

OURCITY OURPLAN

CONSULTATION REPORT

Round 1 – Item 15 Addendum

December 2021

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GOLDCOAST.TM



Targeted growth areas – Summary of responses

More than a third of submissions received during the first round of public consultation of the Our City Our Plan amendment were in relation to zoning, height and density changes in Labrador, Biggera Waters and Southport West included in Item 15 – Targeted growth areas.

Submissions raised a number of themes, but primarily related to zoning, height and density changes, impact on character, lack of infrastructure and services and environmental and flooding impacts.

In response, the City undertook a fresh investigation of the area, with a Planning Study prepared that considered all of the matters raised in submissions. This Planning Study was endorsed by Council in December 2019, with identified changes included in the second round of public consultation.

Due to the large amount of interest and information analysed, the submission points and responses have been grouped under themes to be read collectively.

To view the full detailed Planning Study refer to **Attachment K** in **Round 2, Item 15 – Targeted Growth** on <https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents>.

Theme of submission point	Response	Results in a change?	Parts of the City Plan changed
Item 15 – Identified growth areas			
Planning			
<p>General concern over increasing zoning allocation, building height and/or density.</p>	<p>As required by the South East Queensland Regional Plan 2017 (ShapingSEQ), the Gold Coast has to plan for an additional 158,900 dwellings within our city by 2041 that will assist in providing greater housing choice and diversity. These new dwellings will be needed to support the projected long-term population growth.</p> <p>The identified Targeted Growth Areas (TGA), which include parts of Runaway Bay, Biggera Waters, Labrador and Southport West, are a key element in responding to the future growth targets. The areas were identified due to their central location, proximity to a wide range of services, amenity and employment options, and the suitability of both existing and planned infrastructure.</p> <p>It is noted that other areas across the city have been identified for future growth opportunities.</p> <p>In response to community feedback from the multiple rounds of consultation, a range of refinements have been included for the TGA, that address building heights, residential density and zoning in some locations.</p> <p>The changes within the TGA strike an appropriate balance between community and industry feedback and responsibly facilitating future growth and housing diversity within the city.</p> <p>Details of the changes to zoning, building heights and residential density proposed through consultation are available in the following reports. (Note no changes were proposed to the TGA amendment item during Round 3 of consultation).</p> <ul style="list-style-type: none"> Round 1 consultation proposed changes - https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents (follow link to Round 1/ Item 15 – Identified growth areas/ Council report – Part B). Round 2 consultation proposed changes - https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents (follow link to Round 2/ Item 15 – Targeted growth/ “Attachment K – Item 15 Targeted Growth”). Round 4 consultation proposed changes - https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents (follow link to Round 4 Background reports/ Item 15 - Identified growth areas/ “Round 4 Item 15c” – Identified growth areas – review of heights in the targeted growth areas”). 	<p>Yes</p>	<p>Schedule 2 Mapping, SC2.4 Zone maps</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Building height overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Residential density overlay map</p>

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Item 15 – Identified growth areas			
Suggests the proposed changes will support regeneration, new and more diverse housing supply, missing middle housing typologies and infill development.	<p>The support on this aspect is acknowledged.</p> <p>The proposed changes will respond to the need for greater housing diversity, including an additional supply of ‘missing middle’ forms.</p> <p>Increased infill development is consistent with the South East Queensland Regional Plan 2017 (ShapingSEQ), which requires that 80 per cent of the city’s growth occurs within the Consolidation area (the existing urban footprint) and 20 per cent occurs within the Expansion area (greenfield development areas).</p>	No	
Supports development close to the Broadwater and near public transport.	<p>The support on this aspect is acknowledged.</p> <p>The proposed changes envisage more intense built form close to the Broadwater and near public transport with frequent services. Other considerations are proximity to services, amenity and employment options, and the suitability of both existing and planned infrastructure.</p> <p>Further details on the methodology used to assess the potential level of development are available in the background report: https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents (follow link to Round 1/ Item 15 – Identified growth areas/ Council report – Part B).</p>	No	
Supports allocation of Targeted Growth Areas (TGA) and suggests other parts of the city should be identified and included as TGA.	<p>The support on this aspect is acknowledged.</p> <p>The Our City Our Plan amendment package is one of the amendment packages amongst a schedule of amendments to the City Plan that collectively assist in managing the city’s growth benchmarks identified by South East Queensland Regional Plan 2017 (ShapingSEQ). The City will continue to investigate additional growth areas in years to come, such as the Neighbourhood Framework Broadbeach to Burleigh Heads corridor project, which inform City Plan amendments</p>	No	
Concerned the proposed changes will result in a loss of the character/history and charm of the neighbourhoods.	<p>In response to community feedback on local neighbourhood qualities and values, a range of refinements have been included for the Targeted Growth Areas through the multiple rounds of consultation. These include:</p> <ul style="list-style-type: none"> • Changes to building heights, residential density and zoning in some locations to respond to neighbourhood qualities raised by the community. • Introduction of the Neighbourhood elements overlay to more closely manage future growth and to assist in creating leafy, landscaped neighbourhoods. • Introduction of a ‘Traditional residential area’ for certain parts of Southport West as part of the Neighbourhood elements overlay. This change acknowledges and seeks to protect the predominant architectural style in that area. • Removal of the 50% building height exceedance test for all development within the Neighbourhood elements overlay area (as identified on the Neighbourhood elements overlay map) to ensure building heights are consistent with community expectations. • Strengthening of provisions that restrict building bulk. When proposed development exceeds site cover thresholds, applications will be triggered to Impact assessment which requires public notification to allow for the consideration of community views. <p>The Our City Our Plan amendment package seeks to strike an appropriate balance between community and industry feedback and responsibly facilitating future growth and housing diversity within the city.</p>	Yes	<p>Part 3 Strategic framework</p> <p>Part 5 Tables of assessment</p> <p>Part 8 Neighbourhood elements overlay code</p> <p>Schedule 2 Mapping SC2.3 Strategic framework maps</p> <p>Schedule 2 Mapping, SC2.4 Zone maps</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Building height overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Light rail urban renewal area overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps,</p>

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			Neighbourhood elements overlay map Schedule 2 Mapping SC2.6 Overlay maps, Residential density overlay map
None of Labrador will be zoned Low density residential.	<p>A further review of zoning, building height and residential density within the Targeted Growth Areas was undertaken following feedback raised through the Round 1 public consultation process.</p> <p>Based on this review it is proposed to maintain an area of Labrador, between Wilson Street and Turpin Road within the Low density residential zone.</p> <p>It is acknowledged that submissions also sought for other areas of Labrador to be maintained in the Low density residential zoning. However, detailed ground truthing found these areas did not warrant the Low density residential zoning.</p> <p>Details of the final proposed changes can be found in the background report: https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents (follow link to Round 4 Background reports/ Item 15 - Identified growth areas/ "Round 4 Item 15c" – Identified growth areas – review of heights in the targeted growth areas).</p>	Yes	<p>Schedule 2 Mapping, SC2.4 Zone maps</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Building height overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Residential density overlay map</p>
Proposed changes will drive out long-term residents of the neighbourhood and displace existing low-income renters.	<p>The changes are intended to deliver a greater diversity of housing choice within the Targeted Growth Areas, allowing for a range of housing types, including affordable forms of housing, that meet the varied needs of residents throughout their stages of living, so residents can stay in their local area.</p> <p>The City Plan cannot deal with or manage broader social, economic or socio-economic matters that do not have a direct relationship to development outcomes. These matters are outside the scope of the City Plan and are dealt with through a range of other legislative controls and government agencies.</p>	No	
Families have invested in the neighbourhood by renovating existing houses.	The proposed City Plan amendments for the Targeted Growth Areas are intended to provide a greater range of housing types, including established character homes which are expected to remain within the mix of compatible housing types planned for within the area.	No	
Chevron Island has been down-zoned to protect its character, so why not Biggera Waters, Labrador and Southport?	<p>Chevron Island was investigated to determine the most appropriate zoning, building height and residential density outcomes having regard to localised considerations, which included infrastructure capacity. The investigation included a number of inputs including:</p> <ul style="list-style-type: none"> • an analysis of recent development applications and approvals • the ability for the infrastructure networks to sustainably accommodate further development intensification • existing and anticipated traffic congestion. <p>The Our City Our Plan amendments relating to Chevron Island looks at the potential dwelling growth that can be accommodated in the context of infrastructure capacity, specifically transport, water and wastewater, stormwater, open space and community facilities.</p> <p>Chevron Island is still expected to accommodate its proportion of future growth to 2041, by transitioning from a predominant two-storey low-rise residential environment to a medium density urban environment. This balancing of growth and infrastructure constraints is relevant to all areas of the city.</p> <p>In response to feedback from consultation on local neighbourhood qualities and values, a range of amendments have been included for Biggera Waters, Labrador and Southport, including refinements to zoning.</p>	No	

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Item 15 – Identified growth areas							
<p>Concern regarding proposed building height changes for 180 Marine Parade, Labrador.</p>	<p>The Our City Our Plan amendments presented in Round 1 of consultation set the building height on the site at 110 metres, as an opportunity for the site to represent a key focal point of difference between the end of Southport and the start of Labrador as a gateway.</p> <p>After analysis of the Round 1 community feedback, changes were proposed, with the nominated building height on the site reduced from 110 metres to 80 metres.</p> <p>A further review addressing Round 2 community feedback recommended a further reduction to 77m. The revised height of 77m was presented during Round 4 of consultation. This change responds to the community concerns raised, whilst still allowing for the nominated building height to achieve a gateway site outcome while appropriately transitioning to surrounding areas.</p> <p>A new overlay code, the Neighbourhood elements overlay code, has been introduced for the Targeted Growth Areas (TGA) which will guide development within the area. More specifically the new overlay code has provisions for a gateway site as follows:</p> <p>(i) <i>Where gateway sites are identified on the Neighbourhood elements overlay map, development:</i></p> <p>(i) <i>creates a sense of arrival to the neighbourhood;</i></p> <p>(ii) <i>connects to the streetscape, with a permeable and legible built form, that increases the quality, scale and useability of the streetscape;</i></p> <p>(iii) <i>incorporates landscape elements integrated into the built form; and</i></p> <p>(iv) <i>exhibits subtropical architectural design, modulation and articulation.</i></p> <p>This overlay code seeks to promote a gateway entry into Labrador.</p> <p>Additionally, in response to community feedback on building height more generally, the City has removed the application of the existing 50 per cent building height exceedance test from this area. This approach seeks to provide greater certainty to the community about building height outcomes that can be expected within the TGA.</p>	<p>Yes</p>	<p>Part 3 Strategic framework</p> <p>Part 5 Tables of assessment</p> <p>Part 8 Neighbourhood elements overlay code</p> <p>Schedule 2 Mapping SC2.3 Strategic framework maps</p> <p>Schedule 2 Mapping, SC2.4 Zone maps</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Building height overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Light rail urban renewal area overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Neighbourhood elements overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Residential density overlay map</p>				
Infrastructure							
<p>Raises concern that there is a lack of infrastructure, services and amenities to support the proposed changes.</p>	<p>The areas for growth in the Targeted Growth Area (TGA), were identified due to their proximity to a wide range of services, amenity, employment options and the suitability of both existing and planned infrastructure. These considerations are necessary to responsibly locate growth within the city.</p> <p>Attributes for Biggera Waters, Labrador and Southport West that support additional growth are outlined in Table 1 below.</p> <p>Table 1: Infrastructure and amenity considerations that informed the identification of TGA</p> <table border="1" data-bbox="759 1665 2377 1833"> <thead> <tr> <th data-bbox="759 1665 1101 1734">Statistical area (SA2 level)</th> <th data-bbox="1101 1665 2377 1734">Justification for identification of TGA</th> </tr> </thead> <tbody> <tr> <td data-bbox="759 1734 1101 1833">Biggera Waters/ Runaway Bay</td> <td data-bbox="1101 1734 2377 1833"> This statistical area has: <ul style="list-style-type: none"> access to three frequent bus routes and two major arterial roads </td> </tr> </tbody> </table>	Statistical area (SA2 level)	Justification for identification of TGA	Biggera Waters/ Runaway Bay	This statistical area has: <ul style="list-style-type: none"> access to three frequent bus routes and two major arterial roads 	<p>No</p>	
Statistical area (SA2 level)	Justification for identification of TGA						
Biggera Waters/ Runaway Bay	This statistical area has: <ul style="list-style-type: none"> access to three frequent bus routes and two major arterial roads 						

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	<ul style="list-style-type: none"> • access to the Broadwater • access to a Major centre, being Harbour Town • existing infrastructure which can be leveraged • a significant area of land which has opportunity for uplift due to: <ul style="list-style-type: none"> ○ single ownership per lot ○ proximity to frequent bus routes ○ proximity to a Major centre, being Harbour Town ○ proximity to a District centre, being the Runaway Bay centre 		
Labrador	<p>This statistical area has:</p> <ul style="list-style-type: none"> • access to three frequent bus routes and three major arterial roads • access to the Broadwater • existing infrastructure which can be leveraged • a significant area of land which has opportunity for uplift due to: <ul style="list-style-type: none"> ○ single ownership per lot ○ proximity to frequent bus routes ○ proximity to a Major centre, being Harbour Town ○ proximity to a Specialist centre, being the Gold Coast Health and Knowledge precinct ○ proximity to a Regional centre, being the Southport CBD 		
Southport – North	<p>This statistical area has:</p> <ul style="list-style-type: none"> • access to the Stage 1 light rail corridor and four associated stations • access to four frequent bus routes and three major arterial roads • access to the Broadwater • access to a Regional centre, being the Southport CBD • access to a Specialist centre, being the Gold Coast Health and Knowledge precinct • existing infrastructure which can be leveraged • a significant area of land which has opportunity for uplift due to: <ul style="list-style-type: none"> ○ single ownership per lot ○ proximity to frequent bus routes and Stage 1 light rail corridor 		
Southport – South	<p>This statistical area has:</p>		

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Item 15 – Identified growth areas			
	<ul style="list-style-type: none"> • access to the Stage 1 light rail corridor and two associated stations • access to one frequent bus routes and four major arterial roads • access to the Broadwater • access to a Regional centre, being the Southport CBD • access to a Specialist centre, being the Gold Coast Health and Knowledge precinct • existing infrastructure which can be leveraged • a significant area of land which has opportunity for uplift due to: <ul style="list-style-type: none"> ○ single ownership per lot ○ proximity to frequent bus routes and Stage 1 light rail corridor <p>The City monitors and manages its demand for trunk infrastructure and services (such as water supply, sewerage, transport, stormwater quality, public parks and land for community facilities networks) regularly through its growth monitoring program and infrastructure demand modelling. These programs of work are reviewed periodically to ensure that the city’s levels and quality of infrastructure and services meet the endorsed Desired Standards of Service in the Local Government Infrastructure Plan (LGIP) within City Plan.</p> <p>Whilst the future demand for trunk infrastructure in the TGA has not been incorporated into the LGIP 1, a future amendment to the LGIP is proposed which will consider the realistic take-up of development opportunities as a result of the TGA proposed in the Our City Our Plan amendment package.</p> <p>Further information regarding infrastructure considerations associated with the TGA is outlined in Section 11 of the report titled ‘Attachment K – Changes to Our City Our Plan Amendment Package Following Public Consultation – Item 15 Targeted Growth Areas’ (see the Economy, Planning & Environment Committee Meeting adopted report - Part 10, dated 4 December 2019: https://www.goldcoast.qld.gov.au/files/sharedassets/public/pdfs/city-plan/our-city-our-plan-documents/round-2/round-2-attachment-k-item-15-targeted-growth.pdf).</p>		
<p>Raises concern that there is a lack of public transport to support the proposed changes.</p>	<p>The Targeted Growth Areas (TGA) are currently serviced by a number of high-frequency public transport services, as identified by TransLink, which run to a frequency better than every 15 minutes between the hours of 7am and 7pm on weekdays as shown on Figure 28 of the report titled ‘Attachment K – Changes to Our City Our Plan Amendment Package Following Public Consultation – Item 15 Targeted Growth Areas’ (see the Economy, Planning & Environment Committee Meeting adopted report - Part 10, dated 4 December 2019: https://www.goldcoast.qld.gov.au/files/sharedassets/public/pdfs/city-plan/our-city-our-plan-documents/round-2/round-2-attachment-k-item-15-targeted-growth.pdf).</p> <p>The frequency of these existing services informed the identification of the TGA, when compared with other parts of the city. This supports the further intensification of residential activities within the TGA, as part of the City’s plan to responsibly manage growth in keeping with state interests for increased residential dwellings in proximity to high frequency public transport.</p> <p>It is also relevant to note that the Our City Our Plan amendment has undergone a State interest review. Through this review process, the State Government agencies, including the Department of Transport and Main Roads, are responsible for reviewing the proposed amendments to ensure State and regional planning matters are appropriately integrated into the City Plan.</p> <p>This formal process notifies the Department of Transport and Main Roads, as the agency responsible for road and public transport delivery, about the City’s new TGA. This allows the State to ensure future investment and upgrading of the Gold Coast’s public transport networks are aligned with the City’s strategic land use planning.</p>	<p>No</p>	

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Item 15 – Identified growth areas			
Lack of public open space to support the proposed changes.	<p>The City acknowledges public open space is an essential ingredient for enhancing the liveability of a city and improving the quality of life for its residents. The City has considered access and proximity to public open space in identifying areas for further development intensification in the Targeted Growth Areas (TGA).</p> <p>The City monitors and manages its demand for public parks and land for community facilities networks regularly through its growth monitoring program and infrastructure demand modelling.</p> <p>Further information regarding infrastructure considerations, including public open space, associated with the TGA are outlined in Section 11 of the report titled 'Attachment K – Changes to Our City Our Plan Amendment Package Following Public Consultation – Item 15 Targeted Growth Areas' (see the Economy, Planning & Environment Committee Meeting adopted report - Part 10, dated 4 December 2019: https://www.goldcoast.qld.gov.au/files/sharedassets/public/pdfs/city-plan/our-city-our-plan-documents/round-2/round-2-attachment-k-item-15-targeted-growth.pdf).</p>	No	
Lack of active transport to support the proposed changes.	<p>Active transport supports an integrated, sustainable transport network that will allow all residents and visitors to experience the benefits of walking and cycling more and driving less.</p> <p>The City leads the planning, delivery and maintenance of active transport infrastructure within City-controlled road reserves and parks and also works collaboratively with the State Government to deliver active transport infrastructure in State-controlled road reserves and on State-owned land.</p> <p>The City Plan also specifies a range of planning controls which aim to ensure that the transport needs of new development are met. This includes requirements for new development to provide infrastructure such as pathways, bikeways and end-of-trip facilities, supporting the integration of active transport in our communities.</p>	No	
Proposed changes will result in increased traffic congestion.	<p>Efficient access and connectivity is essential to any liveable city and there are many causes of congestion which require a mix of solutions.</p> <p>To manage the increase in traffic congestion over the next 10 to 20 years, the City aims to provide a suite of transport options that will lessen the role of private cars. One of the criteria for selecting the TGA was the access to high-frequency public transport, which provides residents with the option of using alternative modes of transport for localised trips.</p> <p>The City Plan also specifies a range of planning controls which aim to ensure that the transport needs of new development are met. This includes requirements for new development to provide infrastructure such as pathways, bikeways and end-of-trip facilities, supporting the integration of active transport in our communities.</p>	No	
Existing lack of on-street parking and proposed changes will generally exacerbate existing on-street parking issues in the neighbourhood.	<p>The City Plan is responsible for managing the impacts of development, including car parking demand generated by new development in the city. Amongst other things, the Transport code within the City Plan requires new development to provide off-street car parking to meet the demand likely to be generated by that development.</p> <p>This policy approach aims to ensure that car parking associated with new development is situated off-street, rather than relying on on-street car parking. In the case of residential development (excluding Dwelling houses and Dual occupancies), the City Plan requires both resident and visitor parking spaces to be provided off-street, ensuring that new development does not unreasonably impact upon the amenity of neighbourhoods.</p>	No	

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Environment			
<p>Proposed changes will impact vegetation protection, wildlife and result in the loss of trees in the neighbourhood.</p>	<p>Vegetation and wildlife habitat are protected in the City Plan through the Environmental significance overlay. There are no changes to the Environmental significance overlay in the Targeted Growth Areas (TGA) as part of the amendment package.</p> <p>To address community concerns regarding potential loss of trees in the neighbourhood, the City has introduced a new Neighbourhood elements overlay. A range of new provisions are included which seek to ensure future development within the TGA maintains the existing green and leafy neighbourhood qualities. This includes:</p> <ul style="list-style-type: none"> • requiring existing street trees to be retained, or providing new shade trees in the verge to enhance shade tree cover; and • specific landscape provisions for identified future green streets within the neighbourhoods. <p>The above provisions recognise and respond to the community feedback which identified the importance of trees to the overall leafy qualities of the TGA neighbourhoods. They aim to ensure these qualities continue to play an important role in distinguishing these neighbourhoods.</p> <p>The Our City Our Plan amendment package also includes new provisions for landscaping and deep planting areas which apply to the Low-medium density residential, Medium density residential, and High density residential zones.</p> <p>This policy is proposed in the amendment to ensure landscaping and deep planting areas are proportionate to the site and:</p> <ul style="list-style-type: none"> • promote mature tree growth (and canopy trees) • soften the impact of buildings and hardstand areas • reinforce a green streetscape • provide shade and • retain existing vegetation where possible. <p>Further information regarding the landscaping and deep planning policy, including subsequent improvements to the policy provisions is provided in the report titled 'Attachment 5.1 – Setbacks and site layout – Review of deep planning provisions' (see documents below the Round 4, item 9: https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documentsf).</p>	Yes	<p>Part 3 Strategic framework</p> <p>Part 5 Tables of assessment</p> <p>Part 8 Neighbourhood elements overlay code</p> <p>Schedule 2 Mapping SC2.3 Strategic framework maps</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Light rail urban renewal area overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Neighbourhood elements overlay map</p>
<p>Proposed changes will increase urban heat impacts in the neighbourhood.</p>	<p>The changes proposed for the Targeted Growth Areas (TGA) as an infill development outcome, is not expected to significantly worsen urban heat. This is due to the TGA area already containing a road network and new developments replacing existing roof cover resulting in a similar extent of site cover as exists already.</p> <p>A range of provisions are included which seek to ensure development within the TGA maintains the existing green and leafy neighbourhood qualities and reduce urban heat impacts. This includes:</p> <ul style="list-style-type: none"> • requiring existing street trees to be maintained, wherever possible • requiring new street trees to be planted; and • specific landscape provisions for identified future green streets within the neighbourhoods. <p>Collectively, the above new provisions introduced into the City Plan seek to ensure that future growth and development in the TGA reflects the important green and leafy neighbourhood qualities that the community identified as being important. In part, this will also assist in managing and mitigating potential impacts of urban heat, by prioritising the importance of landscaping and vegetation within the neighbourhoods.</p> <p>As discussed above, the Our City Our Plan amendment also includes new provisions for landscaping and deep planting areas which apply to the Low-medium density residential, Medium density residential and High density residential zones in the TGA.</p> <p>Further information regarding the landscaping and deep planning policy, including subsequent improvements to the policy provisions is provided in the report titled 'Attachment 5.1 – Setbacks and site layout – Review of deep planning provisions' (see documents below the Round 4, item 9:</p>	Yes	<p>Part 3 Strategic framework</p> <p>Part 5 Tables of assessment</p> <p>Part 8 Neighbourhood elements overlay code</p> <p>Schedule 2 Mapping SC2.3 Strategic framework maps</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Light rail urban renewal area overlay map</p> <p>Schedule 2 Mapping SC2.6 Overlay maps, Neighbourhood</p>

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Design			
Tall buildings will cause a wall effect.	<p>The City acknowledges the community’s view that growth needs to be managed carefully to ensure our enviable lifestyle can be maintained.</p> <p>As part of the Our City Our Plan amendment package, the City has introduced six key design principles to ensure good quality design is delivered as part of future development.</p> <p>These principles recognise that every building, street and public space, contributes to the identity and experience of the city. They also acknowledge how critical the urban ground (the area from street level up to 16 metres) of a building is to enhancing the city’s enviable lifestyle.</p> <p>In addition to the above, the amendment proposes an Impact assessment trigger for development that exceeds site cover thresholds. This policy change, specifically for the Targeted Growth Areas (TGA), reinforces the importance of achieving a balance between built form and landscaping as part of future developments.</p> <p>Where a development application (other than for a Dwelling house) does not comply with the Acceptable outcome relating to site cover of the relevant zone in which the development is located, the requirements of Impact assessment apply as specified in the <i>Planning Act 2016</i>.</p> <p>An Impact assessable development application requires assessment against all identified codes and the City Plan as a whole to the extent relevant. This is to ensure that any identified development impacts are addressed. These applications must also be publicly notified to allow consideration of the community’s views.</p> <p>Further information regarding the site cover policy for the TGA, including subsequent improvements to the policy provisions is provided in the report titled ‘Attachment 4.2: Targeted Growth Areas - Impact assessment site cover trigger and assessment criteria for Targeted Growth Areas alias’ (see documents below the Round 4, item 15: https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city/City-Plan-amendments/Our-City-Our-Plan-Major-Update-2-3-amendments/Our-City-Our-Plan-Major-Update-2-3-documents).</p>	Yes	Part 3 Strategic framework Part 5 Tables of assessment Part 8 Neighbourhood elements overlay code Schedule 2 Mapping SC2.3 Strategic framework maps Schedule 2 Mapping SC2.6 Overlay maps, Light rail urban renewal area overlay map Schedule 2 Mapping SC2.6 Overlay maps, Neighbourhood elements overlay map
Economy			
There is no employment in the area to support an increased resident population	The Targeted Growth Areas have good access to numerous employment areas, including the Southport CBD, Gold Coast Health and Knowledge Precinct, Harbour Town, and commercial and industrial areas in Southport, Biggera Waters, Labrador and Ashmore.	No	
Proposed changes will result in reduced property values.	Land use planning decisions are not influenced by potential increases or decreases in property values. Changes in property values will be heavily influenced by city-wide market factors, such as supply and demand.	No	
Social			
Proposed changes will create socio-economic issues.	<p>The changes are intended to deliver a greater diversity of housing choice within the Targeted Growth Areas, allowing for a range of housing types, including affordable forms of housing, that meet the varied needs of residents throughout their stages of living within their local area.</p> <p>The City Plan cannot deal with or manage broader social, economic or socio-economic matters that do not have a direct relationship to development outcomes. These matters are outside the scope of the City Plan and are dealt with through a range of other legislative controls and government agencies.</p>	No	

Theme of submission point	Response	Results in a change?	Parts of the City Plan changed
Item 15 – Identified growth areas			
Natural hazards			
Concern regarding flooding and tidal impacts.	<p>Parts of the Targeted Growth Areas, as with many other parts of the Gold Coast, are subject to flood risks.</p> <p>Through detailed flood modelling, mapping, planning, mitigation and managing the stormwater network, the City is committed to managing the Gold Coast's built and natural environment against flooding risks.</p> <p>The City Plan includes mapping which identifies the flood planning level across the city and identifies hazard areas that are subject to flood.</p> <p>Any new development on land that is identified within the flood planning level map is subject to assessment against the necessary provisions in the City Plan Flood overlay code.</p> <p>The purpose of the Flood overlay code is to regulate development occurring in flood-affected areas to ensure development does not cause, increase or have cumulative potential to cause or increase, the risks and/or hazards associated with flooding.</p>	No	
Consultation and community engagement process			
Concerned about the public consultation process for the Targeted Growth Areas. Requests a revised consultation strategy for the second round of consultation.	<p>The Our City Our Plan amendment package was extensively advertised and included four rounds of public consultation. Submissions from each round of public consultation have been reviewed and considered by the City, which has resulted in changes in response to submissions.</p> <p>While the statutory period for public consultation is 20 business days, the City opted to exceed this requirement during all four rounds of consultation:</p> <ul style="list-style-type: none"> • Round 1 – 27 September 2019 to 11 November 2019 (31 business days) • Round 2 – 6 January 2020 to 12 February 2020 (27 business days) • Round 3 – 12 May to 10 June 2020 (22 business days) and • Round 4 – 9 March 2021 to 8 April 2021 (21 business days). <p>To gain as much community feedback as possible, the City advertised the amendment package via local radio, websites, newspapers and social media. The City also held a number of 'Talk to a Planner' events and two town hall meetings to give the community the opportunity to discuss the changes in person with a Town Planner and other technical experts.</p>	No	