city, enhancing our lifestyle

Adopted | May 2018

Introduction

This report has been prepared by the Council of the City of Gold Coast (Council) in accordance with *Statutory Guideline 01/16 Making and amending local planning instruments* (MALPI) under the *Sustainable Planning Act 2009* (SPA). This report considers submissions in relation to the proposed Major Update to City Plan Policies (Schedule 6).

Consultation on Major Update to City Plan Policies (Schedule 6) was undertaken from 4 October to 15 November 2017 to:

- inform the community on the proposed changes to City Plan; and
- provide the community with an opportunity to have their say on the proposed updates.

The report details how Council has undertaken public consultation activities, responded to submissions and how submissions have informed changes to the proposed City Plan updates.

City Plan Policies (Schedule 6)

City Plan Policies are ‘supporting documents’ that help applicants satisfy the assessment benchmarks contained in the City Plan. City Plan Policies provide further details and guidelines on specific design requirements.

Background

Council has committed to an ongoing program of updates to City Plan to ensure it continues to manage and support long term growth and remains a crucial tool in shaping the Gold Coast into a mature, world-class city. Major updates are planned to occur on a six-monthly basis.

Update process under the *Sustainable Planning Act 2009*

In order to undertake updates to City Plan Policies (Schedule 6), Council must follow the steps outlined in MALPI under SPA. This involves a three (3) stage process as presented in **Figure 1** below.



Figure 1: Statutory update process

Figure 2 below details the critical dates for the Major Update to City Plan Policies (Schedule 6).



Figure 2: Timeline and critical dates for Major Update to City Plan Policies (Schedule 6) amendment package.

Consultation

The purpose of public consultation for Major Update to City Plan Policies (Schedule 6) was to:

- raise awareness of Major Update to City Plan Policies (Schedule 6) and make it easy for people to have a say;
- inform and educate the community and stakeholders about the changes proposed within Major Update to City Plan Policies (Schedule 6);
- provide opportunity for the community and stakeholders to provide feedback/submissions on the proposed changes; and
- build support for Council's future implementation of the changes into City Plan.

The SPA states the minimum public consultation period for a proposed planning scheme policy must be undertaken for at least 20 business days. The Council undertook public consultation for a period of 31 business days (6 weeks total) from 4 October to 15 November 2017.

The endorsed Community Engagement and Communications Plan outlined a number of strategies to create awareness across the city, including:

- notice in local newspaper;
- online/digital advertising;
- radio advertising;
- social media advertising; and
- Planning & Development Alerts.

This was supported with information to educate the community on the proposed updates and how to make a submission. The following table summarises the outcomes from this consultation effort:

Activity	Reaction
Website	7,500 visits (4,556 referral from Facebook)
Fact sheets and update packages	2,336 total downloads
Notification in water and sewer rates notice	69,465 notices
Letters to landowners (who do not receive a water and sewer rates notice)	3,195 letters
6 community information events	total 137 attendees (across all 6 events)
Industry briefing (3 October 2017)	130 attendees
Update hotline	total 40 phone calls (across the 6 week period)

Results of consultation

A total of sixteen (16) submissions were received over the 31 business days of consultation. This resulted in seventy-six (76) points of submission being raised.

Submission review process

Council established a submission review process that:

- considered all properly made submissions in an objective, open and transparent manner; and
- ensured adherence with the SPA public consultation requirements for updating a local planning instrument.

The following steps detail how officers reviewed submissions on the proposed updates.

Step 1 – Registration of submissions

Council received submissions through the following avenues:

- online survey;
- email; and
- post.

Upon receipt, each submission was registered in a database and Council's record management system.

The following information was recorded for each submission:

- date received;
- method of delivery;
- submitter's name; and
- submitter's address and/or email address.

A unique submission ID was assigned to each submission.

Where a duplicate submission was received, the submission was identified as a single submission. Where a submitter provided additional information to support an original submission, this was attached and reviewed along with the original submission.

For a submission to be considered "properly made" under SPA, the following criteria was required:

- be received on or before Wednesday 15 November 2017;
- state the name and address of each person making the submission;
- state the grounds of the submission, facts and circumstances; and
- be made in writing, and either:
 - submitted electronically; or
 - signed by each person making the submission.

Any submissions which did not meet the requirements above were considered as 'not properly made submissions'. Despite this, all submissions have been considered and detailed in this response report.

Step 2 – Summary of submission review and responses

Figure 3 displays the submission review process at a high level.

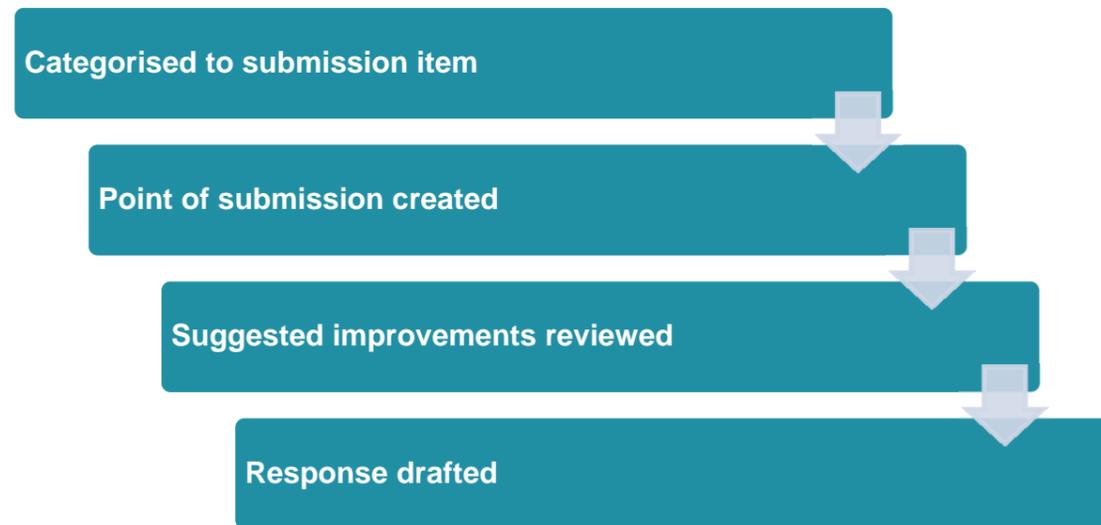


Figure 3: Submission review process

Upon receiving a submission, it was reviewed to identify how it related to the proposed update package.

The following is the list of submission items contained within the Major Update to City Plan Policies (Schedule 6) updated packages that were subject to this consultation:

- Item 1: City Plan policy – Bushfire management plans
- Item 2: City Plan policy – Land development guidelines
- Item 3: City Plan policy – Landscape works
- Item 4: New City Plan policy – Geotechnical stability assessment guidelines
- Item 5: New City Plan policy – Environmental management plans

A detailed review of each submission was then undertaken to determine the individual 'points of submission'. This enabled further classification into categories related to each of the items included in the update package.

Each point of submission was then summarised to ensure an objective analysis could be undertaken.

In responding to submissions, each point of submission was reviewed in detail and any requested changes to the update packages considered. Council's subject matter experts were referred to throughout the submission review process to determine the most appropriate response for each point of submission. For example, submissions relating to the new City Plan policy – Environmental management plans were referred to the Environmental Planning team for consideration and response.

Responses were then drafted to each point of submission. Changes were made to the update packages where it could be demonstrated the change would result in an improved outcome or public benefit.

Changes were then reviewed to determine whether they would be considered significantly different to what was made available during public consultation in order to prevent re-notification in accordance with MALPI. In accordance with MALPI, officers have concluded that the proposed changes in response to the submissions received are not significantly different.

Step 3 – Next steps

The Major Update to City Plan Policies (Schedule 6) amendment package will be reflected in a new version of City Plan.

Adopted

Table of contents

Item 1: City Plan policy – Bushfire management plans.....	6
Item 2: City Plan policy – Land development guidelines	7
Item 3: City Plan policy – Landscape works.....	16
Item 4: New City Plan policy – Geotechnical stability assessment guidelines	17
Item 5: New City Plan policy – Environmental management plans policy.....	18

Adopted

Index of Response ID numbers with page references

107.....	pg 6
109.....	pg 16
112.....	pg 7
116.....	pg 7
121.....	pg 7, 8, 18
COM107.....	pg 8
COM108.....	pg 8
COM109.....	pg 8
COM116.....	pg 9
COM123.....	pg 8, 9, 10
COM125.....	pg 9, 10, 11
COM134.....	pg 18, 19
COM139.....	pg 19
COM140.....	pg 9
COM141.....	pg 11
COM145.....	pg 7, 9, 11, 12, 13, 14, 15

Adopted

Item 1: City Plan policy – Bushfire management plans

	Response ID	Point of submission	Response	Results in change?
1	107	Support for proposed item.	Support noted	No change to update package.

Adopted

Item 2: City Plan policy – Land development guidelines

	Response ID	Point of submission	Response	Results in change?
1	112	Supports the proprietary products protocol in the Land development guidelines.	Support noted.	No change to update package.
2	116 121 COM145	<p>Concerned the proprietary products protocol was not sufficiently consulted with Industry.</p> <p>Concerned the requirement for all proposed proprietary devices to demonstrate performance based testing at the manufacturer's expense consistent with the City's Development Application Requirements and Performance Protocol for Proprietary Devices is unreasonable and impractical.</p> <p>Concerned there is a growing body of evidence which suggests some of the criteria in the document are flawed.</p> <p>Requests the reference to the City's Development Application Requirements and Performance Protocol for Proprietary Devices be removed from the Land development guidelines and replaced with the Stormwater Australia's 'Stormwater Quality Improvement Devices Evaluation Protocol' (SQIDEP).</p> <p>Concerned this document is not available in the public realm and has not been adopted by Council.</p>	<p>In alignment with relevant State legislation and international best practice, the City continues to support a holistic approach to urban stormwater management through the adoption of water sensitive urban design (WSUD) principles. The use of WSUD, which values stormwater as a resource and asset, integrates water features through urban design to enhance the social and ecological values of urban environments.</p> <p>In addition and complementary to WSUD, the use of stormwater proprietary devices is an important component of an integrated urban water management solution. Therefore, in the absence of a state/national stormwater proprietary device guideline and to provide clarity to the local stormwater industry, the City developed the Stormwater Proprietary Device Protocol (SPDP), to guide performance assessment of stormwater treatment devices against a set of agreed objectives.</p> <p>The SPDP which was developed in partnership with the stormwater industry and subsequently peer-reviewed by three reputable consulting firms, ensures that stormwater treatment devices that meet the required standards will not be disadvantaged by sub-standard products.</p> <p>Council's protocol was developed and based on available knowledge and resource materials that are used in the stormwater industry and publically available. This includes the Draft Stormwater Australia Protocol and similar protocols. General stormwater parameters are based on the Water by Design guidelines, which has been subject to public consultation.</p> <p>In addition, there have been comprehensive discussions between Council's consultants and the proponents of Stormwater Proprietary Devices through the peer review phase of the protocol. Through this process the proponents concerns have been considered and where appropriate, they have been addressed. As part of the peer review phase, the reasoning and background associated with the protocol were articulated.</p> <p>In addition to this earlier consultation, the Land development guidelines were available for public comment for 31 business days from 4 October – 15 November 2017.</p> <p>Currently, there is no national protocol. It is understood that Stormwater Australia (which is a stormwater industry representative) has been in the process of developing a protocol over the past few years. This protocol is currently in draft form. Once the protocol is finalised and endorsed by relevant State and National Government agencies, Council will consider this protocol in its policy development.</p>	No change to update package.
3	121	Concerned the meaning of flocculation is used incorrectly for pH regulation in sediment basins.	A review of the standards relating to sediment basins (<i>Section 4.5.6.4</i> in the publically advertised version of the LDG) revealed that a formatting error was responsible for the incorrect use of the term 'flocculation'. This formatting error has now been corrected to ensure flocculation is to assist in the removal of sediment and not pH regulation.	Yes – Section 4.5.7.4 has been updated.
4	121	Concerned the requirement for "no release of coarse sediment" is potentially unreasonable and impractical.	<i>Section 4.5.7.6 Release limits</i> of the Land development guidelines (<i>Section 4.5.6.7</i> in the publically advertised version of the LDG) has been reviewed and updated to clarify that the requirements for no release of coarse sediment only applies to the design storm event.	Yes – section 4.5.7.6 has been updated.

Major Update to City Plan Policies (Schedule 6) Submissions Report

	Response ID	Point of submission	Response	Results in change?
5	121 COM123	<p>Concerned Clause (3) requires MUSIC modelling to be reported in a Stormwater Management Plan. It is our understanding that this requirement is prescribing the use of proprietary software. If MUSIC were to become outdated, redundant or no longer supported then the Land development guidelines would also become outdated.</p> <p>Requests this clause be generalised to permit modelling by pollutant export software to demonstrate compliance with the stormwater quality objectives detailed in Section 4.5.4.2.</p>	<p>The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. If MUSIC modelling became outdated, redundant or no longer supported by industry, alternative pollutant modelling software will be considered and incorporated into the Land development guidelines.</p>	No change to update package.
6	121	<p>Concerned Tables 4.18 and 4.20 contradict each other. The guidelines suggest that Council will accept proprietary devices for gross pollutant management but not for nutrient management. Section 4.5.10 indicates that Council will accept proprietary devices on private sites for nutrient management subject to field testing.</p> <p>Concerned it is unclear how Council can accept proprietary devices for nutrient management on private sites but not public-owned sites. Clearly the devices will provide the same performance irrespective of the ownership of the site and the operation will be subject to effective maintenance. Recommends the City investigate the available funding structures to resolve concerns around the maintenance burden of proprietary systems.</p>	<p>A review of Table 4.18 and 4.20 has been undertaken to determine any inconsistencies. Table 4.18 indicates Council's preferred stormwater treatment trains, recognising that proprietary devices for nutrient management may be considered, subject to <i>Section 4.5.10 – Proprietary devices</i>. This section then triggers further assessment against the City's testing protocol for proprietary devices. <i>Table 4.20: Approved use of proprietary devices</i>, identifies the circumstances where proprietary devices can be used without testing.</p> <p>Until the effectiveness and efficiency of proprietary devices has been proven and tested, Council will continue with a 'precautionary approach' and assess the use of proprietary devices against the protocol.</p>	No change to update package.
7	121	<p>Objects to Council's position that proprietary devices for nutrient and/or metal removal are not accepted for industrial, commercial, retail land uses where Council is to be the land owner.</p> <p>Concerned that not allowing proprietary devices where site constraints prohibit adoption of a deemed-to-comply solution on only private land is unreasonable. Proprietary devices are often a preferred treatment measure as an alternative to deemed-to-comply solutions.</p>	<p>Until the effectiveness and efficiency of proprietary devices has been proven and tested, Council will continue with a 'precautionary approach' and assess the use of proprietary devices against the protocol.</p>	No change to update package.
8	121	<p>Requests the reference to the Water by Design (2006) Water Sensitive Urban Design (WSUD) Technical Design guidelines be updated to refer to the Water by Design (2014) Bioretention Technical Design Guidelines.</p>	<p>The reference has been updated to '<i>Water by Design: Bioretention Technical Design Guidelines</i>'.</p>	Yes- the reference has been updated.
9	121	<p>Concerned the requirements for a high flow bypass, in Section 4.5.13.7 Management of high flows, for the design of all constructed wetlands is excessive. Designers should be permitted to demonstrate the constraints of erosion, velocities, vegetation protection, public safety and ecological value can be addressed within the design. Further, a floating wetland solution can accommodate the bypass within the standard footprint, subject to consideration of flow velocities, inundation depths etc. Recommend this requirement incorporate additional flexibility.</p>	<p>The Land development guidelines outlines Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is for a high flow bypass in the design of constructed wetlands. However, alternative options will be considered and assessed against the higher order assessment benchmarks in the City Plan – Healthy waters code.</p> <p>It should be noted that floating wetland proprietary devices have been tested and Council has made a decision not to accept these proprietary devices.</p>	No change to update package.
10	COM107 COM108 COM109	<p>Concerned there are a number of superseded Australian Standards which are referenced in Section 5 - Public open space standards. Request updating these references.</p>	<p>The references have been reviewed and updated to reflect the latest Australian Standards.</p>	Yes- section 5 has been updated.
11	COM109	<p>Concerned drawing 05-904 – Playground edge details refers to CCA timber for a playground border. Requests the drawing be updated as per Australian Standard 4685 – Playground equipment and surfacing set to read ACQ treated timber.</p>	<p><i>Standard drawing 05-904 – Playground edge detail</i> has been reviewed and updated to refer to ACQ treated timber.</p>	Yes – the standard drawings have been updated.

Major Update to City Plan Policies (Schedule 6) Submissions Report

Response ID	Point of submission	Response	Results in change?
12 COM116 COM125 COM140	Concerned Institute of Public Works Engineering Australia (IPWEA) RS-100 and RS-101 show gas pipelines in the same location as where Council requires street trees. Request gas pipeline service location is relocated to accommodate street trees.	Institute of Public Works Engineering Australia (IPWEA) RS-100 and RS-101 have been reviewed and replaced by <i>Council drawing 02-005 Public Utility Plant Corridor Allocations and Public Road Verges</i> to provide a new alignment for gas pipelines and street trees.	Yes – the standard drawings have been updated.
13 COM123	Requests stormwater quantity management be included in Section 4.5.2 Purpose of the Land development guidelines.	<i>Section 4.5.2 Purpose of the Land development guidelines</i> has been updated to include stormwater quantity management.	Yes – Section 4.5.2 has been updated.
14 COM123 COM145	Concerned the stormwater quality management triggers presented in the Land development guidelines are inconsistent with those from the State Planning Policy and the Healthy waters code. Requests the stormwater quality management triggers reflect those in the State Planning Policy.	The Healthy waters code has been reviewed to integrate the latest State Planning Policy, which includes a review of the stormwater quality management triggers. The updated Healthy waters code is currently being progressed as part of the City Plan Major Update 2 package which is currently with the Minister for State Development, Manufacturing, Infrastructure and Planning for review. It is proposed the Land development guidelines will be updated through the minor amendment process, once the Healthy waters code update is endorsed following public consultation and final State review.	No change to update package.
15 COM123	Concerned the stormwater quantity management requirements are inconsistent and even contradictory to those in the Healthy waters code. Concerned the new stormwater quantity management requirements will place additional requirement on all developments to mitigate 1 year ARI design storm event, which in some cases lead to an increase in flood detention of up to 50%. The current Healthy waters code and Land development guidelines only requires mitigation of 1 year ARI flows in accordance with the waterway stability objective which is in line with the SPP.	The Healthy waters code has been reviewed to integrate the latest State Planning Policy, which includes a review of the stormwater quantity management triggers. The updated Healthy waters code is currently being progressed as part of the City Plan Major Update 2 package which is currently with the Minister for State Development, Manufacturing, Infrastructure and Planning for review. It is proposed the Land development guidelines will be updated through the minor amendment process, once the Healthy waters code update is endorsed following public consultation and final State review.	No change to update package.
16 COM123	Requests Australian Rainfall and Runoff (ARR) 2016 data is only used with ARR 2016 flood estimation methodology.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council advocates the use of Australian Rainfall and Runoff (ARR 2016) for flood estimation.	No change to update package.
17 COM123	Concerned Table 4.5 in the Stormwater drainage and water sensitive urban design section of the Land development guidelines has confused the nomenclature between ARR87 and ARR16. 10% AEP is equivalent to 9.49 Year ARI not the other way around as is shown in the table.	At this stage, Council's preference is to maintain the communication of both ARI and AEP in Table 4.5 because it provides a more effective communication of the risk to the readers of the policy. Minor improvements have been made to the AEP figures to round to the nearest whole number.	Yes – Section 4.4.10 has been updated.
18 COM123 COM145	Requests an explanation as to why proprietary devices are not accepted as public assets. Concerned there are certain applications where proprietary devices would be appropriate such as high-density CBD areas. Concerned the proprietary devices are only considered where site constraints prohibit deemed-to-comply solutions are too ambiguous. Requests a clear framework is put in place to assist in evaluating if a site is constrained or not. Concerned the proprietary devices protocol is technically poor, particular the disregard of science around the nutrient removal capabilities. Requests the City Plan is less prescriptive on treatment techniques and put the responsibility back on the consultants and manufacturers. Requests the City adopt a deemed-to-comply solution for proprietary devices based on industry	In alignment with relevant State legislation and international best practice, the City continues to support a holistic approach to urban stormwater management through the adoption of water sensitive urban design (WSUD) principles. The use of WSUD, which values stormwater as a resource and asset, integrates water features through urban design to enhance the social and ecological values of urban environments. In addition and complementary to WSUD, the use of stormwater proprietary devices is an important component of an integrated urban water management solution. Therefore, in the absence of a state/national stormwater proprietary device guideline and to provide clarity to the local stormwater industry, the City developed the Stormwater Proprietary Device Protocol (SPDP), to guide performance assessment of stormwater treatment devices against a set of agreed objectives. The SPDP which was developed in partnership with the stormwater industry and subsequently peer-reviewed by three reputable consulting firms, ensures that stormwater treatment devices that	No change to update package.

Response ID	Point of submission	Response	Results in change?	
	and public feedback, in lieu of modelling.	<p>meet the required standards will not be disadvantaged by sub-standard products.</p> <p>Council's protocol was developed and based on available knowledge and resource materials that are used in the stormwater industry and publically available. This includes the Draft Stormwater Australia Protocol and similar protocols. General stormwater parameters are based on the Water by Design guidelines, which has been subject to public consultation.</p> <p>In addition, there have been comprehensive discussions between Council's consultants and the proponents of Stormwater Proprietary Devices through the peer review phase of the protocol. Through this process the proponents concerns have been considered and where appropriate, they have been addressed. As part of the peer review phase, the reasoning and background associated with the protocol were articulated.</p> <p>Currently, there is no national protocol. It is understood that Stormwater Australia (which is a stormwater industry representative) has been in the process of developing a protocol over the past few years. This protocol is currently in draft form. Once the protocol is finalised and endorsed by relevant State and National Government agencies, Council will consider this protocol in its policy development.</p> <p>Until the effectiveness and efficiency of proprietary devices has been proven and tested, Council will continue with a 'precautionary approach' and assess the use of proprietary devices against the protocol.</p>		
19	COM123	Concerned Council is being too prescriptive on nutrient removal devices and completely silent on the requirements around more conventional water sensitive urban design products like bio-retention and constructed wetlands.	<p>The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council preferred outcome is for bio-retention and constructed wetlands to be designed and constructed in accordance with the best practice Water by Design guidelines. However, alternative options will be considered and assessed against the higher order assessment benchmarks in the City Plan.</p>	No change to update package.
20	COM125	Concerned Institute of Public Works Engineering Australia drawing RS-049 restricts driveways on Collector roads from being located across from a T-intersection. This may impact the ability for lots in those locations to be subdivided, as the frontage would need to be approximately 20m to comply with the drawing.	<p>The design and configuration of driveways has been considered as part of the City Plan – Driveways and vehicular crossings code review. The updated code is currently being progressed as part of the City Plan Major Update 2 package which is currently with the Minister for State Development, Manufacturing, Infrastructure and Planning for review.</p> <p>It is proposed the Land development guidelines will be updated through a consequential or minor amendment process, once the Driveways and vehicular crossings code update is endorsed following public consultation and final State review.</p>	No change to update package.
21	COM125	Supports the update to the pavement design standards in the Land development guidelines.	Support noted.	No change to update package.
22	COM125	Requests more flexibility in regards to the maximum slope of batters in road reserves. The current Land development guideline includes a maximum 1:4 slope.	<p>The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is for batters in road reserves to have a maximum slope of 1:4. However, alternative options will be considered and assessed against the higher order assessment benchmarks in the City Plan to ensure that batters and retaining walls do not create a negative visual impact on the area.</p>	No change to update package.
23	COM125	Request Table 3.3 is updated to allow proprietary wall systems to have a horizontal setback of 800mm (face to face) or 600mm (face to back of wall).	<p>The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome for the horizontal setback between two tiered retaining walls is 1m, measured from face to face or 800mm face to back of wall. This allows for sufficient root size and soil volume to ensure successful plant establishment. However, alternative options will be considered and assessed against the higher order assessment benchmarks in the City Plan.</p>	No change to update package.

Major Update to City Plan Policies (Schedule 6) Submissions Report

Response ID	Point of submission	Response	Results in change?
24	COM125 Requests Institute of Public Works Engineering Australia standard drawings for stormwater drainage are reviewed, as suppliers have major concerns with these drawings.	The Land development guidelines have been updated to include new standard drawings for stormwater drainage to replace the Institute of Public Works Engineering Australia drawings.	Yes – the standard drawings have been updated.
25	COM125 COM145 Concerned the requirements for downstream developers to meet the full cost of providing an appropriate drainage system, with capacity sufficient for the design and runoff from all upstream catchments (when catchments are fully developed) are onerous. Requests wording be updated to 'Developers are to meet the full cost of providing an appropriate stormwater drainage system, with capacity sufficient for the design runoff from all upstream catchments (when such catchments are fully developed with mitigated flows).'	Council is currently considering this requirement as part of future Local Government Infrastructure Plan amendments. As a result, no changes are recommended to the policy as part of this update package.	No change to update package.
26	COM125 Requests Section 4.5.9.2 Preferred stormwater treatment trains, note 2 is updated to read 'For bioretention basins greater than 800m ² an inlet forebay will be required'.	Note 2 in <i>Section 4.5.9.2 – Preferred stormwater treatment trains</i> , of the public advertised version, has been reviewed and updated to reflect the wording requested in the submission.	Yes – Section 4.5.10.2 has been updated.
27	COM125 Request the notice for earthworks inspections is made consistent. Requests the earthworks hold point table be deleted with no further hold points required.	<i>Section 9.4.4 Inspections of the Land development guidelines</i> has been reviewed and updated to require notice of three (3) business days for earthworks inspection. This removes the inconsistencies raised in the submission. The earthworks hold point table has not been removed from the Land development guidelines, as hold points are sometimes required when there are compliance concerns.	Yes – Section 9.4.4 has been updated.
28	COM125 Requests Erosion and Sediment Control Plans are prepared, certified and supervised by an RPEQ or a certified Professional in Erosion and Sediment Control (CPESC).	No change is recommended in response to this submission. A Certified Professional in Erosion and Sediment Control (CPESC) is required to prepare and certify erosion and sediment control plans.	No change to update package.
29	COM141 Requests the difference between a watercourse and waterway is acknowledged.	The definition for waterway and watercourse is being updated as part of Minor and Administrative Update 4 package.	No change to update package.
30	COM145 Requests a note is included in Section 2.4.5 Grades which states 'Notwithstanding the above, the design of the invert of kerb and channel shall not be flatter than 0.5%'.	<i>Section 2.4.5 Road grades of the Land development guidelines</i> has been reviewed and updated to include a note which states the design of a kerb and channel invert is to have a preferred grade of 0.7% with an absolute minimum grade of 0.5%.	Yes- Section 2.4.5 has been updated.
31	COM145 Requests the requirement for the verge widths to be a minimum of 6m be reviewed, as 6m verge widths are unnecessary and will have yield implications for no apparent reason.	<i>Section 2.4.11 Pedestrian pathways and shared pedestrian/bikeways of the Land development guidelines</i> has been reviewed and no changes are recommended. For pedestrian pathways wider than 2m, a minimum 6m verge width is considered appropriate, to allow for street trees and infrastructure, such as electricity pillar boxes. The additional width also provides space to establish compliant footpath gradients in accordance with the Disability Discrimination Act. The requirements for 6m verge widths only apply to higher order roads and streets within the vicinity of schools, shopping centres and other high-pedestrian generating land uses.	No change to update package.
32	COM145 Requests the pathway note (1) be reviewed as a 4.5m verge is sufficient on Residential access streets and Residential collectors. A 6m verge is unnecessary and has significant yield implications.	<i>Table 2.6: Pathways standards</i> , note (1) has been reviewed and no changes are recommended. Councils preferred outcome is a 4.5m verge (1.5m pedestrian pathway) for Residential access and Residential collector streets. Greater verge widths may be required for streets located within the vicinity of schools, shopping centres and other high-pedestrian generating land uses.	No change to update package.

	Response ID	Point of submission	Response	Results in change?
33	COM145	Requests consideration is given to the installation of kerb adapters in the location they require, rather than recut and repair.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is outlined in <i>Section 2.4.13 Kerb and channel</i> . However, where this is not necessary alternative options will be considered and assessed against the higher order assessment benchmarks in the City Plan.	No change to update package.
34	COM145	Requests more flexibility in allowing threshold treatments in public road reserve.	<i>Section 2.4.19 Entry/threshold treatment</i> of the <i>Land development guidelines</i> has been reviewed and updated to allow coloured concrete threshold treatments, where skid resistance and lifecycle can be demonstrated to meet Austroads standards. The following is not considered appropriate: <ul style="list-style-type: none"> Exposed aggregate, as they do not meet skid resistance requirements and ravelling issues; and Stencilled concrete and asphalt, as they become faded and look aesthetically unpleasing. 	Yes – Section 2.4.19 has been updated.
35	COM145	Requests the preference for street names to have an Australian historical or cultural significance is removed.	<i>Section 2.4.27 Street names</i> of the <i>Land development guidelines</i> outlines the city's preferred standards for street naming. One of the standards (<i>Section 2.4.27(4)</i>) includes preference for a name which has an Australian historical or cultural significance.	No change to update package.
36	COM145	Requests an additional standard for street naming requiring the use of copyright or registered trademarks etc. are not used.	The requested additional standard is not currently an Australian Standard requirement. As a result, no change is recommended.	No change to update package.
37	COM145	Supports the updated pavement design section. Requests an additional clause be included to clarify testing points and frequency of sub grade sampling.	Support noted. <i>Section 2.5.2.2 Frequency of sub-grade sampling</i> of the <i>Land development guidelines</i> has been reviewed and updated in response to this submission. Clarification has been included on testing points and frequency of sub grade sampling.	Yes – Section 2.5.2.2 has been updated.
38	COM145	Requests further clarification on the definition of 'public car parks' in section 2.5.3 Minimum pavement design section of the Land development guidelines.	<i>Section 2.5.3 Minimum pavement thickness</i> has been reviewed and updated in response to this submission to update the terminology to clarify what is meant by 'public car parks'.	Yes – Section 2.5.3 has been updated.
39	COM145	Requests earthworks are certified in accordance with AS3798 by an RPEQ. Concerned the requirement to provide certification of materials prior to it being delivered on site is onerous, as this is already covered by level 1 supervision.	<i>Section 3.5 Material or filling and ground conditions</i> of the <i>Land development guidelines</i> has been reviewed and already requires compliance with AS3798 Guidelines on earthworks for commercial and residential developments clause 4.4. The requirement for certification to be submitted by an RPEQ demonstrating compliance test results for all imported fill material, provided to delivering material to the site will be removed.	Yes – Section 3.4.2 has been updated.
40	COM145	Concerned that stabilisation through vegetation planting immediately following completion of bulk earthworks is unrealistic. Requests stabilisation should occur as soon as possible onsite, or be protected in accordance with erosion and sediment control practices.	<i>Section 3.5.1 Batters</i> of the <i>Land development guidelines</i> has been reviewed and updated to allow batters to be stabilised within ten (10) days of the completion of bulk earthworks.	Yes – Section Table 3.5 has been updated.

Response ID	Point of submission	Response	Results in change?	
41	COM145	Concerned the requirements for a stormwater management plan to confirm the site can be developed with appropriate stormwater management strategies, as part of a preliminary approval, is difficult in situation when an external catchment runs through the site.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred method is to require a stormwater management plan as part of a preliminary approval to confirm the site can be developed with appropriate stormwater management strategies including overland flow paths; and to identify the conceptual location and scale of the stormwater management (quality and quantity) devices. This detail assists the assessment of future development applications to ensure they can incorporate the necessary stormwater management measures outlined in the City Plan.	No change to update package.
42	COM145	Requests Section 4.5.6.4 - Sediment basins is updated to be consistent with the International Erosion Control Associated (IECA) manual which references a 1 in 20 year for less than 12 months and 1 in 50 year for greater than 12 months.	<i>Section 4.5.7.4 Sediment basins</i> has been reviewed and updated to clarify that hydraulic structures such as inlets, outlets, spillways must be structurally sound for the design events as specified in the International Erosion Control Associated (IECA) guidelines.	Yes – Section 4.5.7.4 has been updated.
43	COM145	Requests the preferred minimum for filter media depth is reduced to 400mm.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is for a filter media depth of 500-1000mm. A saturated bioretention basin may actually be preferred as a design solution before reduction of filter media is considered.	No change to update package.
44	COM145	Request further clarity on two year maintenance period for lakes, including the requirement to meet the water quality objectives (90% for the preceding six (6) months) for it to be accepted off maintenance.	<i>Section 4.5.16 Lakes</i> in the <i>Land development guidelines</i> has been reviewed and updated to clarify that a two year maintenance period is required and that the lake must meet the water quality objectives (90% for the preceding six (6) months) for it to be accepted off maintenance.	Yes – Section 4.5.16 has been updated.
45	COM145	Concerned the preferred asset handover method of leaving a sediment basin (option 4a in 'Water by Design - Transferring Ownership of Vegetated Stormwater Assets') is only acceptable when the City manages the builder's erosion and sediment control and enforces the standard requirements.	It is the shared responsibility of the contractor and owner to ensure the building work is carried out in accordance with legislated standard, including conditions of approval.	No change to update package.
46	COM145	Requests a note to be included stating all hold point inspections are to be carried out in accordance with the Engineers Act 2002.	<i>Section 7.3.1 City civil engineering inspections</i> of the <i>Land development guidelines</i> has been reviewed and updated to include a note which states "All hold point inspections are to be carried out by an RPEQ or an employee 'directly supervised' by the RPEQ certifying the work, as required by the Engineers Act 2002."	Yes – Section 7.3.1 has been updated.
47	COM145	Requests further clarification on how roads will be load tested 12 months after they have been completed.	<i>Section 7.3.1.9 Final defects (off-maintenance) inspection</i> of the <i>Land development guidelines</i> has been reviewed and updated to include a requirement for proof roll suspected defective areas of pavement to be inspected, if required by Council.	Yes – Section 7.3.1.9 has been updated.
48	COM145	Concerned that viewing defects in live sewer and acquiring CCTV inspections in a rear allotment sewer is difficult.	Council officers reserved the right to request that a CCTV inspection be completed prior to acceptance of off-maintenance. This will be requested if there's uncertainty of the overall integrity of the asset in cases whereby there were changes due to construction restraints and non-compliance with a specific code. Although it is not a mandatory requirement to provide a CCTV survey report prior to accepting the asset off-maintenance, Council reserves the right to request this information on a case-by-case basis.	No change to update package.
49	COM145	Requests Section 7.4.2.3 Uncompleted condition bond require pavements to have primer or primer seal coat applied and safety barrier system installed after the subgrade inspection has been passed and the kerb and channel completed.	<i>Section 7.4.3.2 Uncompleted condition bond</i> of the <i>Land development guidelines</i> has been reviewed and no change has been made in response to this submission. The Subgrade and pre-seal milestone inspections must be passed before primer seal coat can be applied.	No change to update package.

Major Update to City Plan Policies (Schedule 6) Submissions Report

Response ID	Point of submission	Response	Results in change?
50	COM145 Concerned the requirement for all approved electrical pillar boxes to be energised and operational before plan sealing is onerous.	Council officers have spoken to Energex about this matter. Energex has advised they will accept a bond, instead of requiring lighting and pillars to be energised in order to obtain a Certificate of Supply. A note has been included in <i>Section 7.4.2.3 Uncompleted condition bond</i> advising of this opportunity.	Yes – Section 7.4.2.3 has been updated.
51	COM145 Concerned the plan sealing requirements are in excess of the requirements under the Planning Act 2016.	Council's plan sealing requirements have recently been reviewed. As part of this review extensive consultation with the industry was undertaken.	No change to update package.
52	COM145 Requests inclusion of a note that all Engineering submissions must be signed by an RPEQ, who is suitably experienced in that field, for the report to be received by Council.	In response to this submission, a note has been included in the Land development guidelines which requires all Engineering submissions be signed by an RPEQ, who is suitably experienced in that field, for the report to be received by the City.	Yes – Section 8 has been updated.
53	COM145 Concern regarding the definition of 'lawful point of discharge'. Often, if there are retaining walls at the rear of the lot, there will not be a drainage reserve or easement to discharge to. In this instance the Land development guidelines suggest the subsoil be taken to the front of the lot.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is to see retaining structures drain stormwater discharge to a Lawful point of discharge. However, variations to this preferred outcome will be considered if required and assessed against the higher order assessment benchmarks in the City Plan.	No change to update package.
54	COM145 Requests the statement restricting retaining walls in the road reserve is revised, as some times retaining structures have to be installed within the road reserve.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is not to accept retaining walls in road reserve. However, alternative options will be considered if required and assessed against the higher order assessment benchmarks in the City Plan.	No change to update package.
55	COM145 Request that when a fence is incorporated at the top of the retaining wall, the face of the wall can be located on the property boundary; however, the footings may not enter the neighbour's property.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is for retaining walls to be setback 200mm from the property boundary (including footings and associated drainage). However, variations to this preferred outcome will be considered if required and assessed against the higher order assessment benchmarks in the City Plan. Please note that the setbacks for retaining walls in the publicly notified version were reviewed and reduced from 600mm to 200mm (including footings and associated drainage). The new 200mm setback addresses cross-boundary issues such as maintenance and owners consent.	No change to update package.
56	COM145 Concerned the setback details in figure 3.3 produce poor outcomes with gaps between the neighbour's fence and the face of the walls. Requests the inclusion of a statement about additional works in the zone of influence to a constructed retaining wall and the need to get approval from the certifying engineer (RPEQ).	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome for retaining walls in residential lots is to be setback 200mm from the property boundary (including footings and associated drainage). However, variations to this preferred outcome will be considered if required and assessed against the higher order assessment benchmarks in the City Plan. Please note that the setbacks for retaining walls in the publicly notified version were reviewed and reduced from 600mm to 200mm (including footings and associated drainage). The new 200mm setback addresses cross-boundary issues such as maintenance and owners consent.	No change to update package.
57	COM145 Concerned the proposed setbacks for retaining walls that are greater than 1.5m in height are excessive. There is no reason for the setback and it will create dead space which will not be maintained.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome for retaining walls greater than 1.5m, in industrial and business areas, is to be setback at least the equivalent height of the retaining wall from the property boundary. This setback is to allow for landscape treatment to protect visual amenity. However, variations to this preferred outcome will be considered if required and assessed against the higher order assessment benchmarks in the City Plan.	No change to update package.

Major Update to City Plan Policies (Schedule 6) Submissions Report

	Response ID	Point of submission	Response	Results in change?
58	COM145	Concerned the proposed controls in relation to exporting fill from a site in table 3.5 (a), which seeks dams and embankments to be setback 3m from a common property boundary, will be difficult to achieve and difficult for Council to control.	The Land development guidelines outline Council's preferred method of meeting the relevant assessment benchmarks in City Plan. Council's preferred outcome is not to have nuisance stormwater run-off into an adjoining property. As a result a 3m buffer is requested. However, variations to this preferred outcome will be considered if required and assessed against the higher order assessment benchmarks in the City Plan. Council's preference.	No change to update package.

Adopted

Item 3: City Plan policy – Landscape works

	Response ID	Point of submission	Response	Results in change?
1	109	Requests the Australian Institute of Landscape Designers and Managers is referenced in the Landscape works policy.	A reference to the Australian Institute of Landscape Designers and Managers - QLD. Group (A.I.L.D.M) has been included in section 3.5 of the Landscape works policy.	Yes – Section 3.5 has been updated.

Adopted

Item 4: New City Plan policy – Geotechnical stability assessment guidelines

No submissions were received in response to this item.

Adopted

Item 5: New City Plan policy – Environmental management plans

	Response ID	Point of submission	Response	Results in change?
1	121	Supports the new Environmental management plans policy.	Support noted.	No change to update package.
2	COM134	Generally supportive of the inclusion of the Environmental management plans. It is an encouraging document which indicates some reforms. Concerned that conditions need to be strictly enforced and compliance checks are carried out more frequently and robustly.	Support and concerns noted.	No change to update package.
3	COM134	Concerned Council inspections are currently too infrequent.	Inspection requirements have been left open in the policy so officers assessing development applications can assess the site and condition the number and frequency of inspections accordingly to address the specific needs of the site.	No change to update package.
4	COM134	Concerned the policy isn't clear about what happens when there isn't any habitat to disperse to.	<i>Section 6.3(c) Stage one: Development Fauna management plan of Section 3.4 Consultant qualifications and experience of City Plan Policy – Environmental management plans</i> covers the capture and release (i.e. relocation) of fauna. The wording of this section has been updated to clarify the scenario where there is no habitat to disperse to.	Yes – section 6.3 has been updated.
5	COM134	Concerned there are a significant number of fragmented areas cut off from other habitat that are now also/or will be approved for clearing. Requests further clarification on the fauna management plan for this fauna, in particular koalas that must be left to disperse independently.	This is a determining factor in deciding development applications and/or imposing appropriate conditions of approval. This assessment is required by the higher order assessment benchmarks in the City Plan.	No change to update package.
6	COM134	Requests the inclusion of descriptors in regards to where the spotter needs to be.	The Environmental management plans policy has been updated to consolidate spotter-catcher requirements in Section 3.4 for ease of reference.	Yes – Section 3.4 has been updated.
7	COM134	Requests best practice put in place for assessing an area for fauna based on scientific research into faunal behaviours and habitat utilisation.	<i>Section 1 Purpose of City Plan Policy – Environmental management plans</i> has been updated to clarify that assessing an area for fauna is to occur prior to drafting management plans and in accordance with SC6.7 City Plan policy - Ecological site assessments.	Yes – Section 1 has been updated.
8	COM134	Concerned a spotter catcher may be grossly unqualified to determine the best methodology.	<i>Section 3.4 Consultant qualifications and experience of City Plan Policy – Environmental management plans</i> outlines the requirements for persons preparing the Fauna Management Plan (FMP). The commissioned spotter-catcher is then obligated to operate in accordance with the FMP and the development conditions associated with the approval.	No change to update package.
9	COM134	Concerned a blanket 12 month maintenance period for rehabilitation plan is grossly inadequate	<i>Section 7.4 Establishment and maintenance periods of City Plan Policy – Environmental management plans</i> has been updated to ensure that 12 months is the minimum length of a maintenance period. Further changes to <i>Section 7.5 Stage One: Develop Rehabilitation management plan</i> have been implemented to also reflect longer establishment and maintenance periods.	Yes – Section 7.4 and 7.5 have been updated.
10	COM134	Requests the maintenance periods are independently assessed either by an ecologist or a qualified bush regenerator as there are many complex factors that will influence the need, frequency and type of maintenance required. Concerned if sites are fragmented, disturbed or borders a development, the requirement for maintenance will be there long after the initial 12 month period.	<i>Section 7.4 Establishment and maintenance periods of City Plan Policy – Environmental management plans</i> has been updated to ensure that 12 months is the minimum length of a maintenance period and longer periods need to be considered for sites which are fragmented, disturbed and/or border development. Further changes to <i>Section 7.5 Stage One: Develop Rehabilitation management plan</i> have been implemented to also reflect longer establishment and maintenance periods.	Yes – Section 7.4 and 7.5 have been updated.

Major Update to City Plan Policies (Schedule 6) Submissions Report

	Response ID	Point of submission	Response	Results in change?
11	COM134	Requests clarification on when it is deemed that maintenance is complete.	Council has reviewed this submission and has determined that Section 7.7 of the Environmental management policy adequately addresses this issue. However, for greater clarification Section 7.7 has been amended to better describe the 'end of the maintenance period'.	Yes – Section 7.7 has been updated.
12	COM134	Request the maintenance of the site is ongoing and by definition should not have an end.	<i>Section 7 Rehabilitation management plan of City Plan Policy – Environmental management plans</i> has been updated to clarify developers and their representatives are responsible for compliance with the rehabilitation management plan. The aim of the rehabilitation management plan is to get the rehabilitation zone to a standard which land holders (including future land holders) can maintain themselves long-term.	Yes – Section 7 has been updated.
13	COM139	Supports the inclusion of the Environmental management plans policy. Concerned not enough time was provided for detailed assessment of these plans.	Support noted.	No change to update package.
14	COM139	Request Fauna Management Plans include the requirement for a spotter catcher to have a licence from DEHP.	<i>Section 3.4 Consultant qualifications and experience of City Plan Policy – Environmental management plans</i> states the fauna spotter catcher duties and associated reporting is to be undertaken by a DEHP-licenced fauna spotter catcher.	No change to update package.
15	COM139	Concerned with what happens to the fauna capture during the pre-clearing stages of the development, if no suitable habitat is available for release.	This is a determining factor in deciding development applications and/or imposing appropriate conditions of approval. This assessment is required by the higher order assessment benchmarks in the City Plan.	No change to update package.
16	COM139	Concerned there is no information about the outcomes of releases into alternative habitat a week later or some other time span. How does Council know if the capture and release was successful? This information is vital to the review of Environmental management plans and their effectiveness in protecting wildlife.	<i>Section 6.3 Stage one: Fauna management plan of City Plan Policy – Environmental management plans</i> has been updated to include consideration for follow-up monitoring of relocated fauna where there is a potential of threatening processes occurring in proposed release locations which may impact the health and continuation of the species in the release location.	Yes – Section 6.3 has been updated.

Adopted

City Plan

Major Update to City Plan Policies (Sch 6) Submissions Report

For more information

P 1300 GOLDCOAST (1300 465 326)

W cityofgoldcoast.com.au