

An aerial photograph of the Gold Coast, Australia, showing a dense urban area with numerous high-rise buildings in the distance, a large body of water, and extensive green spaces and forests in the foreground and middle ground. The sky is clear and blue.

# City Plan

## Planning Act 2016 Alignment Amendment

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**Building our city, enhancing our lifestyle**

Planning Act 2016 Alignment Amendment | May 2017

## Planning Act 2016 alignment amendments to City Plan

Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
<b>City Plan</b>					
1	City Plan	Whole of City Plan	Whole of City Plan	Update to reflect new terminology. Update notes and provisions to align with new legislation and regulation rules and references.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.</i> and Alignment with new State Government planning scheme template guide and new legislation references.
<b>Citation and commencement</b>					
2	Citation and commencement	Citation and commencement	Citation and commencement	No amendments to this part.	
<b>Part 1 About the City Plan</b>					
3	Part 1 About the City Plan	Part 1 About the City Plan	Part 1 About the City Plan	Update notes to explain City Plan relationship with <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> .	Alignment with new State Government planning scheme template guide and new legislation references.
4	Part 1 About the City Plan	Section 1.2 City Plan components	N/A	Remove this section.	Redundant section (Queensland Planning Provisions not mandatory)
5	Part 1 About the City Plan	Section 1.5 Hierarchy of assessment criteria	Section 1.4 Hierarchy of assessment benchmarks	Remove reference to statewide codes.	Redundant section (Queensland Planning Provisions not mandatory). and Council resolved on 28 March 2017 (G17.0328.024) to: 2 ... b <i>Retain existing assessment hierarchy outlined in Section 1.5.</i> ... e <i>Remove the assessment categories and benchmarks associated with prescribed development contained in City Plan Section 5.4 and the Statewide codes contained in City Plan Section 9.2.</i>
<b>Part 2 State planning provisions</b>					
6	Part 2 State planning provisions	Section 2.4 Standard City Plan provisions	Section 2.4 Regulated requirements	Update to change title of section from 'Standard City Plan provisions' to 'Regulated requirements'. Update to include: <i>The regulated requirements are not reflected in this City Plan in accordance with section 5(2)(a) of the Planning Regulation.</i>	Council resolved on 28 March 2017 (G17.0328.024) to: 3 a <i>Maintain City Plan drafting logic.</i> ... d <i>Retain current definitions, zone names and purpose statements (based on QPP).</i>

Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
<b>Part 3 Strategic framework</b>					
7	Part 3 Strategic framework	Section 3.1 Introduction	Section 3.1 Introduction	Update to include:  <i>Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.</i>	Council resolved on 28 March 2017 (G17.0328.024) to: 3 a Maintain City Plan drafting logic. and Clarify how the City Plan applies to impact assessment.
<b>Part 4 Local government infrastructure plan</b>					
8	Part 4 Local government infrastructure plan			No amendments to this part.	
<b>Part 5 Tables of assessment</b>					
9	Part 5 Table of assessment	Section 5.3 Levels of assessment	Section 5.3 Categories of development and assessment	Update to change title of section from 'Levels of assessment' to 'Categories of development and assessment'. Remove references to prescribed levels of assessment. Clarify how requirements for accepted development apply.	Clarify how accepted development requirements should be implemented. and Council resolved on 28 March 2017 (G17.0328.024) to: 2 ... c retain existing code interpretation rules outlined in City Plan Section 5.3. ... e Remove the assessment categories and benchmarks associated with prescribed development contained in City Plan Section 5.4 and the Statewide codes contained in City Plan Section 9.2.
10	Part 5 Tables of assessment	Section 5.4 Prescribed levels of assessment	Section 5.4 Prescribed categories of development and assessment	Update to change title of section from 'Prescribed levels of assessment' to 'Prescribed categories of development and assessment'. Remove: <ul style="list-style-type: none"> <li>Table 5.4-1 Prescribed levels of assessment: material change of use,</li> <li>Table 5.4-2 Prescribed levels of assessment: reconfiguring a lot,</li> <li>Table 5.4-3: Prescribed levels of assessment: building work,</li> <li>Table 5.4-4: Prescribed levels of assessment: operational work, and</li> <li>Table 5.4-5: Prescribed levels of assessment: overlays.</li> </ul> Insert reference to the <i>Planning Regulation 2017</i> .	Council resolved on 28 March 2017 (G17.0328.024) to: 2 ... e Remove the assessment categories and benchmarks associated with prescribed development contained in City Plan Section 5.4 and the Statewide codes contained in City Plan Section 9.2.
11	Part 5 Tables of assessment	Section 5.5 Levels of assessment – Material change of use to Section 5.10 Levels of assessment – Overlays	Section 5.5 Categories of development and assessment – Material change of use to Section 5.10 Categories of development and assessment – Overlays	Update to include new preamble for clarity:  <i>They also identify assessment benchmarks for assessable development.</i>  <i>For accepted development subject to requirements, the table identifies applicable codes which include required outcomes the development must meet in order to remain accepted. If no codes are listed in the assessment benchmarks and required outcomes column for development, this means that there are no required outcomes for the development to meet.</i>  <i>Other tables in this part may affect the category of development or category of assessment for a particular development, or identify additional assessment benchmarks or required outcomes for accepted development.</i>	Include additional notes to clarify implementation. and Council resolved on 28 March 2017 (G17.0328.024) to: 3 a Maintain City Plan drafting logic. b Only bring content from the strategic framework to codes where it applies to code assessable development.

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12	Part 5 Tables of assessment	Section 5.5 Levels of assessment – Material change of use to Section 5.10 Levels of assessment – Overlays	Section 5.5 Categories of development and assessment – Material change of use to Section 5.10 Categories of development and assessment – Overlays	Remove reference to Forestry for wood production code (statewide code) in all zones except in the Rural zone. Where referenced in the Rural zone, remove reference to '(statewide code)'.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 ... e Remove the assessment categories and benchmarks associated with prescribed development contained in City Plan Section 5.4 and the Statewide codes contained in City Plan Section 9.2.
13	Part 5 Tables of assessment	Section 5.5 Levels of assessment – Material change of use to Section 5.10 Levels of assessment – Overlays	Section 5.5 Categories of development and assessment – Material change or use to Section 5.10 Categories of development and assessment – Overlays	Remove references to State codes and State Planning Regulatory Provisions which are superseded by the <i>Planning Regulation 2017</i> . This includes reference to previous Guragunbah State Planning Regulatory Provision.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.
14	Part 5 Table of assessment	Section 5.5 Levels of assessment – Material change of use to Section 5.10 Levels of assessment – Overlays	Section 5.5 Categories of development and assessment – Material change or use to Section 5.10 Categories of development and assessment – Overlays	Remove redundant references to 'Any other relevant code' in all tables.	Alignment with new rules.
15	Part 5 Tables of assessment	Table 5.6 Levels of assessment – Reconfiguring a lot	Table 5.6 Categories of development and assessment – Reconfiguring a lot	Update to include Part 9.4.11 Social and health impact assessment (SHIA) code in the assessment table for impact assessable development. Include Editor's note stating that subdivision of one lot into two lots under Schedule 12 of the <i>Planning Regulation 2017</i> do not apply because the whole of the city is affected by overlays.	Correction to make consistent with the code purpose and reference relevant assessment benchmark. and Alignment with new legislation references.

**Part 6 Zones**

16	Part 6 Zones	Section 6.2.1 Low density residential zone code Section 6.2.2 Medium density residential zone code Section 6.2.6 Sport and recreation zone code Section 6.2.9 Low impact industry zone code Section 6.2.10 Medium impact industry zone code Section 6.2.11 High impact industry zone code Section 6.2.13 Major tourism zone code Section 6.2.18 Rural zone code Section 6.2.17 Innovation zone code Section 6.2.21 Rural residential zone code Section 6.2.23 Township	Section 6.2.1 Low density residential zone code Section 6.2.2 Medium density residential zone code Section 6.2.6 Sport and recreation zone code Section 6.2.9 Low impact industry zone code Section 6.2.10 Medium impact industry zone code Section 6.2.11 High impact industry zone code Section 6.2.13 Major tourism zone code Section 6.2.18 Rural zone code Section 6.2.17 Innovation zone code Section 6.2.21 Rural residential zone code Section 6.2.23 Township	Update to clarify that where there are specific benchmarks for precincts, they are additional to the zone code benchmarks. Where there is an inconsistency between the zone code and zone precincts benchmarks, the precinct benchmarks will prevail over the zone code. The following note will also be added: <i>Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.</i>	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e Strengthen and clarify the wording in the code where there is ambiguity.
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Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
		zone code	zone code		
17	Part 6 Zones	Section 6.2.1 Low density residential zone code	Section 6.2.1 Low density residential zone code	Update to expand the overall outcomes to reflect the strategic framework intentions for suburban neighbourhoods and align small lot, dual occupancy and multiple dwelling tests to be consistent with the strategic framework, tables of assessment and zone code.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
18	Part 6 Zones	Section 6.2.1 Low density residential zone code	Section 6.2.1 Low density residential zone code	Include additional land use outcomes that are specifically mentioned in the strategic framework for assessable development in the zone overall outcomes. Clarify intended land use outcomes for similar, non-residential code assessable uses. Align overall outcome (3)(i) with the strategic framework to ensure built form outcomes “blend with local character and amenity”.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... d <i>Maintain consistent treatment for uses with a like status in codes.</i> e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
19	Part 6 Zones	Section 6.2.1 Low density residential zone code Section 6.2.2 Medium density residential zone code Section 6.2.3 High density residential zone code	Section 6.2.1 Low density residential zone code Section 6.2.2 Medium density residential zone code Section 6.2.3 High density residential zone code	Update to include a new performance outcome to deal with scale and standalone intentions for code assessable non-residential uses (e.g. health care services and emergency services) to align with an existing overall outcome that makes reference to the strategic framework.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c <i>Maintain the current overall outcome and performance outcome relationship within the code.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
20	Part 6 Zones	Section 6.2.2 Medium density residential zone code Section 6.2.3 High density residential zone code	Section 6.2.2 Medium density residential zone code Section 6.2.3 High density residential zone code	Adjust the list of land uses to include other like code assessable uses to which relevant overall outcomes should apply. Remove reference to service station to align with the strategic framework provisions which do not make specific reference to this use.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... d <i>Maintain consistent treatment for uses with a like status in codes.</i> e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
21	Part 6 Zones	Section 6.2.2 Medium density residential zone code Section 6.2.3 High density residential zone code Section 6.2.4 Centre zone code Section 6.2.5 Neighbourhood centre zone code Section 6.2.17 Innovation	Section 6.2.2 Medium density residential zone code Section 6.2.3 High density residential zone code Section 6.2.4 Centre zone code Section 6.2.5 Neighbourhood centre zone code Section 6.2.17 Innovation	Update overall outcome relating to housing – design amenity to reflect strategic framework outcome 3.8.1(4), as follows:  (viii) <i>achievement of a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces.</i>	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i>

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		zone code Section 6.2.19 Mixed use zone code	zone code Section 6.2.19 Mixed use zone code		
22	Part 6 Zones	Section 6.2.3 High density residential zone code	Section 6.2.3 High density residential zone code	Update reference to short term accommodation to be included in (2)(a)(ii) instead of (vi), to be consistent with its code assessable status.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... d <i>Maintain consistent treatment for uses with a like status in codes.</i>
23	Part 6 Zones	Section 6.2.4 Centre zone code	Section 6.2.4 Centre zone code	Update to include hierarchy of centres from the strategic framework (Part 3.4). Update to include relevant figures: <ul style="list-style-type: none"> <li>Strategic framework Map 5 (hierarchy of centres), and</li> <li>Images from strategic framework page 7, images 3a-3c relating to preferred urban centre format.</li> </ul>	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
24	Part 6 Zones	Section 6.2.4 Centre zone code	Section 6.2.4 Centre zone code	Update to include an Editor's note for clarification, as follows: <i>Editor's note: for assessable development, this zone code consists only of the purpose and overall outcomes.</i>	Clarify implementation. and Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
25	Part 6 Zones	Section 6.2.5 Neighbourhood centre zone code	Section 6.2.5 Neighbourhood centre zone code	Update to include service stations (where operating during the standard trading hours) in (2)(a)(ii) to be consistent with similar uses listed as intended in the strategic framework. Align built form overall outcomes with the strategic framework intent for flexible re-use of non-residential space. Align PO10 with the strategic intent for walkable catchment distances of 1,000m as a measure of appropriate size and scale.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... d <i>Maintain consistent treatment for uses with a like status in codes.</i>
26	Part 6 Zones	Section 6.2.5 Neighbourhood centre zone code	Section 6.2.5 Neighbourhood centre zone code	Clarify that overall outcome (2)(a)(ix) for gross floor area applies to any <u>single</u> shop (consistent with AO11). Improve drafting for bounded assessment to include gross floor area outcomes in the performance outcome, consistent with the acceptable outcome (for 1,500m <sup>2</sup> ).	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
27	Part 6 Zones	Section 6.2.9 Low impact industry zone Section 6.2.10 Medium impact industry zone Section 6.2.12 Waterfront and marine industry zone code	Section 6.2.9 Low impact industry zone Section 6.2.10 Medium impact industry zone Section 6.2.12 Waterfront and marine industry zone code	Update land use overall outcomes to align with land use intentions for industry zones specified in the strategic framework.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... d <i>Maintain consistent treatment for uses with a like status in codes.</i> e <i>Strengthen and clarify the wording in the code where</i>

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					<i>there is ambiguity.</i>
28	Part 6 Zones	Section 6.2.11 High impact industry zone code	Section 6.2.11 High impact industry zone code	Align intents for transition and buffer areas in Future high impact industry precinct specified in the strategic framework, with overall outcomes and performance outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
29	Part 6 Zones	Section 6.2.13 Major tourism zone code	Section 6.2.13 Major tourism zone code	Align overall outcomes for character to the intention in the strategic framework for integrated and consolidated nodes. Clarify application of provisions for implementation.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
30	Part 6 Zones	Section 6.2.15 Emerging communities zone code	Section 6.2.15 Emerging communities zone code	Update to include a new note under the 'Application' section of the code to make reference to Schedule 6 of the Planning Regulation. Update to reflect new reference to the Guragunbah area and the Planning Regulation within RO5. Remove PO7 as it refers to the strategic framework and in conflict with the bounded code assessment rules. Update to include a note to clarify the strategic framework will also be an assessment benchmark against which impact assessable development which creates new communities will be assessed.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.</i> and Clarify for implementation and align with new development assessment rules.
31	Part 6 Zones	Section 6.2.16 Extractive industry zone	Section 6.2.16 Extractive industry zone	Align overall outcomes with relevant strategic framework provisions relating to ecological functions and visual amenity. Update to include following note: <i>Note: 'Non committed' extractive resource areas are those areas within the Resource Area/Processing Area of a Key Resource Area (KRA) and not contained within the Extractive industry zone.</i>	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
32	Part 6 Zones	Section 6.2.17 Innovation zone code	Section 6.2.17 Innovation zone code	Update to include wording regarding specialist centres, character and built form outcomes, for consistency with strategic framework provisions. Update to include editor's note to clarify not all land in the Innovation zone is in a specialist centre and vice versa.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
33	Part 6 Zones	Section 6.2.18 Limited development (constrained)	Section 6.2.18 Limited development (constrained)	Update to align overall outcomes with strategic framework wording relating to flood storage.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ...

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		land) zone code	land) zone code		<i>b</i> Only bring content from the strategic framework to codes where it applies to code assessable development.
34	Part 6 Zones	Section 6.2.18 Limited development (constrained land) zone code	Section 6.2.18 Limited development (constrained land) zone code	Update to include reference to neighbourhood centres in the land use overall outcomes consistent to align with the strategic framework.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>d</i> Maintain consistent treatment for uses with a like status in codes.
35	Part 6 Zones	Section 6.2.18 Limited development (constrained land) zone code	Section 6.2.18 Limited development (constrained land) zone code	Update to include reference to Conceptual land use map (CLUM) 10 – Merrimac/Carrara flood plan special management area.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>e</i> Strengthen and clarify the wording in the code where there is ambiguity.
36	Part 6 Zones	Section 6.2.19 Mixed use zone code	Section 6.2.19 Mixed use zone code	Update land use overall outcomes and performance outcomes to align with strategic framework provisions relating to mix of uses and adult stores.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>b</i> Only bring content from the strategic framework to codes where it applies to code assessable development.
37	Part 6 Zones	Section 6.2.19 Mixed use zone code	Section 6.2.19 Mixed use zone code	Update to include an overall outcome to align with PO16 regarding flood impacts in the Bermuda Point precinct.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>c</i> Maintain the current overall outcome and performance outcome relationship within the code.
38	Part 6 Zones	Section 6.2.20 Rural zone code	Section 6.2.20 Rural zone code	Update land use overall outcomes to align with the strategic framework and to ensure application with other 'like' code assessable uses.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>d</i> Maintain consistent treatment for uses with a like status in codes.
39	Part 6 Zones	Section 6.2.20 Rural zone code	Section 6.2.20 Rural zone code	Update to include the term 'small scale' within (2)(a)(iii) to reflect code assessment thresholds in the table of assessment.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>e</i> Strengthen and clarify the wording in the code where there is ambiguity.
40	Part 6 Zones	Section 6.2.21 Rural residential zone code	Section 6.2.21 Rural residential zone code	Update to clarify overall outcomes for implementation. Clarify where PO7 applies. Improve drafting to ensure acceptable outcomes relating to lot width, are incorporated into performance outcomes to strengthen and clarify.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>e</i> Strengthen and clarify the wording in the code where there is ambiguity.
41	Part 6 Zones	Section 6.2.23 Township zone code	Section 6.2.23 Township zone code	Align overall outcomes with strategic framework reference to non-residential uses occurring in the commercial precinct. Align performance outcome and acceptable outcome with overall outcome. Update to include a new performance outcome to deal with scale and standalone intentions for code assessable non-residential uses (e.g. health care services and emergency services).	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>b</i> Only bring content from the strategic framework to codes where it applies to code assessable development.
<b>Part 7 Local plans</b>					
42	Part 7 Local plans			No amendments to this part.	



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<b>Part 8 Overlays</b>					
43	Part 8 Overlays	Section 8.1 Preliminary	Section 8.1 Preliminary	Update Part 8.1(7) to list the overlay codes alphabetically. Update overlay code titles accordingly.	Consistency.
44	Part 8 Overlays	Section 8.2.2 Airport environs overlay code	Section 8.2.2 Airport environs code	Align overall outcomes with relevant strategic framework outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
45	Part 8 Overlays	Section 8.2.3 Bushfire hazard overlay code	Section 8.2.3 Bushfire hazard overlay code	Align overall outcomes with relevant strategic framework outcomes. Align performance outcome with overall outcome.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c <i>Maintain the current overall outcome and performance outcome relationship within the code.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
46	Part 8 Overlays	Section 8.2.3 Bushfire hazard overlay code Section 8.2.6 Environmental significance overlay code Section 8.2.7 Extractive resources overlay code Section 8.2.8 Flood overlay code Section 8.2.10 Landslide hazard overlay code Section 8.2.12 Mudgeeraba village character overlay code Section 8.2.16 Water resource catchment overlay code	Section 8.2.3 Bushfire hazard overlay code Section 8.2.6 Environmental significance overlay code Section 8.2.7 Extractive resources overlay code Section 8.2.8 Flood overlay code Section 8.2.11 Landslide hazard overlay code Section 8.2.13 Mudgeeraba village character overlay code Section 8.2.16 Water resource catchment overlay code	Align overall outcomes with relevant strategic framework outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
47	Part 8 Overlays	Section 8.2.8 Flood overlay code Section 8.2.10 Landslide hazard overlay code	Section 8.2.8 Flood overlay code Section 8.2.11 Landslide hazard overlay code	Include a performance outcome to align with overall outcome relating to impacts on environmental values.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c <i>Maintain the current overall outcome and performance outcome relationship within the code.</i> ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
48	Part 8 Overlays	Section 8.2.10 Landslide hazard overlay code	Section 8.2.11 Landslide hazard overlay code	Align overall outcomes with performance outcomes for managing waste water to respond to bounded code assessment.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c <i>Maintain the current overall outcome and performance outcome relationship within the code.</i>

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49	Part 8 Overlays	Section 8.2.11 Light rail urban renewal area overlay code	Section 8.2.12 Light rail urban renewal area overlay code	Align overall outcomes with relevant strategic framework outcomes and built form typology figures (Figure 10a and Figure 10b from Section 3.3.2.1). Update associated overlay mapping to include content from strategic framework map 3. Remove the ambiguous wording to improve drafting, for example the term 'genuine' from (3)(a).	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b Only bring content from the strategic framework to codes where it applies to code assessable development. ... e Strengthen and clarify the wording in the code where there is ambiguity.
<b>Part 9 Development codes</b>					
50	Part 9 Development codes	Section 9.2 Statewide codes	N/A	Remove the following codes: <ul style="list-style-type: none"> <li>9.2.1 Community residence code,</li> <li>9.2.2 Forestry for wood production code, and</li> <li>9.2.3 Reconfiguring a lot (subdivision one lot into two lots) and associated operational work code.</li> </ul>	Council resolved on 28 March 2017 (G17.0328.024) to: 2 ... e Remove the assessment categories and benchmarks associated with prescribed development contained in City Plan Section 5.4 and the Statewide codes contained in City Plan Section 9.2.
51	Part 9 Development codes	Section 9.2 Statewide codes	Section 9.2 Prescribed development	Update to change title of section from 'Statewide codes' to 'Prescribed development'. Update to remove references to the Statewide codes and insert a reference to the Planning Regulation 2017.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 ... e Remove the assessment categories and benchmarks associated with prescribed development contained in City Plan Section 5.4 and the Statewide codes contained in City Plan Section 9.2.
52	Part 9 Development codes	N/A	Section 9.3.5 Community residence code Section 9.3.9 Forestry for wood production code	Include new codes (consistent with the former state wide codes) for community residence and forestry for wood production (which City Plan makes assessable or accepted subject to requirements, beyond those triggers for assessment against the Regulations). Update numbering of other codes in Section 9.3 accordingly.	Amendments in response to legislation changes.
53	Part 9 Development codes	Section 9.3.1 Bed and breakfast and farm stay code	Section 9.3.1 Bed and breakfast and farm stay code	Clarify overall outcome reference to 'working farm' includes farm stay.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e Strengthen and clarify the wording in the code where there is ambiguity.
54	Part 9 Development codes	Section 9.3.4 Commercial design code	Section 9.3.4 Commercial design code	Align overall outcomes with relevant strategic framework outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b Only bring content from the strategic framework to codes where it applies to code assessable development. ... e Strengthen and clarify the wording in the code where there is ambiguity.
55	Part 9 Development Codes	Section 9.3.5 Dual occupancy code Section 9.3.7 Extractive industry code Section 9.3.8 High-rise accommodation design	Section 9.3.6 Dual occupancy code Section 9.3.8 Extractive industry code Section 9.3.10 High-rise accommodation design	Align overall outcomes with performance outcomes (and acceptable outcomes if required).	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c Maintain the current overall outcome and performance outcome relationship within the code. ...

Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
		code Section 9.3.10 Industrial design code Section 9.3.12 Multiple accommodation code Section 9.3.13 Relocatable home part code Section 9.3.16 Secondary dwelling code Section 9.3.18 Surf life saving club code Section 9.3.20 Tourist park Section 9.4.1 Change to ground level and creation of new waterways code Section 9.4.12 Solid waste management code Section 9.4.13 Transport code Section 9.4.15 Works for infrastructure code	code Section 9.3.12 Industrial design code Section 9.3.14 Multiple accommodation code Section 9.3.15 Relocatable home part code Section 9.3.18 Secondary dwelling code Section 9.3.20 Surf life saving club code Section 9.3.22 Tourist park Section 9.4.1 Change to ground level and creation of new waterways code Section 9.4.12 Solid waste management code Section 9.4.13 Transport code Section 9.4.15 Works for infrastructure code		e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
56	Part 9 Development codes	Section 9.3.7 Extractive industry code	Section 9.3.8 Extractive industry code	Update to reword PO1 and PO2, to clarify a management/rehabilitation plan is a means to show compliance rather than an outcome in itself.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
57	Part 9 Development codes	Section 9.3.11 Market and temporary use code Section 9.3.12 Multiple accommodation code	Section 9.3.13 Market and temporary use code Section 9.3.14 Multiple accommodation code	Improve drafting of performance outcomes and acceptable outcomes to strengthen and clarify meaning.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... e <i>Strengthen and clarify the wording in the code where there is ambiguity.</i>
58	Part 9 Development codes	Section 9.3.12 Multiple accommodation code	Section 9.3.14 Multiple accommodation code	Remove reference to the Bermuda Point precinct in the application section.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... d <i>Maintain consistent treatment for uses with a like status in codes.</i>
59	Part 9 Development codes	Section 9.3.4 Commercial design code	Section 9.3.4 Commercial design code	Update to align strategic framework content regarding large format uses.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i>
60	Part 9 Development codes	Section 9.3.8 High-rise accommodation design code	Section 9.3.10 High-rise accommodation design code	Update to include an overall outcome to align with performance outcomes relating to podium scale and activation.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c <i>Maintain the current overall outcome and performance outcome relationship within the code.</i>

Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
61	Part 9 Development codes	Section 9.3.17 Service station code	Section 9.3.19 Service station code	Update to align strategic framework content regarding location of service stations.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>b Only bring content from the strategic framework to codes where it applies to code assessable development.</i> ... <i>e Strengthen and clarify the wording in the code where there is ambiguity.</i>
62	Part 9 Development codes	Section 9.3.19 Telecommunications and broadcasting facilities code	Section 9.3.21 Telecommunications and broadcasting facilities code	Update to include reference to visual, amenity and environmental values in the overall outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>c Maintain the current overall outcome and performance outcome relationship within the code.</i>
63	Part 9 Development codes	Section 9.4.1 Change to ground level and creation of new waterways code	Section 9.4.1 Change to ground level and creation of new waterways code	Remove additional phrase in application section to remain consistent with other codes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>d Maintain consistent treatment for uses with a like status in codes.</i>
64	Part 9 Development codes	Section 9.4.5 Healthy waterways code	Section 9.4.5 Healthy waterways code	Improve overall outcome drafting for consistency.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 <i>a Maintain City Plan drafting logic.</i> ... <i>e Strengthen and clarify the wording in the code where there is ambiguity.</i>
65	Part 9 Development codes	Section 9.4.9 Ship-sourced pollutants reception facilities in marinas code Section 9.4.12 Solid waste management code Section 9.4.13 Transport code	Section 9.4.9 Ship-sourced pollutants reception facilities in marinas code Section 9.4.12 Solid waste management code Section 9.4.13 Transport code	Update format of exceptions to code to remain consistent with other codes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>d Maintain consistent treatment for uses with a like status in codes.</i>
66	Part 9 Development codes	Section 9.4.8 Reconfiguring a lot code	Section 9.4.8 Reconfiguring a lot code	Update to include reference to the Transport code which will be updated to include strategic framework Map 8 – Coomera town centre area (indicative access and mobility).	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>b Only bring content from the strategic framework to codes where it applies to code assessable development.</i>
67	Part 9 Development codes	Section 9.4.11 Social and health impact assessment (SHIA) code	Section 9.4.11 Social and health impact assessment (SHIA) code	Update to align with tables of assessment and to strengthen and provide clarify where required.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>d Maintain consistent treatment for uses with a like status in codes.</i> <i>e Strengthen and clarify the wording in the code where there is ambiguity.</i>
68	Part 9 Development codes	Section 9.4.13 Transport code	Section 9.4.13 Transport code	Update to include strategic framework Map 8 – Coomera town centre area (indicative access and mobility).	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... <i>b Only bring content from the strategic framework to codes</i>

Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
					<i>where it applies to code assessable development.</i>
69	Part 9 Development codes	Section 9.4.13 Transport code	Section 9.4.13 Transport code	Update to include reference to parking in overall outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... c <i>Maintain the current overall outcome and performance outcome relationship within the code.</i>
70	Part 9 Development codes	Section 9.4.13 Transport code	Section 9.4.13 Transport code	Update to adjust wording of overall outcomes and performance outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... d <i>Maintain consistent treatment for uses with a like status in codes.</i>
<b>Schedule 1 Definitions</b>					
71	Schedule 1 Definitions	Table SC1.2.2: Administrative definitions	Table SC1.2.2: Administrative definitions	Remove 'assessment criteria' administrative definition.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.</i>
72	Schedule 1 Definitions	Table SC1.2.2: Administrative definitions	Table SC1.2.2: Administrative definitions	Update to align 'neighbourhood centre' definition with the strategic framework.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i>
<b>Schedule 2 Mapping</b>					
73	Schedule 2 Mapping	SC2.6 Overlay maps – Light rail urban renewal area overlay map	SC2.6 Overlay maps – Light rail urban renewal area overlay map	Update to bring down content from strategic framework map 3 into the overlay map.	Council resolved on 28 March 2017 (G17.0328.024) to: 3 ... b <i>Only bring content from the strategic framework to codes where it applies to code assessable development.</i>
<b>Schedule 3 Local government infrastructure plan mapping and supporting material</b>					
74	Schedule 3 Local government infrastructure plan mapping and supporting material			No amendments to this part.	
<b>Schedule 4 Notations required under the Sustainable Planning Act 2009</b>					
75	Schedule 4 Notations required under the Sustainable Planning Act 2009	Schedule 4 Notations required under the Sustainable Planning Act 2009	Schedule 4 Notations required under the Sustainable Planning Act 2009	Update terminology to reflect the Planning Act 2016 terminology, legislation and regulation references.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.</i>
<b>Schedule 5 Land designated for community infrastructure</b>					
76	Schedule 5 Land designated for community infrastructure	Schedule 5 Land designated for community infrastructure	Schedule 5 Designation of premises for development	Update terminology to reflect the Planning Act 2016 terminology, legislation and regulation references.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as</i>

Item	City Plan Part	Version 3 City Plan Section/Table	Version 4 City Plan Section/Table	Details of amendment	Explanatory statement
					<i>per the Planning Act 2016.</i>
77	<b>Schedule 6 City Plan policies</b>	SC6.2 City Plan policy - Acid sulfate soils management SC6.3 City plan policy - Bushfire management plans SC6.4 City Plan policy - Coastal dune management SC6.5 City Plan policy - Community benefit bonus elements SC6.6 City Plan policy - Comprehensive plans of development SC6.7 City Plan policy - Ecological site assessments SC6.8 City Plan policy - Environmental offsets SC6.9 City Plan policy - Land development guidelines SC6.10 City Plan policy - Landscape work SC6.11 City Plan policy - Site analysis SC6.12 City Plan policy - Social and health impact assessment SC6.13 City Plan policy - Solid waste management	SC6.2 City Plan policy - Acid sulfate soils management SC6.3 City plan policy - Bushfire management plans SC6.4 City Plan policy - Coastal dune management SC6.5 City Plan policy - Community benefit bonus elements SC6.6 City Plan policy - Comprehensive plans of development SC6.7 City Plan policy - Ecological site assessments SC6.8 City Plan policy - Environmental offsets SC6.9 City Plan policy - Land development guidelines SC6.10 City Plan policy - Landscape work SC6.11 City Plan policy - Site analysis SC6.12 City Plan policy - Social and health impact assessment SC6.13 City Plan policy - Solid waste management	Update to reflect new terminology. Update notes and provisions to align with new legislation and regulation rules and references.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.</i>  and Alignment with new State Government planning scheme template guide and new legislation references.
<b>Appendix 1 Index and glossary of abbreviations and acronyms</b>					
78	<b>Appendix 1 Index and glossary of abbreviations and acronyms</b>	Table AP1-1: Abbreviations and acronyms	Table AP1-1: Abbreviations and acronyms	Update terminology to reflect the Planning Act 2016 terminology, legislation and regulation references. Remove reference to 'SO' and self-assessable acceptable outcomes.	Council resolved on 28 March 2017 (G17.0328.024) to: 2 a <i>Update the soon to be repealed terminology contained in City Plan and replace with the new terminology as per the Planning Act 2016.</i>
<b>Appendix 2 Table of amendments</b>					
79	<b>Appendix 2 Table of amendments</b>	Table AP2-1: Table of amendments	Table AP2-1: Table of amendments	Update to include reference to the alignment amendment.	