



***GOLD COAST CITY PLAN AMENDMENTS 2 & 3:
HOW WILL THEY AFFECT YOUR PROJECT?***



All proceeds from this evening are being donated to the Currumbin Wildlife Hospital Foundation

Should you wish to make a further donation after the event, please follow the below link (which will be circulated to all attendees)
<https://currumbinsanctuary.com.au/wildlife-hospital/donate>



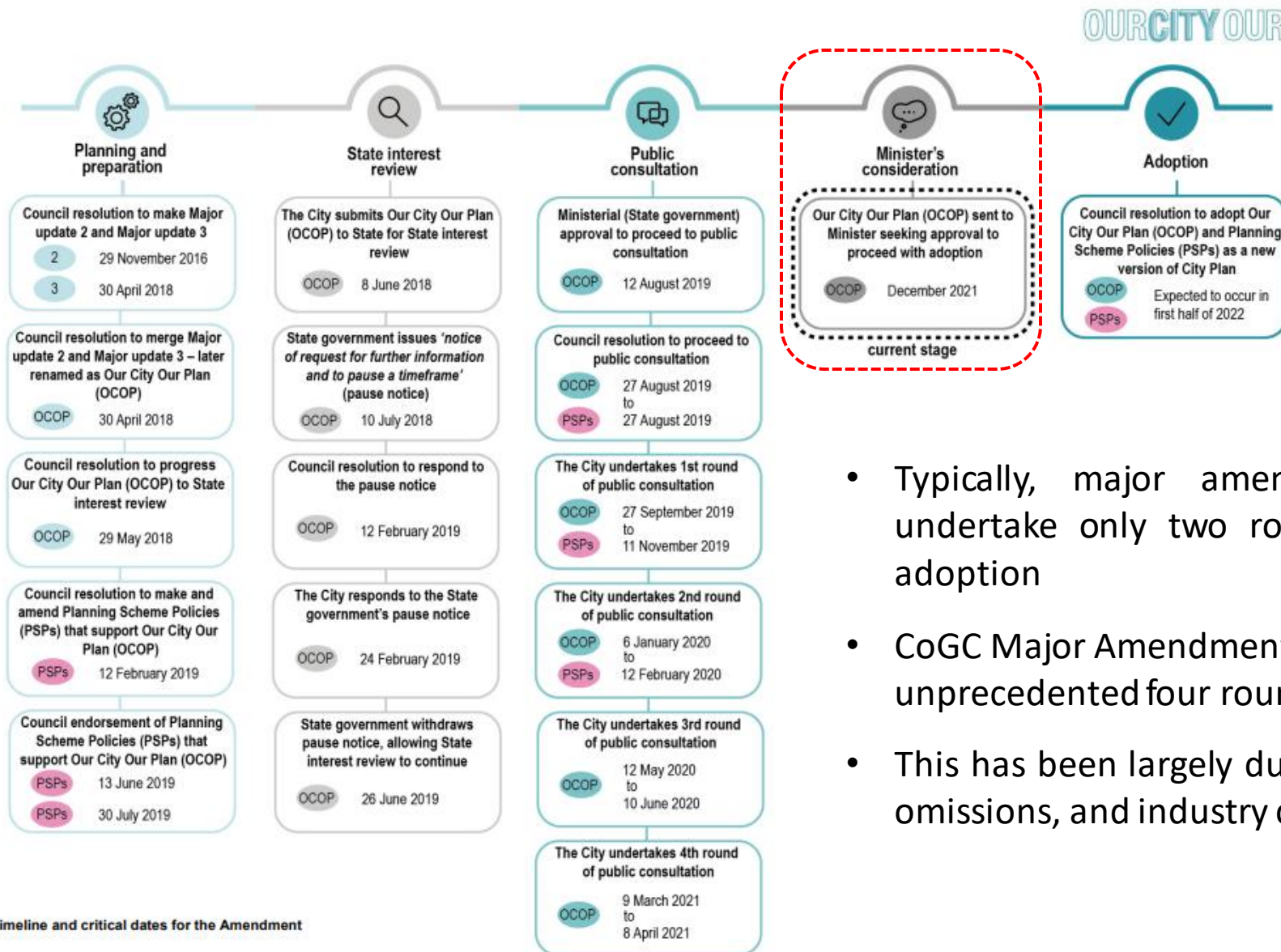
Thankyou to our partner this evening – Mills Oakley, Planning & Environment Team



MILLS
OAKLEY

FUNDRAISING FOR



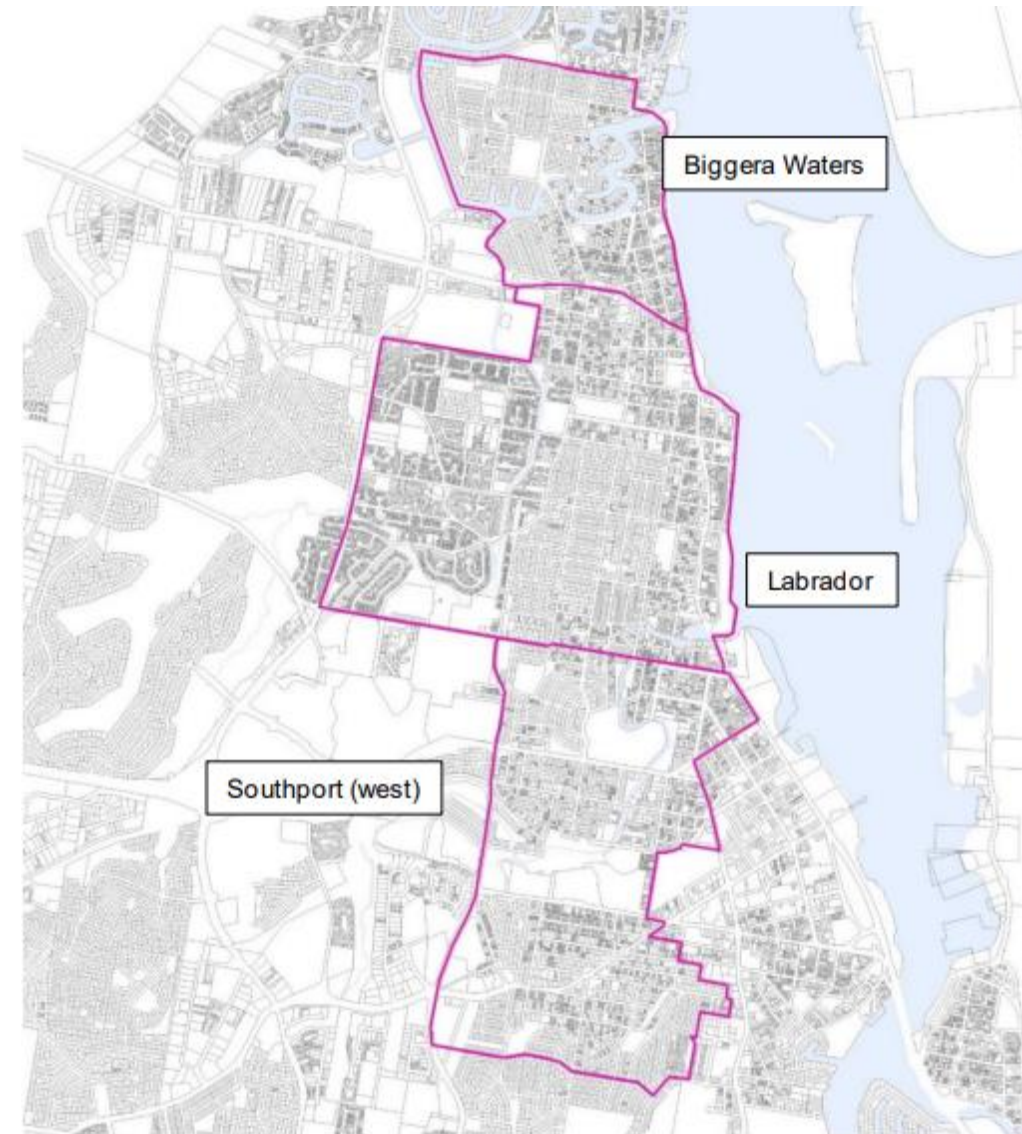


- Typically, major amendment packages are required to undertake only two rounds of public consultation prior to adoption
- CoGC Major Amendment Package 2 & 3 has now undertaken an unprecedented four rounds of public consultation
- This has been largely due to community sentiment, errors and omissions, and industry concerns

Figure 2: Timeline and critical dates for the Amendment

- Introduction of a "Targeted Growth Area"
 - Includes introduction of "Neighbourhood Elements Overlay" Map and Code
 - Concentrated area of Residential Density uplift
- Introduction of "Low-Medium Residential Density Zone"
- Changes to Light Rail Overlay Mapping and Overlay Code
- Significant changes to tower set back and site cover provisions
- Changes to Residential Density and Building Height across the City (generally less density except for TGA)
- Suite of changes around Palm Beach (17th Ave to Lacey's Lane) – Building Height and Density
- Significant changes on Chevron Island – Reduced Building Height and introduction of new Impact Assessment trigger
- Reduced building height limits in Main Beach along beachfront
- Introduction of new Sovereign Island Precinct in LDR Zone
- Additional Deep Planting landscape provisions

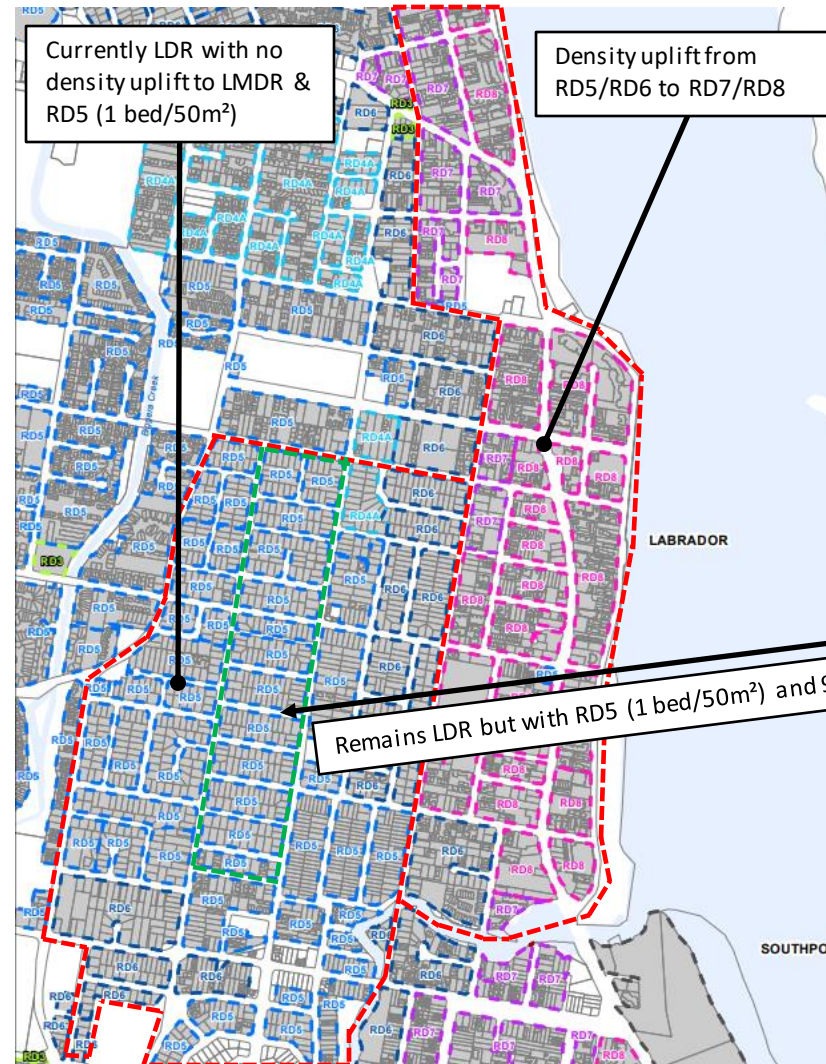
- Targeted Growth Area (TGA) encompasses Southport (west), Labrador, Biggera Waters and Runaway Bay
- The TGA is the sole area along the coastal strip of residential density uplift proposed by the amendment package
- Council assert that 27,000 additional dwellings can already be accommodated within this area under the current City Plan
- The proposed TGA amendments seek an uplift to 34,100 dwellings, a 7,100 dwelling increase
- Council reporting acknowledges that 5,116 new dwellings are required each year to achieve the SEQRP consolidation target (*SEQRP seeks 80/20 split between consolidation/expansion*)
- However, only 3,398 dwellings (consolidation) were delivered in FY2020-2021
- As such, the TGA amendments represent only about 1.5-2 years of SEQRP forecast dwelling demand within the consolidation area across the City.



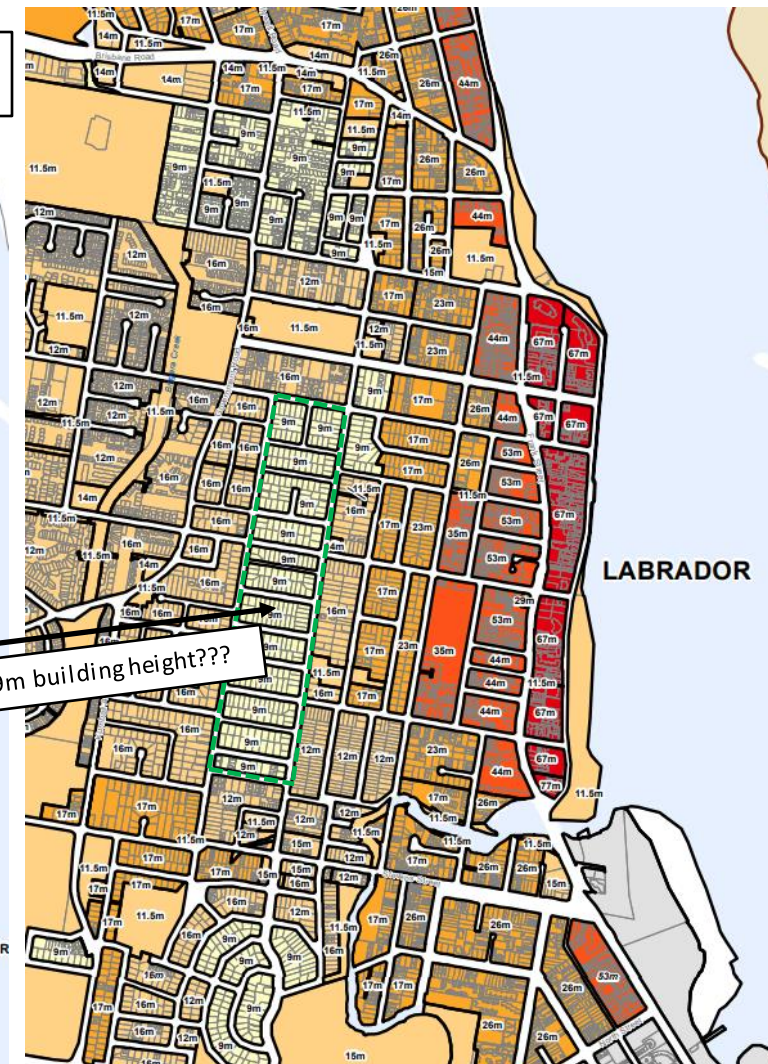
Targeted Growth Area

TARGETED GROWTH AREA - CONSULTATION

- Proposed residential density uplift has changed following each of the four consultation periods as follows:
 - Consultation Period 1 - The TGA originally proposed an additional 12,100 new dwellings
 - Consultation Period 2 - Reduction to 9,400 new dwellings
 - Consultation Period 4 – Further reduction again to 7,100 new dwellings
- All these changes were made in response to significant community feedback
- RD5 mapping vs Low-Density Residential Zoning (9m building height)
- There still appears to still be errors in the TGA and we don't know where else - Does this pass the State Interest review?



Proposed Amendments - Residential Density
Snapshot of TGA



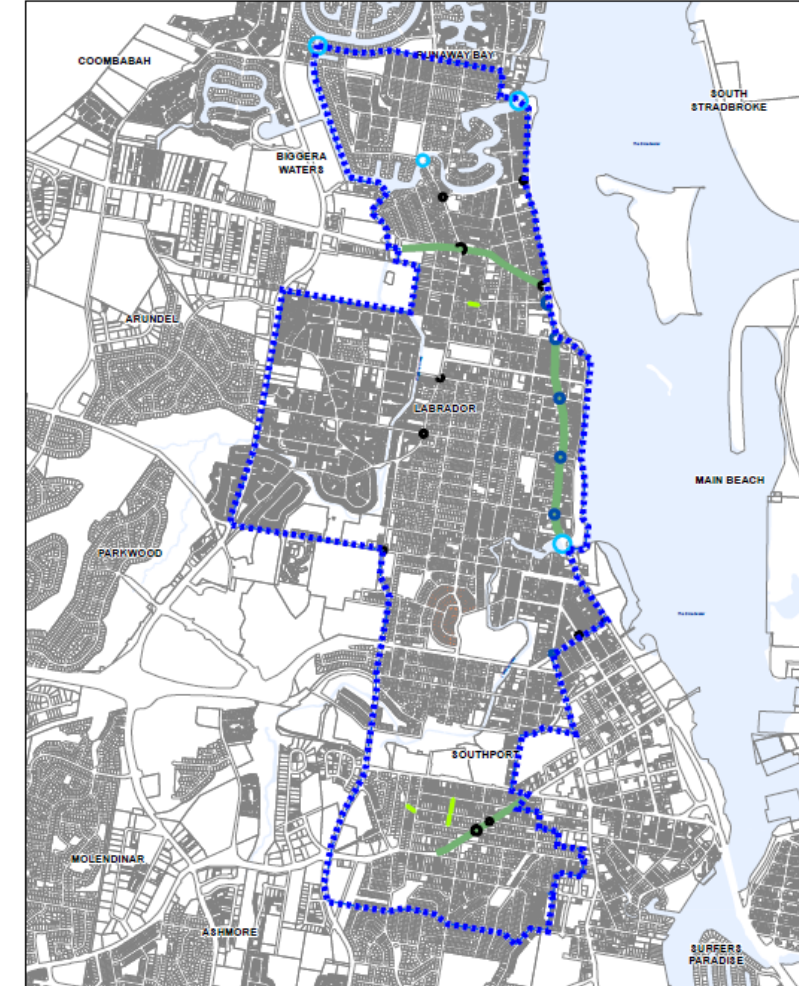
Proposed Amendments – Build Height
Snapshot of TGA

- Introduction of "Neighbourhood Elements Overlay Map" and associated Overlay Code

“The purpose of the Neighbourhood elements overlay code is to create attractive, leafy, connected and varied residential neighbourhoods, within the neighbourhood element area(s) shown on the Neighbourhood elements overlay map.”

- What does this mean?
- The Neighbourhood Elements Overlay introduces a new Table of Assessment

Neighbourhood element overlay map



<ul style="list-style-type: none"> Corner sites Water crossings Gateway sites Criss block lines Green streets 	<ul style="list-style-type: none"> Traditional residential area Neighbourhood element area Local government area boundary Property boundaries Waterway or waterbody 	<p>City Plan</p> <p>© The City of Gold Coast, Queensland 2021 or © State of Queensland 2021. No warranty is made in relation to liability, accuracy or quality of content. Planning and Urban Development Department, Queensland Government, Queensland, Australia. Date of issue: 2021.06.08. Scale: 1:25000. Date: 08/06/2021.</p> <p>CITY OF GOLD COAST</p> <p>www.goldcoast.qld.gov.au</p>
--	--	--

- Introduction of Impact Assessment trigger for exceedance of site cover:
 - Site cover of 50% for buildings between 16m and 33m (5-10 storeys);
 - Site cover of 40% for buildings between 33m and 55m (10-18 storeys); and
 - Site cover of 30% for buildings exceeding 55m (18+ storeys).
- No differentiation between base and tower site cover (no podiums)
- These are the first site cover level of assessment triggers in the history of Gold Coast Planning Schemes and this trigger only applies to the TGA
- Revisions to Strategic Framework making clear that a 50% building height uplift is not possible with the Neighbourhood Elements Overlay Map area
- Despite the ageing suburban infrastructure, Council have acknowledged that there has not been a concurrent review of the Local Government Infrastructure Plan (LGIP) as part of the review of increased residential densities in the TGA.

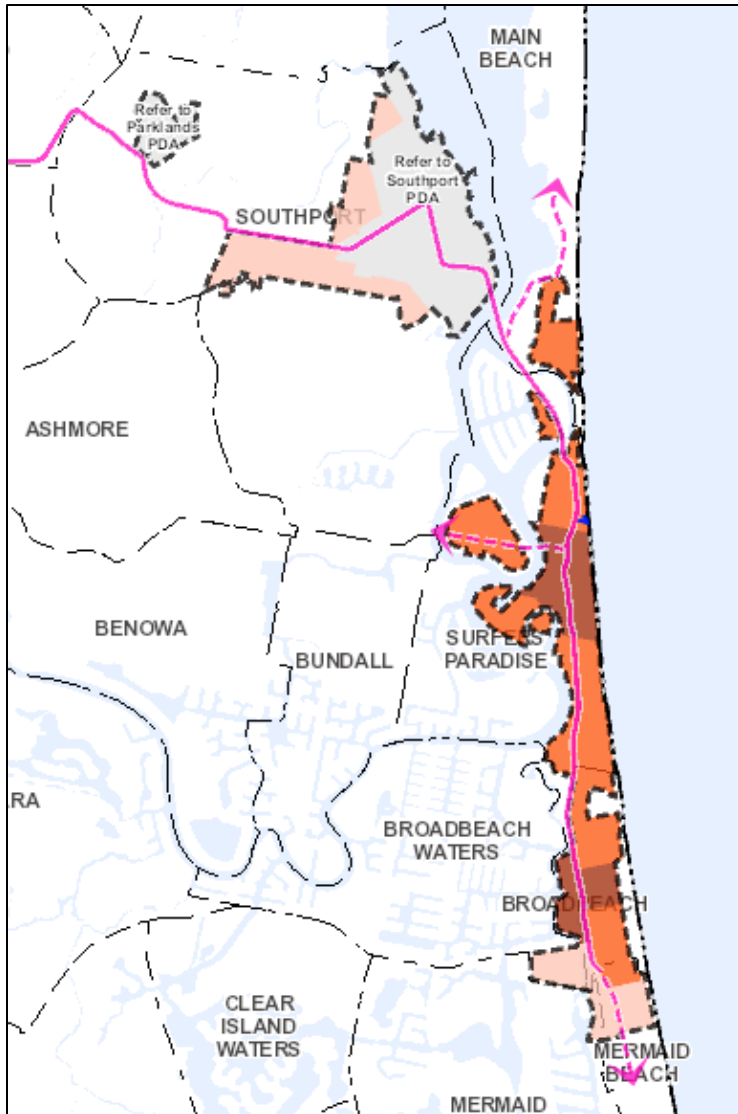
LOW-MEDIUM DENSITY RESIDENTIAL ZONE

- The proposed amendment package introduces the Low-Medium Density Residential Zone into the planning scheme for the first time
- This zone is predominately located in areas which were previously designated Medium Density Residential, in particular MDR Zone land previously afforded a 3 storey (15m building height) designation
- Broadly, this zone does not result in density uplift of areas currently within Low Density Residential Zone (other than in the TGA)
- Instead, changes overwhelmingly results in reduced development rights over land previously included in MDR Zone - 3 storey (15m building height)
- Building Height Overlay generally changes LMDR land from 15m to 12m building height limit
- However, the top 2m must accommodate only roof form (for buildings over 9m) resulting in reduction from 4 to 3 storeys
- A new building height limit of 16m is introduced in the TGA and around Jefferson Lane, Palm Beach
- Change in zoning along beach side of Jefferson Lane from HDR to LMDR meaning no opportunity to seek 50% building height uplift
- Unlike MDR land, there is no opportunity to seek a 50% height uplift above the building height limit via impact assessable pathway

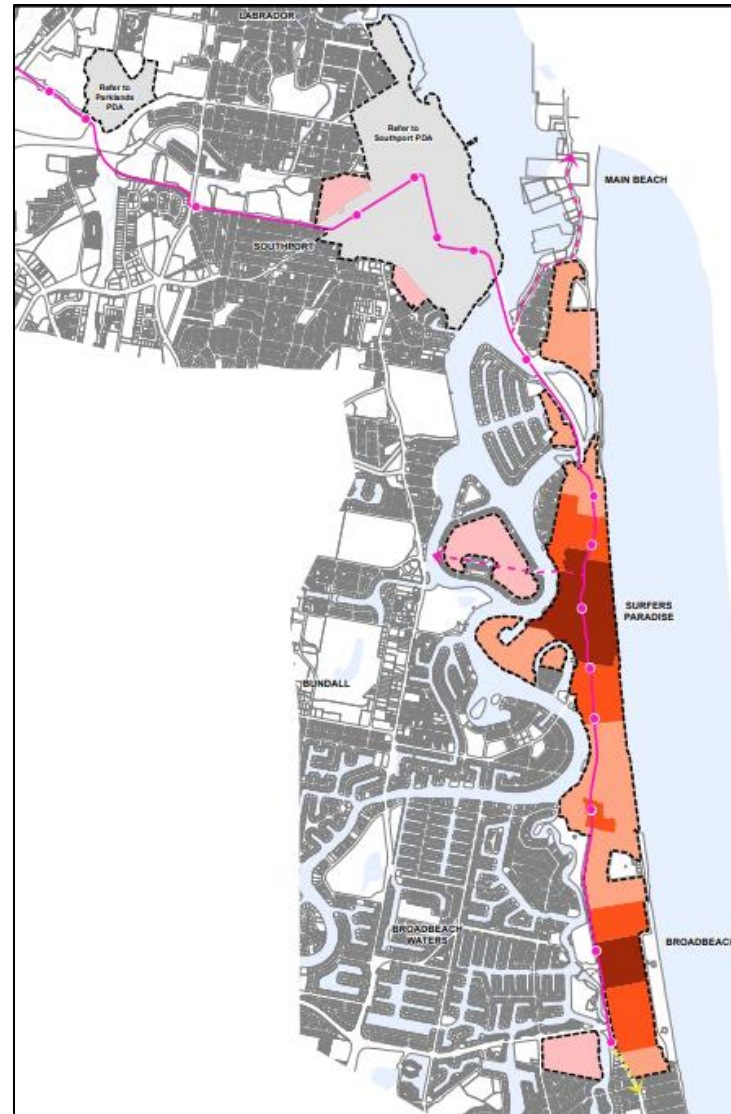
Where the LMDR zoning changes occur along the coastal strip:

- Paradise Point
- Biggera Waters
- Labrador
- Southport
- Main Beach
- Mermaid Beach
- Nobby's Beach
- Miami
- Burleigh Heads
- Palm Beach
- Currumbin
- Tugun
- Coolangatta

LIGHT RAIL URBAN RENEWAL OVERLAY

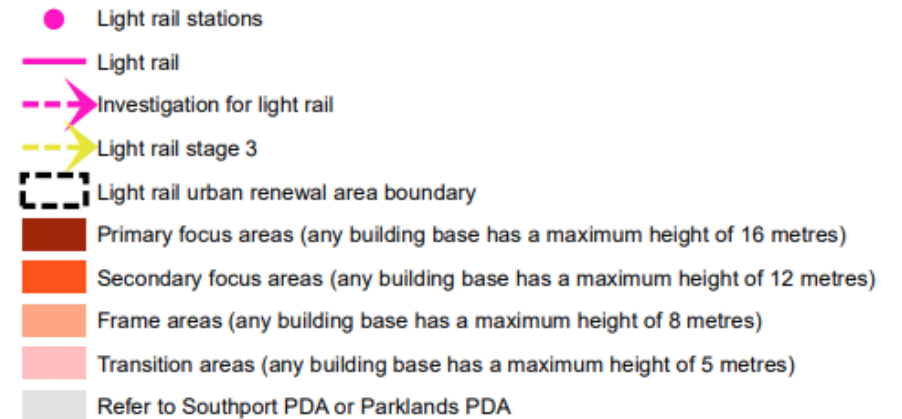


Current Light Rail Urban Renewal Overlay Map

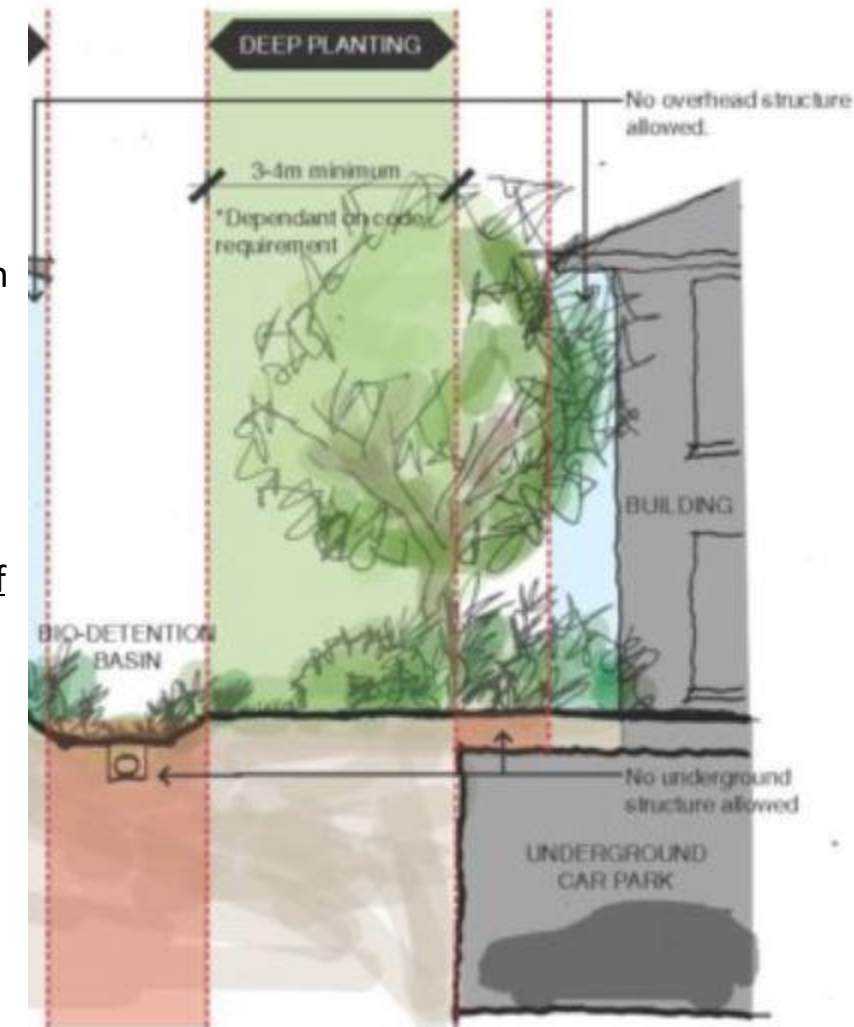


Proposed Amended Light Rail Urban Renewal Overlay Map

- Proposed amendments further solidify the Light Rail Urban Renewal Overlay
- Slight differences with new overlay adding a further area – “Secondary Focus”
- More notably, significant changes to LRUR Overlay Code proposed
- Overlay Code provides for different setbacks which will take precedence over zone setbacks



- Proposed amendments introduce a new definition for “Landscape Area”
“Part of a site used for growing plants (which may include grasses, groundcovers, vines, shrubs and trees) and does not include any hard paved areas.”
- Continuation of same Deep Planting definition:
“Landscaping in a soil profile that has no structures or basements below the surface of the ground.”
- Deep planting requirement already exists under current City Plan within Multiple Accommodation Code (ie: buildings up to 32m), however currently only requires 10% of Communal Open Space (not site area) to contain deep planting (at the Acceptable Outcome level).
- Under proposed amendments, recognition of deep planting is elevated to the Purpose and Performance Outcome levels of the Multiple Accommodation Code (as such Council's ability to require is strengthened)
- Within the MDR Zone (where not in Light Rail Overlay), Deep Planting will be required over 12% of site area (*whilst 25% of site area must be included as landscaping, inclusive of deep planting areas*)
- Deep Planting also introduced to High Rise Accommodation Code (buildings over 33m) where at grade car parking is proposed although no specific site area or percentage
- Most notably, Deep Planting is proposed to be introduced as part of Light Rail Urban Renewal Overlay Code
- At an Acceptable Outcome level, the overlay code requires 10% of site area in Frame and Transition Areas (with minimum dimension 3m in any direction and open to sky)
- This provision is further reflected through Performance Outcomes and Code Purpose, again strengthening Council’s position to enforce.



PROPOSED AMENDMENT - CHANGES TO SETBACKS

- Major changes to how setbacks are intended to be addressed
- Coupled with other built form provision changes, these are the single most significant change in the amendment package affecting high rise developments
- First time since 1982 that Council has changed acceptable outcome setbacks to towers
- Historically, City Plan sought to increase setbacks coinciding with building height increase adopting a “wedding cake” method
- In practice however this has rarely been applied
- There has effectively been an unwritten understanding with Council that Performance Outcomes can be achieved – minimum 3-4m
- Amendments Package 2 & 3 changes this whole approach
- “Wedding Cake” is gone, and setbacks will now be prescribed based on building height applicable from ground up
 - 16m-33m (4-10 storeys)
 - 33m-55m (10-18 storeys)
 - 55m+ (over 18 storeys)

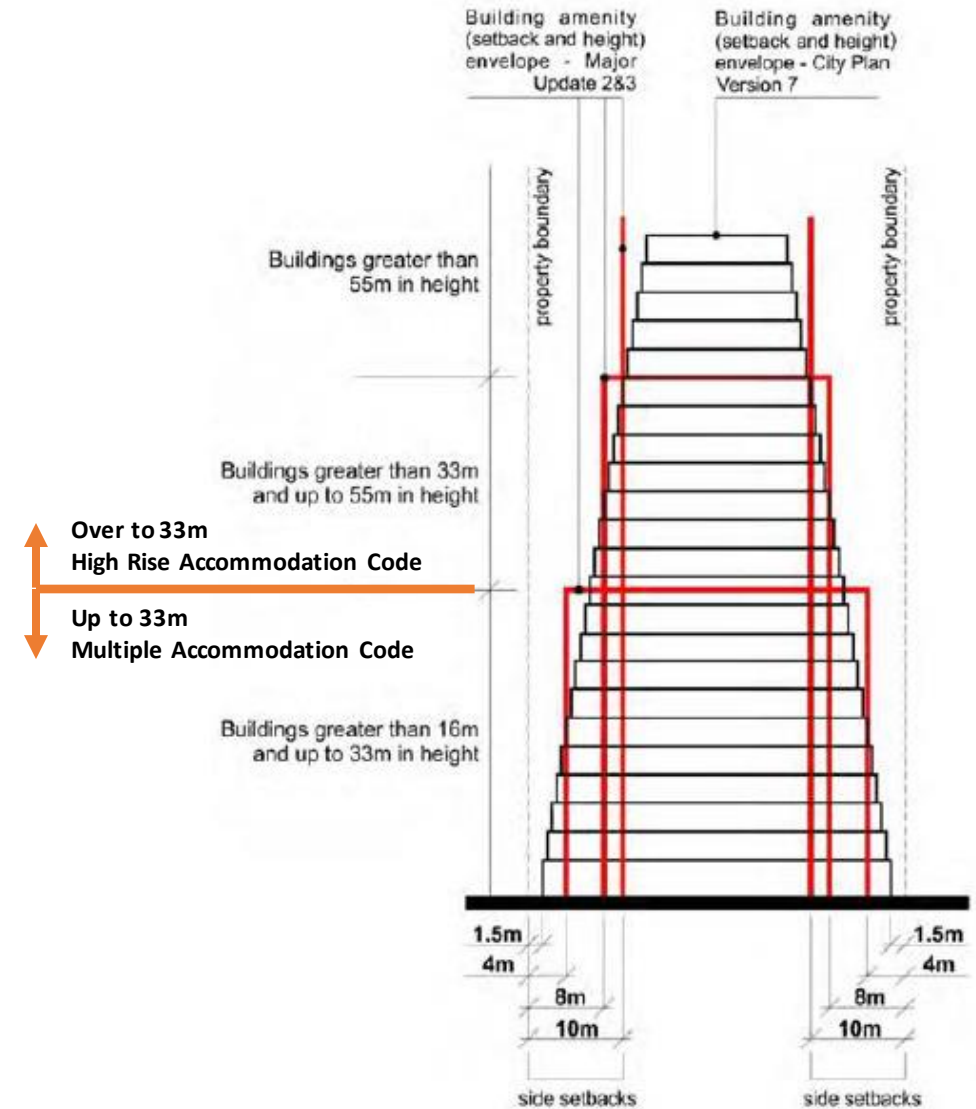


Figure 2: Differences between setbacks – current City Plan and Major update 2 & 3

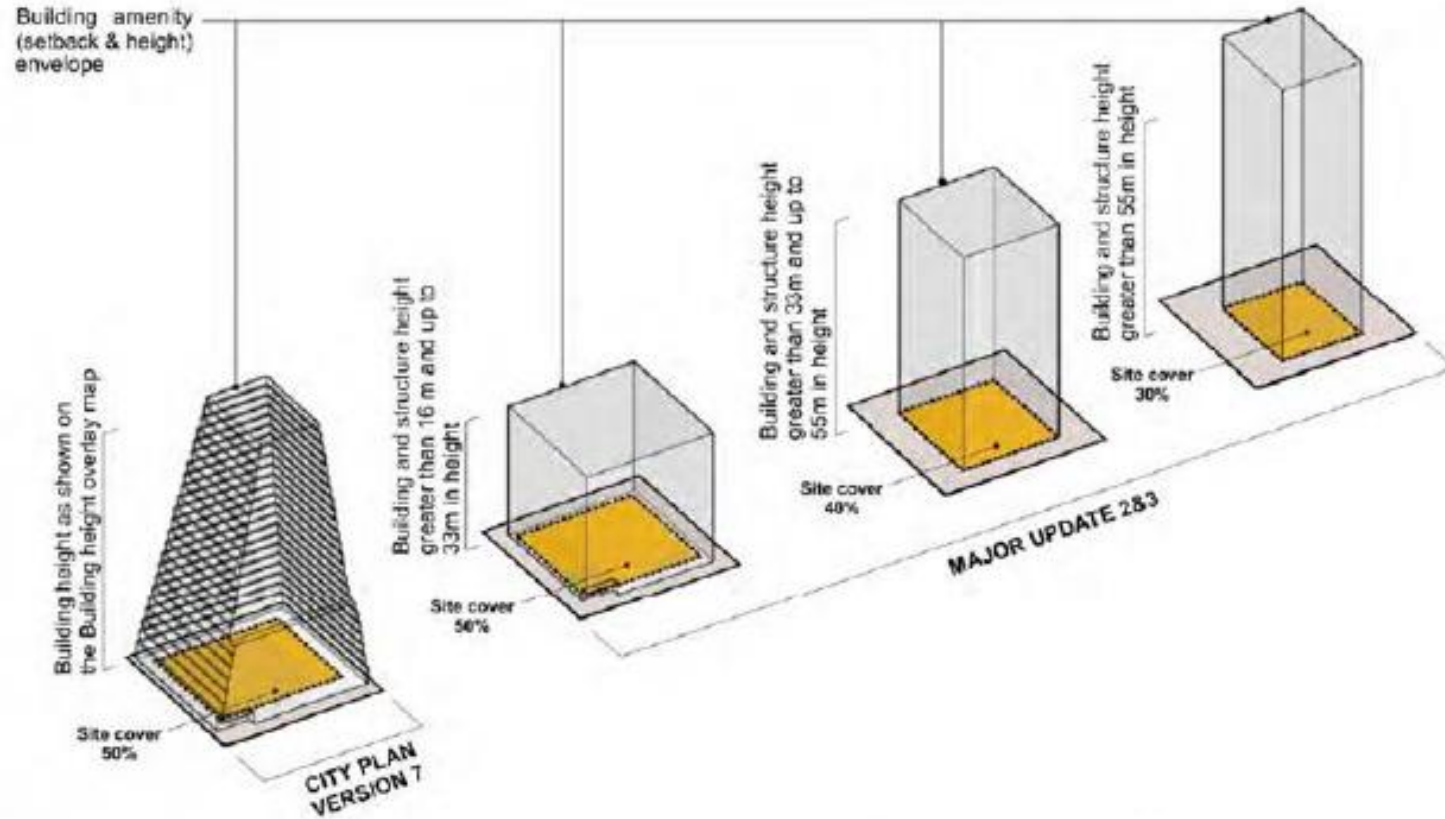


Figure 1: illustration showing the change in setbacks from Version 7 of City Plan to Major Update 2 and 3

PROPOSED AMENDMENTS – LRUR OVERLAY (PRIMARY & SECONDARY FOCUS)

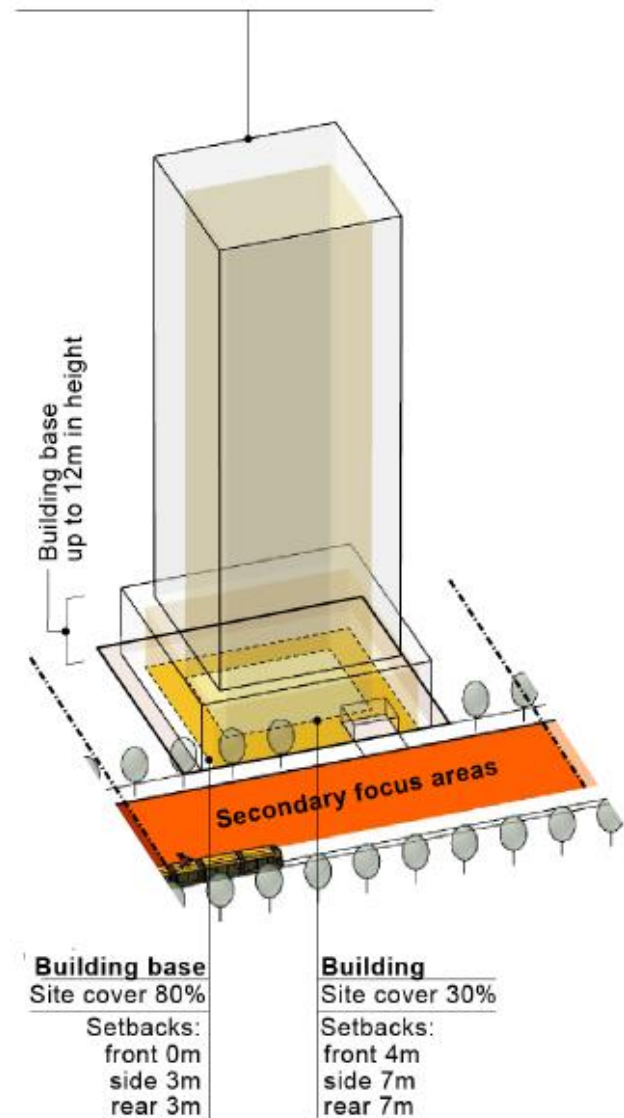
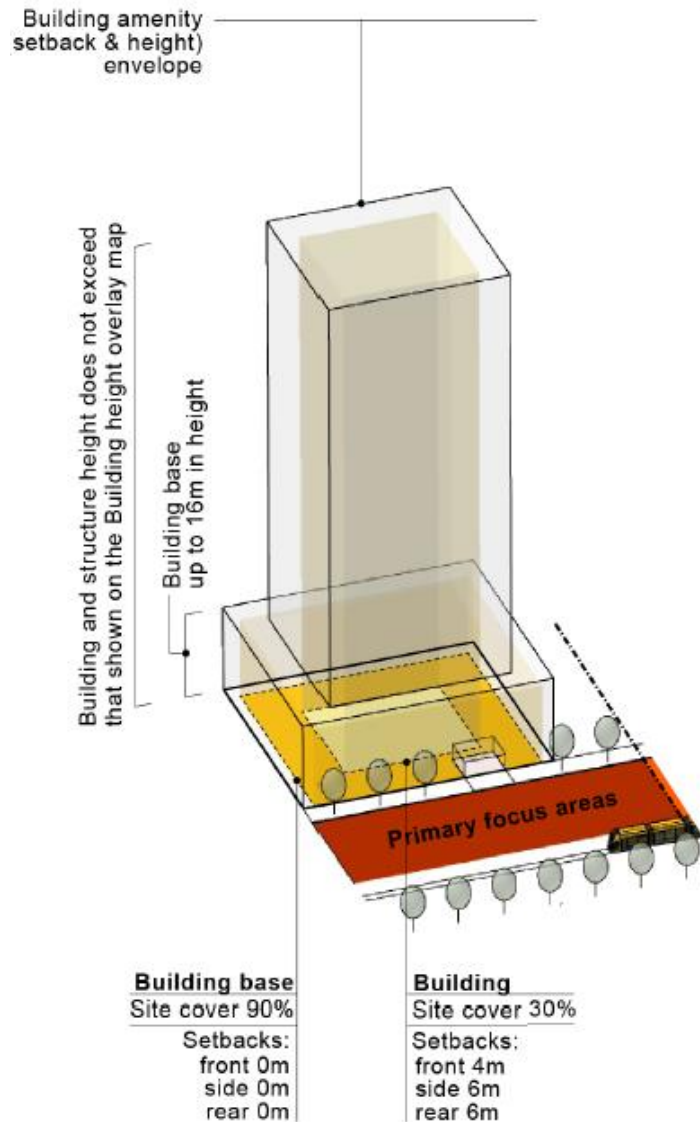


Illustration showing building amenity envelope, setbacks and site cover outcomes for buildings greater than 55m in height

NEW SETBACKS – PROPOSED AMENDMENTS HDR ZONE & LIGHT RAIL OVERLAY

High Density Residential Zone (proposed amendments)

	Front	Side	Rear	Site Cover	Maximum Floor Plate
<i>Buildings greater than 9m up to 16m in height</i>	4m	3m	4m	60%	No provisions
<i>Buildings greater than 16m up to 33m in height</i>	4m	4m	4m	50%	No provisions
<i>Buildings greater than 33m up to 55m in height</i>	6m	8m	8m	40%	750m ² (excluding balconies)
<i>Buildings greater than 55m in height</i>	6m	10m	10m	30%	750m ² (excluding balconies)

Light Rail Overlay (Primary Focus) (proposed amendments)

	Front	Side	Rear	Site Cover	Maximum Floor plate
<i>Building base (up to 16m)</i>	0m	0m	0m	90%	No provisions
<i>Buildings greater than 9m up to 16m in height</i>	4m	3m	4m	60%	No provisions
<i>Buildings greater than 16m up to 33m in height</i>	4m	4m	4m	50%	No provisions
<i>Buildings greater than 33m up to 55m in height</i>	4m	5m	5m	40%	750m ² (excluding balconies)
<i>Buildings greater than 55m in height</i>	4m	6m	6m	30%	750m ² (excluding balconies)

Light Rail Overlay (Secondary Focus) (proposed amendments)

	Front	Side	Rear	Site Cover	Maximum Floor plate
<i>Building base (up to 12m)</i>	0m	3m	3m	80%	No provisions
<i>Buildings greater than 9m up to 16m in height</i>	4m	3m	4m	60%	No provisions
<i>Buildings greater than 16m up to 33m in height</i>	4m	4m	4m	50%	No provisions
<i>Buildings greater than 33m up to 55m in height</i>	4m	6m	6m	40%	750m ² (excluding balconies)
<i>Buildings greater than 55m in height</i>	4m	7m	7m	30%	750m ² (excluding balconies)

Light Rail Overlay (Frame Area) (proposed amendments)

	Front	Side	Rear	Site Cover	Maximum floor plate
<i>Building base (up to 8m)</i>	4m	3m	3m	70%	No provisions
<i>Buildings greater than 9m up to 16m in height</i>	4m	3m	4m	60%	No provisions
<i>Buildings greater than 16m up to 33m in height</i>	4m	4m	4m	50%	No provisions
<i>Buildings greater than 33m up to 55m in height</i>	6m	7m	7m	40%	750m ² (excluding balconies)
<i>Buildings greater than 55m in height</i>	6m	8m	8m	30%	750m ² (excluding balconies)

- What avenues are there to exceed these setbacks?
- At present, we actually don't know how strictly Council will apply these setbacks upon adoption
- Community groups will be closely looking at how Council applies this
- However, a performance based outcome does exist

Current Performance Outcomes – HDR Zone

PO1

Setbacks:

- 1.assist in the protection of adjacent amenity;*
- 2.allow for access around the building;*
- 3.contribute to streetscape character;*
- 4.allow for on-site car parking; and*
- 5.provide separation between buildings to maintain view corridors.*

PO2

Site cover:

- 1.is balanced between built form and green areas for landscaped private open space;*
- 2.contributes to neighbourhood character and amenity;*
- 3.promotes slender bulk form;*
- 4.promotes an open, attractive and distinct skyline; and*
- 5.facilitates small, fast moving shadows.*

Simple and we generally know where we stand.

Proposed Performance Outcomes – HDR Zone

PO4

Where not identified within the Light rail urban renewal area overlay map, buildings and structures are sited and designed to:

- (a) be setback from boundaries and have a site cover that is balanced between built form and high quality landscaping to allow for shade trees, deep planting and on-site open space which positively contributes to residential amenity and local character;*
- (b) achieve building separation and setbacks that increase in proportion to building height to achieve an open skyline and a perception of spaciousness between buildings;*
- (c) have a width, bulk and scale proportionate to the site;*
- (d) maximise access to natural ventilation;*
- (e) allow natural light to penetrate into buildings, between buildings and down to the ground;*
- (f) allow for off-street car parking;*
- (g) not cause unreasonable amenity impacts on adjoining properties;*
- (h) provide reasonable privacy to residents on adjoining properties;*
- (i) not restrict the ability of surrounding sites to be developed in accordance with City Plan; and*
- (j) avoid excessively large floor plates by dividing a single building into multiple buildings.*

PO5

Development positively contributes to its urban context where built form:

- (a) supports achievement of planned character;*
- (b) is designed to complement important local character elements;*
- (c) is responsive to important local features and public views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces;*
- (d) is orientated to address the streetscape, and support climatically responsive design; and*
- (e) is responsive to site conditions (e.g. slope and overlay constraints) and other contextual matters (e.g. infrastructure connections and appropriately responding to adjoining property).*

* Similar provisions are reflected through the Light Rail Urban Renewal Overlay Code

**The bar has been raised. So how do we satisfy
Council of a performance base solution?**

- To achieve built form performance outcomes an Applicant will be required to prepare a “Site Context and Urban Design Report” (SCUD)
- What is a SCUD Report?
- Council propose to introduce a new Planning Scheme Policy which provides guidance on how to prepare a SCUD Report
- We have limited clarity on how involved these reports are, who will prepare them and how Council will assess them.
- Where a site cannot demonstrate an appropriate built form and scale that achieves the overall outcomes, amalgamation of adjoining sites is the Council’s preferred response.

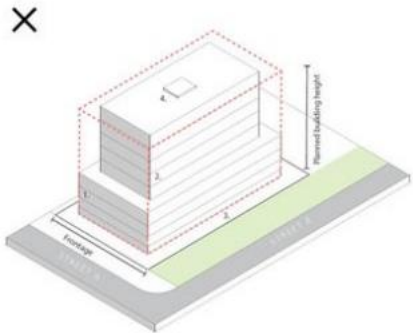


Figure 5
Unresponsive design within BAE

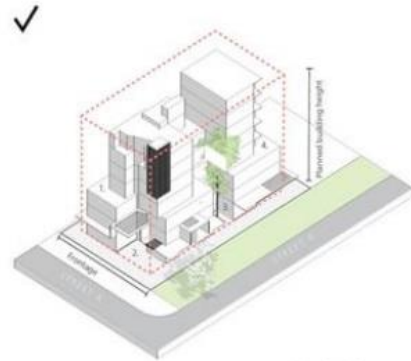
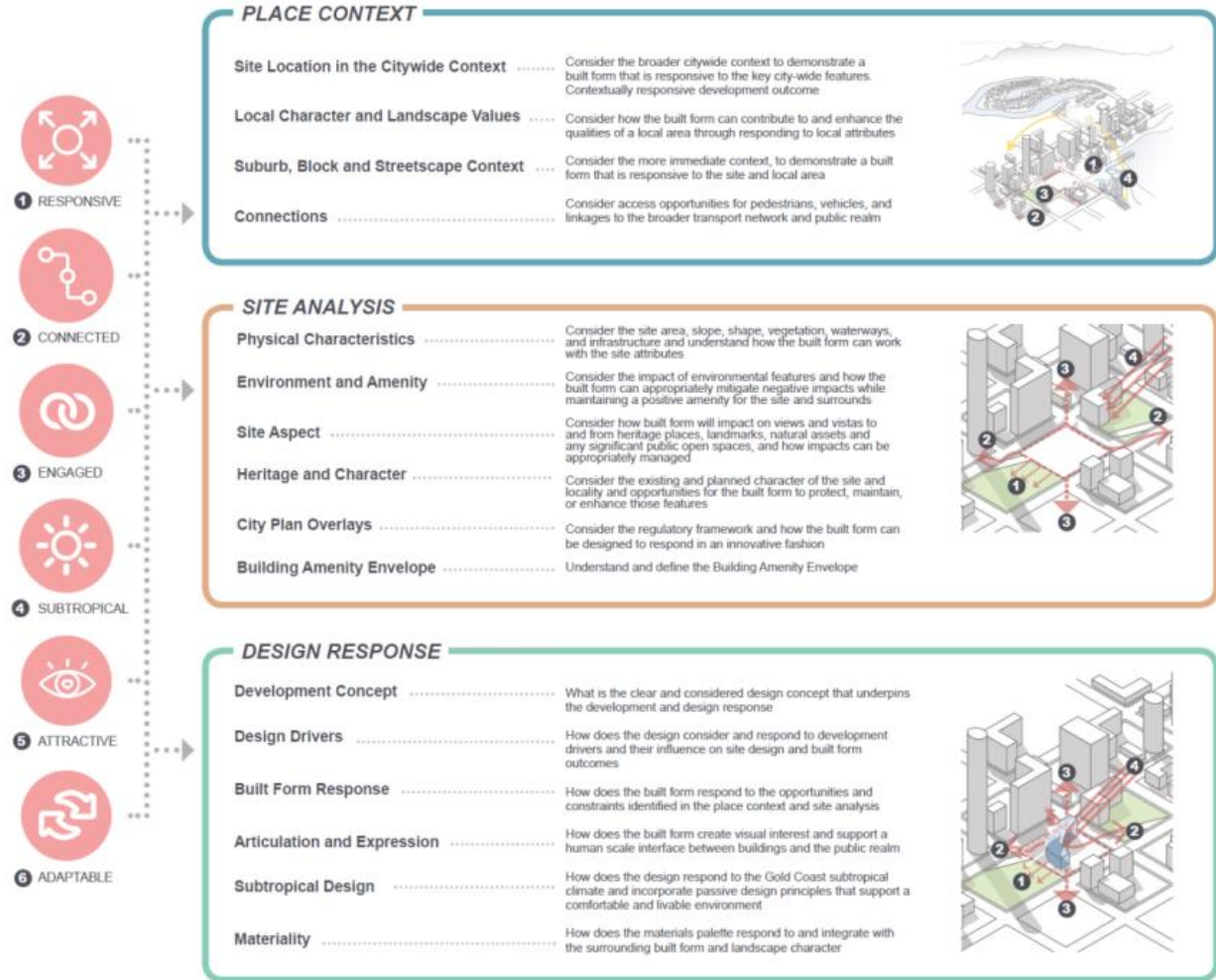
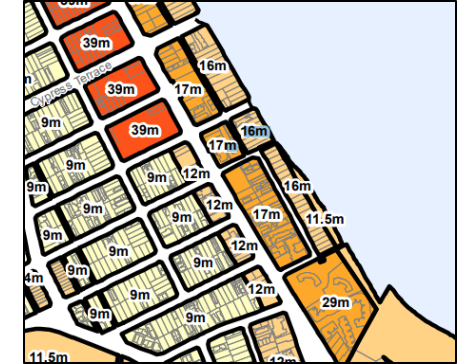


Figure 6
Responsive design within BAE



OTHER KEY CHANGES – CHEVRON ISLAND, PALM BEACH, MAIN BEACH

- Reduction in building height around Jefferson Lane from 29m to 16m (east of Jefferson Lane) and 17m (west of Jefferson Lane)
- Change in zoning along beach side of Jefferson Lane from MDR to LMDR meaning no opportunity to seek 50% building height uplift
- Reduction in building height along Main Beach beachfront from Unlimited (HX) to 32m
- Change in zoning on Chevron Island from HDR to MDR
- Introduction of Impact Assessment trigger for exceeding mapped Residential Density (RD5/RD6)
- Reduction in building height from Unlimited (HX) to 33m



Current Building Height Limit

Proposed Building Height Changes

So what do all these changes mean for your project?

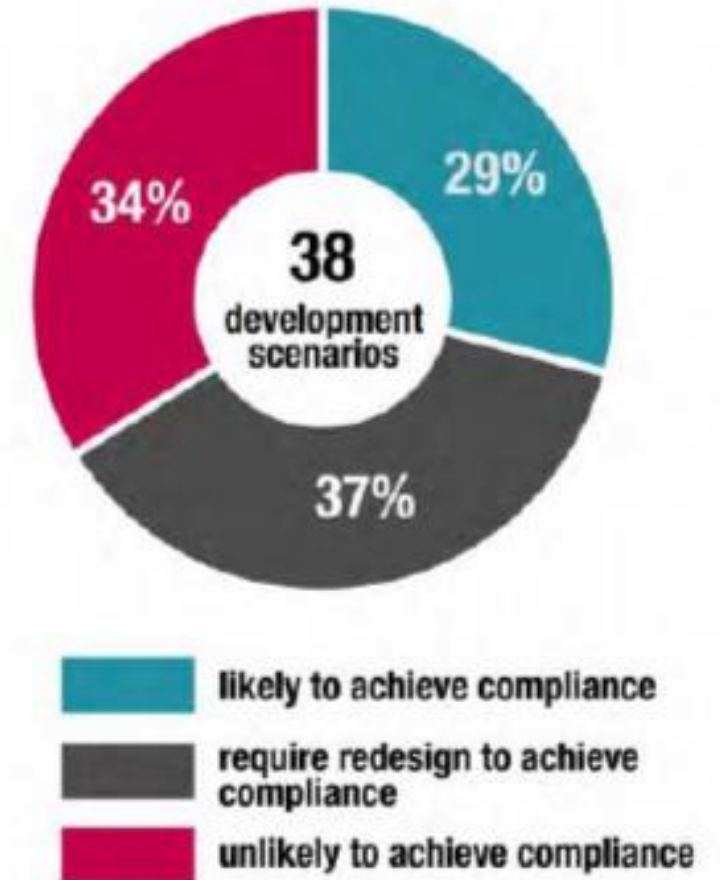
Council undertook some scenario testing under the new provisions

Council concluded 34% of approvals tested would unlikely achieve compliance under new provisions

We have also undertaken scenario testing on the implications of a number of key new provisions

We've observed that the number of approvals unlikely to achieve compliance is considerably higher than Council assert

Key findings

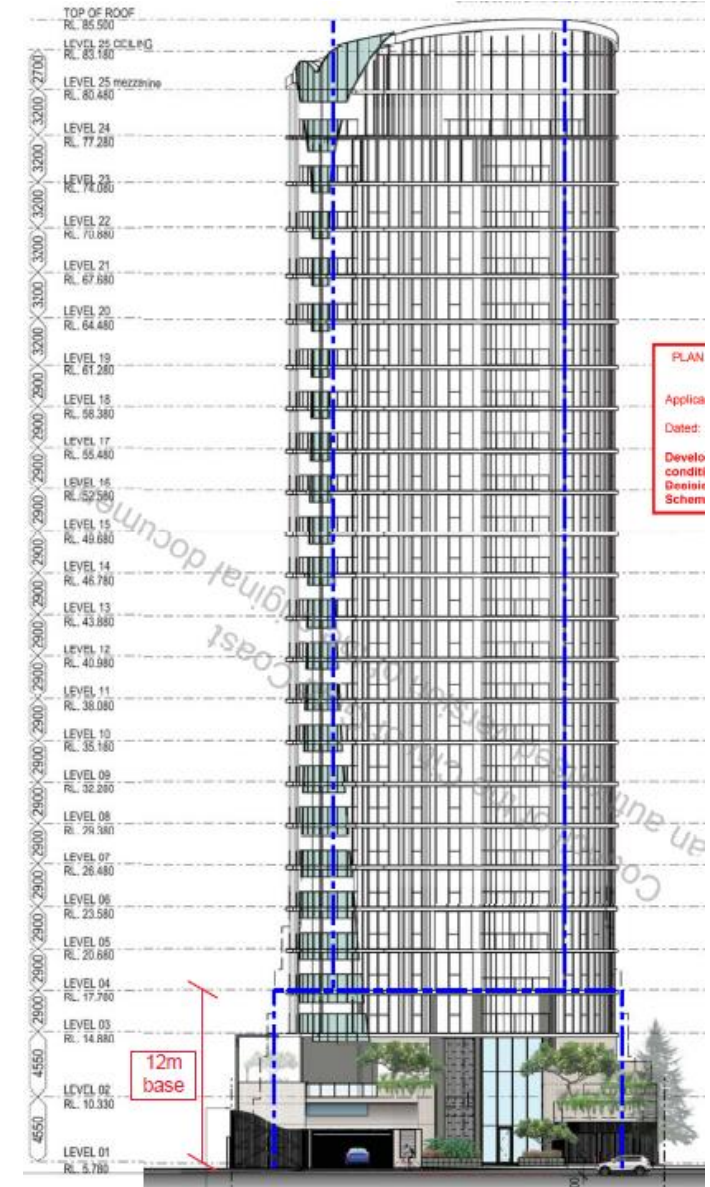
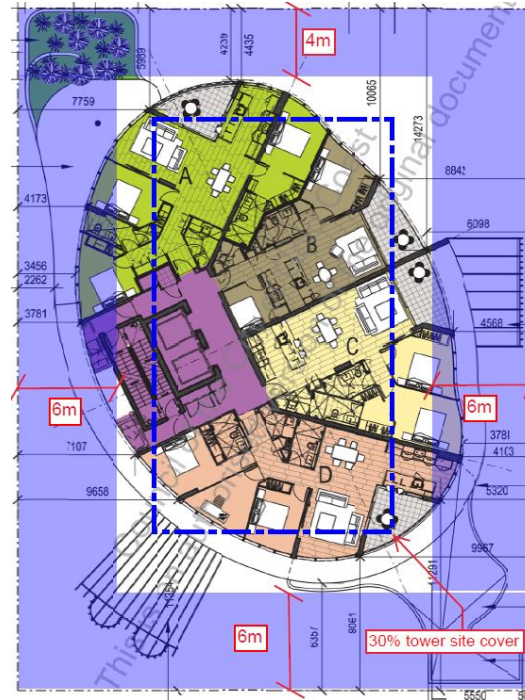


Development Summary

Zone / Overlay	HDR / Light Rail Urban Renewal Area (Frame (move across) Secondary Focus Area)
Height Limit	HX (unlimited)
Site Area	1,214m ²
Building Height	79.4m (26 storeys)
Density	71 units
Site Cover	Base/Podium - 85.4% (1,037m ²) Tower - 40% (475m ²)

Implications of Proposed Amendments

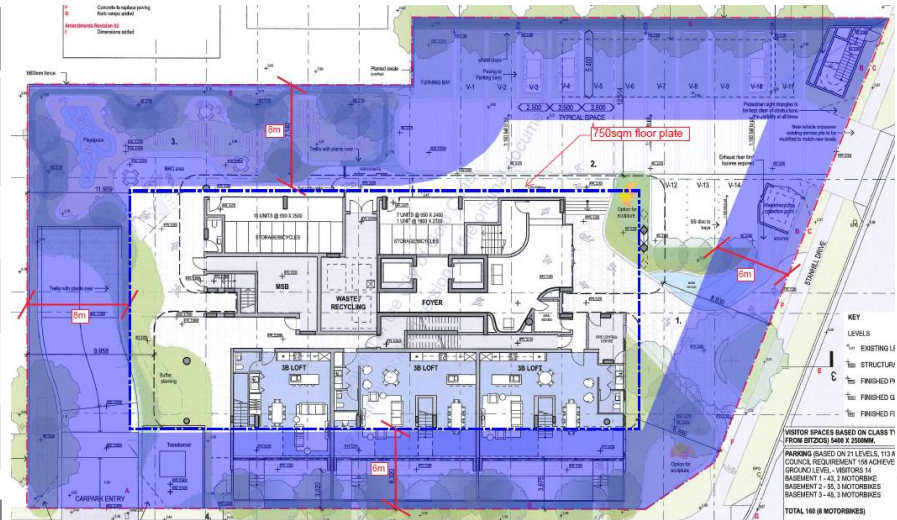
Zone / Overlay	Change to Light Rail Overlay (Secondary Focus Area)
Balance tower area after setbacks	596 sqm (49% of site area)
Building Height	Unaffected
Site Cover (Base/Podium)	80% (971.2m ²) – less 65.8m ²
Site Cover (Tower)	30% (364.2m ²) – less 110.8m ² per floor <i>equating to total loss of 2,437.6m² over 22 levels (or 24 units based on average unit floor space)</i>



1 PARNOO ST, SURFERS PARADISE - TEST CASE 2

Development Summary

Zone / Overlay	HDR / Light Rail Urban Renewal Area (Frame Area)
Height Limit	HX (unlimited)
Site Area	2,172m ²
Building Height	70.4m
Site Cover	37.7% (820m ²)

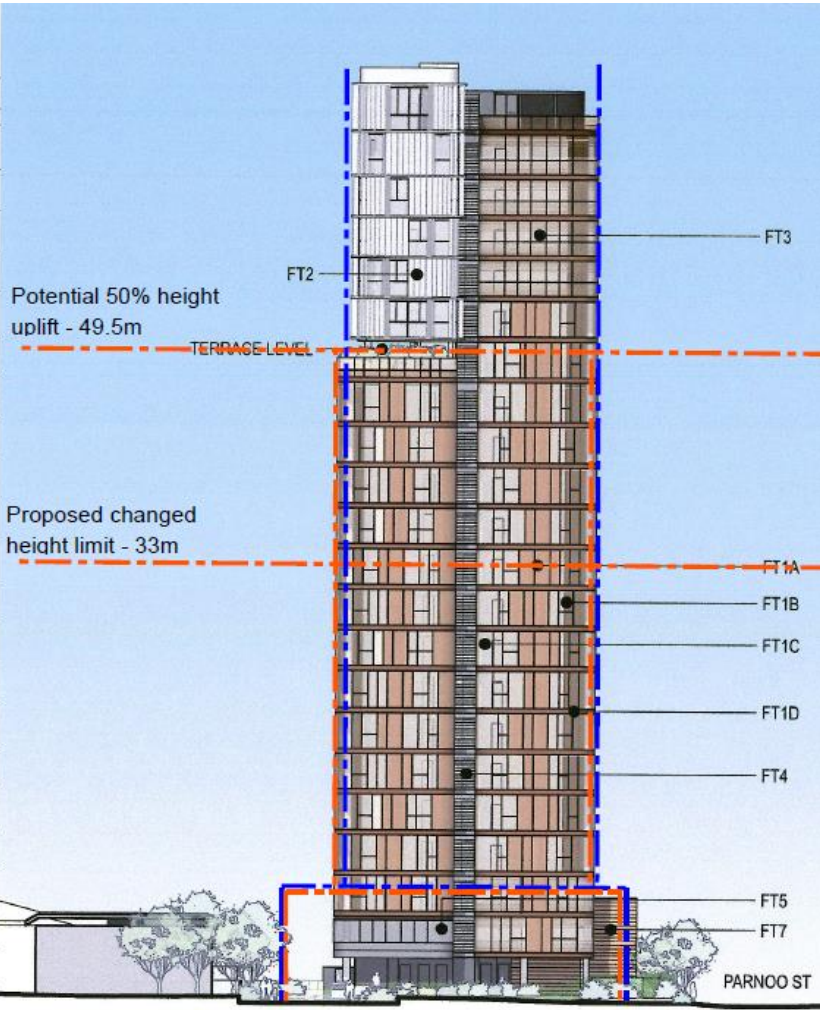


Implications of Proposed Amendments

Zone / Overlay	Change from Light Rail Frame Area down to Transition Area
Level of Assessment	Change from Code to Impact due to reduction in building height limit
Building Height	Change from Unlimited height down to 33m (or potential 49.5m with impact assessable 50% height uplift) equating to potential loss of 6 - 12 levels (26-53 units)



- RL +73.470 Roof
- RL +71.070
- RL +69.820 Level 21
- RL +66.370 Level 20
- RL +63.720 Level 19
- RL +60.070 Level 18
- RL +56.820 Level 17
- RL +53.770 Level 16
- RL +50.620 Level 15 Terrace
- RL +47.170 Level 14
- RL +44.020 Level 13
- RL +40.870 Level 12
- RL +37.720 Level 11
- RL +34.570 Level 10
- RL +31.420 Level 9
- RL +28.270 Level 8
- RL +25.120 Level 7
- RL +21.970 Level 6
- RL +18.820 Level 5
- RL +15.670 Level 4
- RL +12.520 Level 3
- RL +9.370 Level 2
- RL +6.220 Level 1
- RL +3.070 Ground Floor



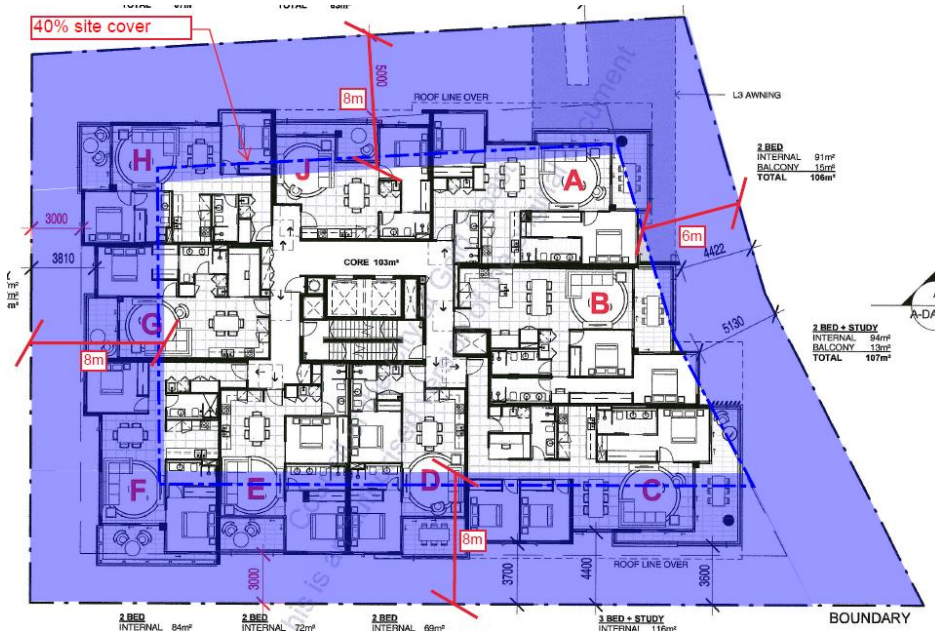
NORTH ELEVATION

Development Summary

Zone / Overlay	Medium Density Residential
Height Limit	29m
Density	RD6 – 1 bed/33m ² (108 units)
Site Area	1,578m ²
Building Height	43.5m
Density	1 bed/7.7m ²
Site Cover	59.3% (937m ²)

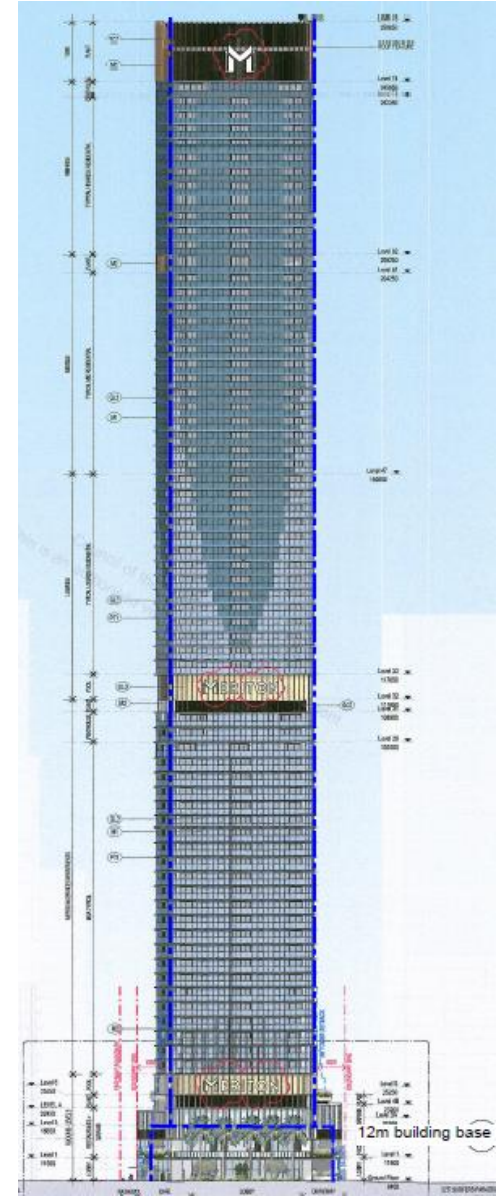
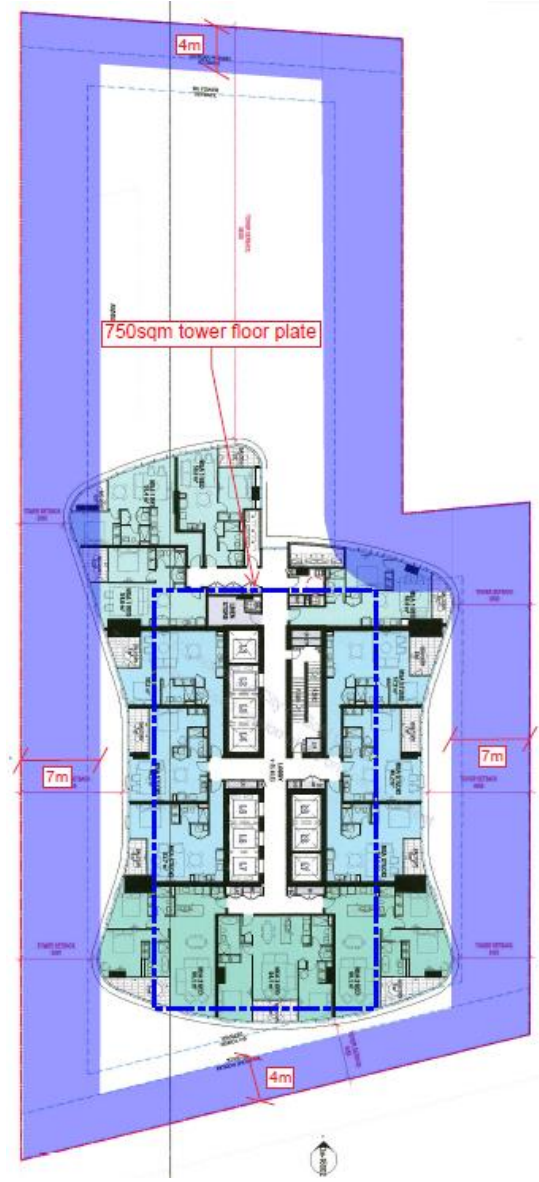
Implications of Proposed Amendments

Zone / Overlay	Change from MDR to HDR / Neighborhood Elements Overlay
Density	Change from RD6 – 1 bed/33m ² up to RD8 – 1 bed/13m ²
Level of Assessment	Remains Impact Assessable to achieve same height due to introduction of new Impact Assessable trigger for site coverage under Neighbourhood Elements Overlay
Building Height	Change to 44m height limit without needing to seek 50% uplift via impact assessable pathway.
Setbacks	Significant increases in side and rear setbacks to 8m and 6m respectively resulting in potential loss of 36 units (3 per floor)



Development Summary	
Zone / Overlay	High Density Residential / Light Rail Urban Renewal (Frame Area)
Height Limit	HZ (unlimited)
Density	RD8 – 1 bed/13m ² (722 units) (1,201 bedrooms - achieved 1 bed/3.2m ²)
Site Area	3,833m ²
Building Height	258.65m (76 levels)
Density	1 bed/3.2m ²
Site Cover	Podium – 84% Tower – 34%

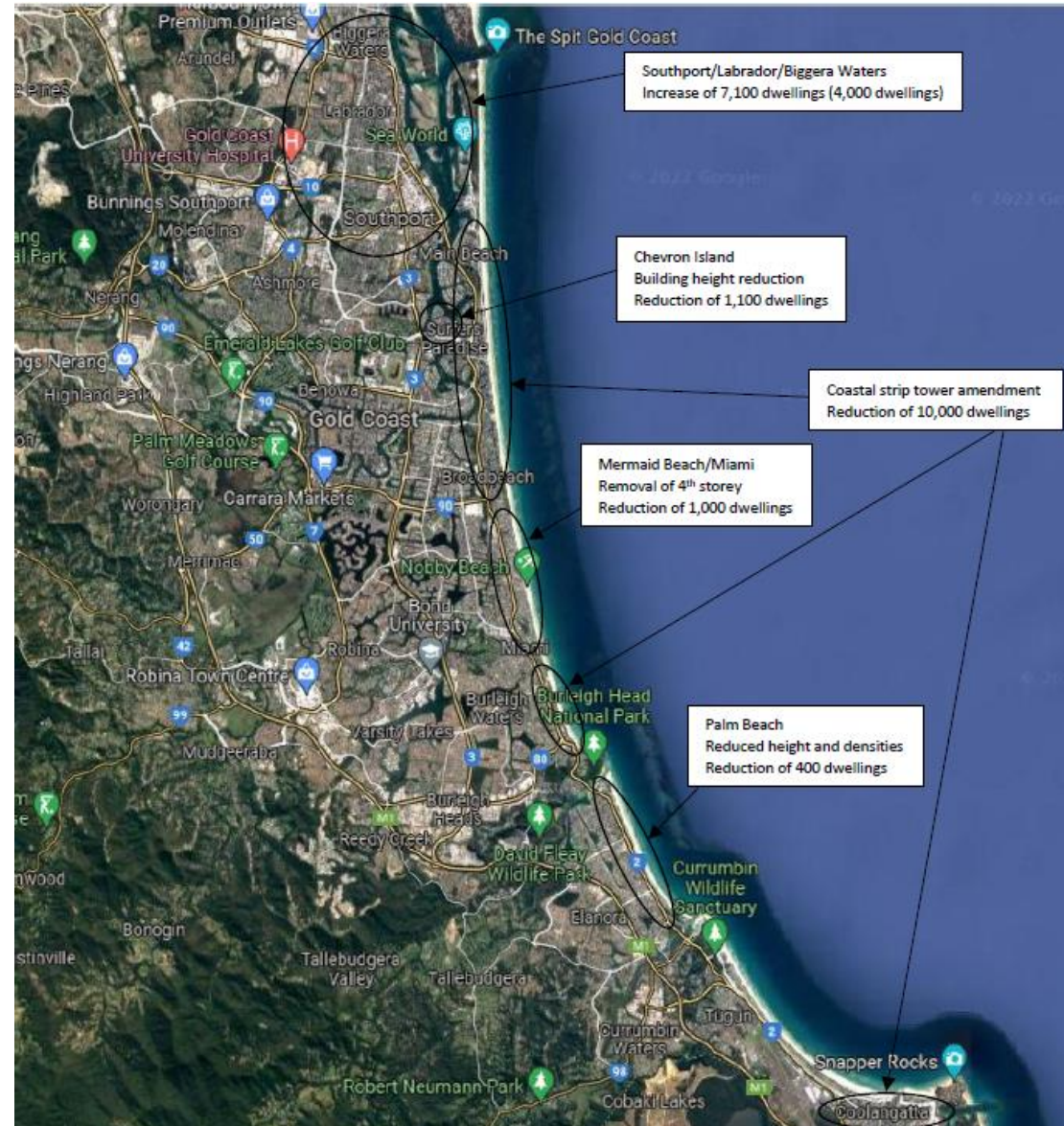
Implications of Proposed Amendments	
Zone / Overlay	No Zone Change / Light Rail Overlay (Secondary Focus)
Density	No change
Level of Assessment	No Change – remains Code Assessable
Building Height	No change
Density / Yield	Tower floor plate provisions would likely result in loss of at least 161 ST Accommodation bedroom/units and 117 residential units



Council Scenario Testing under proposed amendments

- Conclude that development would “Unlikely achieve compliance” due to:
 - Podium height of 20.18m exceeds new base height of 12m.
 - The podium’s footprint does not facilitate suitable landscaping or any deep planting along the side boundary to the north.
 - Despite site cover (34%) being proportionate to site area, the tower’s floorplate at 1,199m² is not considered to be slender.
 - The site is considered long/ deep enough at to consider splitting the tower into two smaller towers.

Here's what we think





zone

Planning Group



zone

Landscape Architecture



Gold Coast | Gladstone | Tweed-North Coast NSW | Southern NSW

1638 Tweed Street, Burleigh Heads | PO Box 3805 Burleigh Town Qld 4220 | www.zoneplanning.com.au