



Deputy Premier
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade

Our ref: MC15/2090
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16 NOV 2015

Councillor Tom Tate
Mayor
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Dear Councillor Tate

Thank you for your letter of 24 April 2015 requesting my approval to adopt the proposed Gold Coast City Plan 2015 (proposed City Plan).

The proposed City Plan has been assessed by the Department of Infrastructure, Local Government and Planning in terms of comments and changes made as a result of the public consultation, the *Sustainable Planning Act 2009* (SPA) and whether or not State interests would be adversely affected by the proposed City Plan.

I am pleased to advise, in accordance with *Statutory Guideline 04/14: Making and amending local planning instruments*, I am satisfied the relevant State interests have been integrated, with the exception of the State interest – natural hazards, risk and resilience (coastal hazards), and the Council may now adopt the version of the proposed City Plan as received by the Department on 24 April 2015.

This approval is subject to the conditions contained in Enclosure 1. In addition, Enclosure 2 provides advice regarding the aspects of State planning instruments that are integrated in the proposed City Plan, subject to compliance with the conditions as outlined.

Please note, the proposed City Plan, to the extent it applies to the Coomera Town Centre declared master planned area, has satisfied the requirements of section 761A(3A)(a) of SPA.

With respect to the outstanding ministerial direction of 17 February 2009 relating to Planning Scheme Policy 18, I am satisfied the proposed City Plan adequately addresses the requirements of the ministerial direction, subject to compliance with the conditions as outlined.

I have been advised that a number of additional matters, outlined below, were raised by the Department to the Council as part of its assessment process. The following outstanding matters should be addressed to improve the way the State interests have been integrated. I encourage the Council to investigate and consider these matters as a priority and prepare a future amendment to the proposed City Plan and progress that amendment to the State interest review stage within 12 months from the adoption of the proposed City Plan.

1. Address the misalignment between residential density and the code assessable allotment size in the low density residential zone, to ensure housing choice and diversity are maintained and dwelling targets are achieved within the Gold Coast.
2. Consider the zoning and planning designation of land surrounding the Biggera Waters Major Centre to support the long term growth of this centre, including the appropriate allocation of residential density and the nomination of zones that support the highest and best use of land in this area.
3. To integrate the State interest – natural hazards, risk and resilience (coastal hazards), investigate amendments to hazard mapping within the proposed City Plan to ensure the most recent changes to State-wide storm tide inundation and erosion prone area mapping is reflected, to ensure development enhances the community's resilience to natural hazards.

Officers from the Department will continue to work closely with the Council to assist in the delivery of the Council's local planning instruments.

If you require any further information, I encourage you to contact Mrs Amanda Tzannes, Manager Planning, Local Government and Regional Services in the Department on 5644 3223 or by email at amanda.tzannes@dilgp.qld.gov.au.

Yours sincerely



**JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade**

Enc (2)

ENCLOSURE 1 – MINISTERIAL CONDITIONS

Proposed Gold Coast City Plan 2015

Pursuant to section 117 of the *Sustainable Planning Act 2009*, I hereby advise Gold Coast City Council that it may proceed to adopt the version of the proposed *Gold Coast City Plan 2015* received by the Department of Infrastructure, Local Government and Planning (the Department) on 24 April 2015. This decision is subject to the following conditions:

State Interests: *South East Queensland Regional Plan 2009-2031* and State Planning Policy: Development and Construction

Condition 1

Amend Part 3 Strategic Framework, specifically 3.4.2 Element - Mixed use centres, Part 5 Tables of Assessment, specifically table 5.5.4: Centre zone and Part 6 Zone Codes, specifically 6.2.4 Centre zone code as follows:

1. Remove the retail gross floor area (GFA) restrictions associated with the Helensvale Major Centre and the Biggera Waters Major Centre.
2. Amend the code assessment trigger for a 'Shop' land use in the centre zone to read:
"Shop if;
(a) located in a Specialist centre and the GFA of any single shop does not exceed 1500m²; or
(b) located in a District centre, Major centre, Principal centre or the Surfers Paradise specialist centre"
3. Amend 6.2.4.2 Purpose of the Centre zone code, specifically overall outcome (2) by:
 - a. Amending overall outcome (2)(a)(i) to read:
*"Facilitate concentrations of business, employment, community, cultural, retail and residential uses, including major international events to create vibrant and liveable mixed use environments. Centres remain prosperous and effective and a viable network of centres services the needs of the community and provision of employment opportunities.
The hierarchy of mixed use centres is:
(A) Key regional centres
(B) Principal centres
(C) Major centres
(D) District centres
The viability of the centres network is maximised by preventing out-of-centre development and avoiding incompatible uses within centres."*
 - b. Amending overall outcome (2)(a)(iv) to include a new note which reads:
"Note: To maintain the role and function of the city's centres hierarchy, single shops within Major centres generally do not exceed 7,000m² GFA."
 - c. Amending overall outcome (2)(a)(v) to include a new note which reads:
"Note: To maintain the role and function of the city's centres hierarchy, single shops within District centres generally do not exceed 4,500m² GFA."
 - d. Amending overall outcome (2)(a)(vii) to read:
"Within the network of centres are not unnecessarily duplicated to allow for efficiency. Development intensity and type within each mixed use centre is consistent with its role and function within the centres hierarchy."

Condition 2

Amend Part 3: Strategic framework, Strategic framework map 2 – Settlement pattern and Strategic framework map 5 – Focus areas for economic activity and other relevant parts of the proposed City Plan to:

- a) Amend section 3.4.1 (2) and (5) of the Strategic framework to describe the hierarchy of mixed use centres as comprising:
 - a. Key regional centres
 - b. Principal centres
 - c. Major centres and
 - d. District centres.
- b) Acknowledge that Southport, as one of the Key regional centres, is also the Central Business District (CBD) for the Gold Coast. This condition does not prevent Southport being shown or described as the city's only 'CBD'.
- c) Include Robina in the 'Key regional centre' level of the hierarchy.
- d) Include Coomera and Broadbeach in the 'Principal centre' level of the hierarchy.
- e) Undertake the following consequential amendments to Part 3 Strategic framework, specially section 3.4 Making modern centres:
 - Amend strategic outcome 3.4.1 (5) by deleting the second paragraph which currently reads:

"Southport is the city's central business district and highest order centre, containing the highest concentration of government services and office-based employment. It is supported by principal regional activity centres at Robina, Broadbeach and Coomera."
 - Amend the first heading in section 3.4.2.1 from 'Central business district' to 'Key regional centres'.
 - Delete specific outcome 3.4.2.1 (1).
 - Amend specific outcome 3.4.2.1 (2) so that the first paragraph reads:

"Southport is the city's only central business district and is a designated priority development area under the Economic Development Act 2012."
 - Amend specific outcome 3.4.2.1 (2) to include a new paragraph under the first paragraph to read:

"Southport is the city's main business area and contains the highest concentration of employment activities, services, retail, civic and community facilities. Southport services the whole city and provides for over 50,000 jobs."
 - Include a new specific outcome under the 'Key regional centres' heading to read:

"Robina is a key regional centre that predominately services the central/western corridor, southern part of the City and Northern New South Wales and is regulated by the Local Government (Robina Central Planning Agreement) Act 1992.

The centre contains a high concentration of employment (business and retail) activities, services, Government infrastructure, civic and community facilities, and sporting facilities. Robina's significant vacant landholdings are utilised to accommodate at least 50,000 jobs.

Robina is underpinned by advanced ICT and New Industries for the City and will continue to grow as a centre for innovation, research and development for new business supported by a substantial quantity of new high tech office and commercial space.

Robina's role as a premier location for medical and educational services will continue to expand in close proximity to the health precinct based around the Robina Hospital. The Robina Stadium provides a focus for sporting activity including sports science, sports management and other sports related operations.

Robina has a significant concentration of retail activity, which will continue to expand to incorporate a mix of entertainment, dining, cultural, community and accommodation uses to support a vibrant day and night time economy.

Robina is supported by integrated bus and rail services and good access to the Pacific Motorway for freight. Southern extensions to the heavy rail network and a light rail extension connect Robina to the coastal corridor, via Bond University, to consolidate Robina's accessibility. High density, medium-to-high rise residential, commercial and mixed use development is anticipated to occur to support the long term growth of the centre."

- Delete specific outcome 3.4.2.1 (5).
- f) Amend 6.2.4.2 Purpose of the Centre Zone code, specifically overall outcome (2)(a)(ii) to read:
*"promote the city's Key regional centres to achieve the highest concentration of business, employment, residential, community and cultural uses.
Note: Key regional centres are regulated by other legislation, refer to Part 10 Other plans."*
- g) Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department, to implement the requirements of (a) to (f) above.

State Interests: Sustainable Planning Act 2009 and State Planning Policy: Guiding Principles

Condition 3

Amend Part 3, Strategic Framework as follows:

1. Amend specific outcome (10) in section 3.3.2.1 to read *"Increases in building height, beyond 50% above the Building height overlay map, are not anticipated in urban neighbourhoods"*.
2. Delete specific outcome (6) in section 3.4.4.1.
3. Delete the note associated with specific outcome (9) in section 3.3.2.1 which currently reads, *"Note: Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances"*.
4. Delete the note associated with specific outcome (6) in section 3.4.4.1 which currently reads, *"Note: Given the requirement to satisfy all of the outcomes listed in section 3.4.4.1 (5)(a-h) above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances"*.

Condition 4

Amend Schedule 2, Mapping, specifically SC2. 6 Overlay maps (OMB1 - Building height overlay map), Part 5, Tables of assessment and Part 6, Zones as follows:

- a. Amend the cross hatched area on OMB1, currently identified as "Building height is subject to design criteria and site context" to be nominated as 'HX' and described in the legend as "Areas identified with 'HX' do not have a building height limit (Editor's Note: Other assessment provisions, including aviation restrictions, may limit achievable building height)".
- b. Include a new Note within the 'impact assessment' height trigger for all relevant zones which reads:
"Note: No change to the level of assessment applies when identified with 'HX' on the Building height overlay map."
- c. Include all land affected by Part 3 Strategic framework, specifically specific outcome 3.3.2.1 (9) on the Building height overlay map.
- d. Amend the 'impact assessment' height trigger in the tables of assessment for material change of use applying to all zones to ensure that development which meets the height identified on the Building height overlay map is not triggered to impact assessment.
- e. Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department, to implement the requirements of (a) to (d) above.

Condition 5

Amend Part 6, Zones and Schedule 6 City Plan policies as follows:

- a. Amend the following sections of Part 6, Zones:
 - 6.2.2 Medium density residential zone code
 - 6.2.3 High density residential zone code
 - 6.2.4 Centre zone code
 - 6.2.5 Neighbourhood centre zone code
 - 6.2.17 Innovation zone
 - 6.2.19 Mixed use zone code.

Specifically, the housing form, scale and intensity overall outcomes as follows:

- i. Delete the existing point (ix) contained under the heading 'Design and amenity' which reads "SC6.5 City Plan policy – community benefit bonus elements"
- ii. Inset a new heading and point (x), to be located below the 'environment' heading, which reads:

"Community Benefit

(x) where the development:

- (i) is appropriate having regard to overall outcome (b) (i) to (ix);
 - (ii) meets all other overall outcomes for the zone; and
 - (iii) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this city plan or reasonably required in relation to the development or use of premises as a consequence of the development), development bonuses are applied in accordance with the SC6.5 City Plan policy – Community benefit bonus elements.
- Note: SC6.5 City Plan policy – Community benefit bonus elements provides guidance on what might constitute additional community benefits and the supporting material that may be required to demonstrate the degree of benefit.*

Note: Development is not required to incorporate community benefits in order to demonstrate that housing has been provided at a form, scale and intensity that is appropriate having regard to overall outcome (b) (i) to (ix)."

And the assessable development criteria as follows:

- iii. Delete the 'Note' contained in the 'Density' performance outcome which currently reads "Note: Development that does not comply with the performance outcome must comply with the overall outcomes of the code".
- b. Replace the existing SC6.5: City Plan policy – Community benefit bonus elements with the amended version provided to the Department on 18 September 2015.
 - c. Undertake necessary consequential amendments to the proposed City Plan, in consultation with the Department, to implement the requirements of (a) to (b) above.

State Interest: State Planning Policy: Liveable Communities

Condition 6

Amend relevant parts of the proposed City Plan to incorporate the SPP Code: Fire services in developments accessed by common private title, or similar development requirements for urban developments, where not located on a public road and not covered in other legislation or planning provisions mandating fire hydrants.

State Interest: State Planning Policy: Housing Supply and Diversity

Condition 7

Amend Part 5, Tables of assessment, specifically table 5.6.1: Reconfiguring a lot as follows:

1. Identify all boundary realignments as being subject to code assessment.

Condition 8

Amend Part 5, Tables of assessment to remove Table 5.10.20: Small lot housing (infill focus) overlay and Schedule 2, Mapping to remove Overlay map OMS1: Small lot housing (infill focus) overlay map. In addition, make the following consequential amendments to Part 5, Tables of assessment and Part 9, Development codes:

- Amend Table 5.5.1: Material change of use – Low density residential zone (where not in a Large Lot precinct), Table 5.5.2: Material change of use – Medium density residential zone, Table 5.5.3: Material change of use – High density residential zone to:
 - Identify a “Dwelling house if on a lot with an area less than 400m²” as being subject to self assessment; and
 - Include the “Small lot housing (infill focus) code” within the associated assessment criteria column.
- Amend 9.4.9, Small lot housing (infill focus) code, specifically 9.4.9.3 Criteria for assessment Part A – Self assessable development criteria to include the following:
 - New Self assessable outcome SO1 to read “Where the street frontage is less than 10m wide, the dwelling house is limited to a single opening covered car parking space unless access is by a rear lane OR Where rear lanes exist they must be used for vehicular access”.
 - New Self assessable outcome SO2 to read “Usable private space: (a) must be at least 15% of the site; (b) has a minimum depth of 3m; (c) can include open space, decks, balconies, verandas and covered outdoor ground level recreation areas; and (d) is located north or east of primary habitable rooms”.
 - New Self assessable outcome SO3 to read “Habitable room windows do not ‘directly face’: (a) private open space or northern or eastern back yard of an adjoining dwelling lot; (b) a side or rear boundary within 1.5m; (c) another habitable room window within 3m; or (d) an at-grade access way, footpath or communal open space area within 3m; OR Habitable room windows: (a) have fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) have privacy screens that cover a minimum of 50% window view”.
 - New Self assessable outcome SO4 to read “The front door and at least one habitable room window is visible to the street AND Where adjacent to public open space, built form addresses these spaces with: (a) a deck, balcony or veranda; or (b) overlooking windows to provide casual surveillance; and (c) fencing that is no greater in height than 1.2m or at least 50% transparency”.

State Interest: State Planning Policy: Development and Construction

Condition 9

Amend Part 5, Tables of assessment, specifically table 5.5.9: Low impact industry zone (where not in a precinct) as follows:

1. To identify the level of assessment for “Medium impact industry n. e. i” as being code assessment.

Condition 10

Amend Part 5, Tables of assessment, specifically table 5.5.12: Waterfront and marine industry zone as follows:

1. Add “Marine industry n. e. i” to the code assessment column.
2. Remove “Marine industry if not within 250 metres of a zone for sensitive land uses or directly adjoining water” from the code assessment column.
3. Remove “Marine industry if within 250 metres of a zone for sensitive land uses” from the impact assessment column.

Condition 11

Amend Part 9, Development codes, specifically 9.3.10 Industrial design code as follows:

1. Amend self assessable outcome SO10 (d) and acceptable outcome AO7 (d) to read:

"A low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday

OR

All other uses only operate between the 7am to 6pm Monday to Saturday and not on a public holiday."

State Interest: State Planning Policy: Biodiversity

Condition 12

Amend the proposed City Plan as follows:

- a. Specifically the following sections of Part 5, Tables of assessment:
 - Table 5.10.6: Environmental significance – biodiversity areas overlay
 - Table 5.10.7: Environmental significance – priority species overlay
 - Table 5.10.8: Environmental significance – vegetation management overlay
 - Table 5.10.9: Environmental significance – wetlands and watercourse overlay

To identify that within all zones other than the Major tourism zone that:

- A detached dwelling (not involving a secondary dwelling) does not trigger assessment against the Environmental significance overlay code.

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

- Delete the notes within Table 8.2.6-1 related to SO1, SO3 and SO4 which reads "Note: This SO does not apply to a dwelling house"; and
- Delete the note within Table 8.2.6-1 related to SO2 which reads "Note: This SO does not apply to a dwelling house with a lot size of less than 4000m²".

- b. Specifically the following sections of Part 5, Tables of assessment:

- Table 5.8.4: Operational work – Vegetation clearing.

To identify that within all zones other than the Major tourism zone that:

- Self assessment applies to "Operational works – vegetation clearing that results in damage to assessable vegetation".
- The following assessment criteria apply to self assessment:
 - Applicable zone code
 - Vegetation management code
 - General development provisions code

And undertake the following consequential amendments to Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code:

- Delete the note within Table 8.2.6-1 related to SO1 which reads "Note: This SO does not apply to vegetation damage which meets Self assessable acceptable outcomes SO2-SO9 of the Vegetation management code."
- Delete the notes within Table 8.2.6-1 related to SO2, SO3 and SO4 which reads "Note: This SO does not apply to vegetation damage which meets Self assessable acceptable outcomes of the Vegetation management code."

Condition 13

Amend Part 8 Overlays, specifically 8.2.6 Environmental significance overlay code, Part C – Assessable development criteria as follows:

- Amend PO7 to read:

"Development is designed to maintain regulated vegetation and minimise disturbance when it is:

 - a) *Identified on the Environmental significance – vegetation management overlay map; and*
 - b) *Outside of biodiversity areas as identified on the Environmental significance - biodiversity areas overlay map."*
- Amend AO7 to read:

"Development avoids impacts on regulated vegetation."
- Amend PO18 to read:

“Development protects state significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:

- a) *Identified on the Environmental significance – priority species overlay map; and*
 - b) *Outside of biodiversity areas as identified on the Environmental significance - biodiversity areas overlay map.”*
- Amend AO18. 1 to read:
“Development avoids impacts on state significant species, and their habitat.”
 - Amend PO20 to read:
“Development protects local significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:
 - a) *Identified on the Environmental Significance – priority species overlay map; and*
 - b) *Outside of biodiversity areas as identified on the Environmental significance - biodiversity areas overlay map.”*
 - Amend AO20. 1 to read:
“Development avoids impacts on local significant species, and their habitat.”

State Interest: State Planning Policy: Emissions and Hazardous Activities

Condition 14

Amend Part 9, Development codes, 9.3.10 Industrial design code as follows:

1. Amend Table 9.3.10-2: Industrial design code – for assessable development to include the new assessable development criteria outlined below:
 - New performance outcome:
“Development protects existing and planned sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.”
 - New acceptable outcome:
“The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (b) the air quality objectives in the Environmental Protection (Air) Policy 2008; (c) noxious and offensive odours are not experienced at the location of existing and planned sensitive land uses.”
2. Amend section 9.3.10.2 Purpose, specifically overall outcome (2)(f) to read
“Development protects existing and planned sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.”

State Interest: State Planning Policy: Natural hazards, risk and resilience

Condition 15

Amend Part 2.1:

1. To read ‘State planning policy’ and not ‘State planning policies’.
2. To list the following State interest matters under the heading “Aspects of the state planning policy appropriately integrated”
 - Guiding Principles
 - Liveable communities and housing
 - Liveable communities
 - Housing supply and diversity
 - Economic growth
 - Agriculture
 - Development and construction
 - Mining and extractive resources
 - Tourism
 - Environment and heritage
 - Biodiversity
 - Coastal environmental

- Cultural heritage
 - Water quality
 - Safety and resilience to hazards
 - Emissions and hazardous activities
 - Natural hazards, risk and resilience (Flood, Bushfire, Landslide)
 - Infrastructure
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities
 - Natural hazards, risk and resilience
 - Flood
 - Bushfire
 - landslide
3. List the following under the heading “Aspects of the state planning policy not integrated”.
- Natural hazards, risk and resilience
 - Coastal hazards

Note: The State Planning Policy Interim Development assessment requirements apply to aspects of the State Planning Policy which are not integrated into the City Plan.

4. List ‘strategic ports’ under the heading “Aspects of the state planning policy not relevant to City of Gold Coast”.

State Interest: Sustainable Planning Regulation 2009

Condition 16

Amend the following sections of Part 5, Tables of assessment:

- Table 5.5.1: Material change of use – Low density residential zone (where not in the Large Lot precinct)
- Table 5.5.1(1): Material change of use – Low density residential zone (Large lot precinct)
- Table 5.5.2: Material change of use – Medium density residential zone
- Table 5.5.3: Material change of use – High density residential zone
- Table 5.5.15: Material change of use – Emerging community zone
- Table 5.5.18: Material change of use – Limited development (constrained land) zone
- Table 5.5.20: Material change of use – Rural zone (where not in a precinct)
- Table 5.5.20(1): Material change of use – Rural zone (Rural landscape and environment precinct)
- Table 5.5.21: Material change of use – Rural residential zone (where not in a precinct)
- Table 5.5.21(1): Material change of use – Rural residential zone (Rural landscape and environment precinct)
- Table 5.5.23: Material change of use – Township zone (where not in a precinct or in the Large Lot precinct)
- Table 5.5.23(1): Material change of use – Township zone (Township commercial precinct); and
- Table 5.5.23(2): Material change of use – Township zone (Large Lot precinct).

By amending the code assessment and impact assessment height triggers in all of the above zones to include the following additional note:

“Note: This height trigger does not apply to Dwelling houses, refer to Table 5.10.5 Dwelling house overlay.”

State Interest: Queensland Planning Provisions

Condition 17

Amend Schedule 1, Definitions, as outlined below:

- Amend Table SC1.1.2: Use definitions, Column 2 to align the following use definitions with Queensland Planning Provisions (version 3.1):
 - Dwelling house
 - Rooming accommodation
 - Substation
 - Utility installation.
- Amend Table SC1.2.2: Administrative definitions, Column 2 to align the following administrative definitions with Queensland Planning Provisions (version 3.1):
 - Adjoining premises
 - Advertising device
 - Temporary use
 - Urban purposes.
- Amend Table SC1.2.2: Administrative definitions to remove the following:
 - Note from the definition of boundary clearance
 - Editor's note and associated figure (Figure 1.2A) from the definition of building height
 - Note from the definition of setback.

Condition 18

Amend the following sections of the proposed City Plan to include an "or" after the statement which currently reads "(a) corner lots;":

- Part 3 Strategic Framework, 3.3.3.1 Suburban neighbourhoods specific outcome (5);
- Part 3 Strategic Framework, 3.3.4.1 New communities specific outcome (5);
- Part 5 Tables of Assessment, Table 5.5.1 Material change of use – low density residential zone (where not in the Large Lot precinct) for Dual Occupancy listed as self assessment; and
- Part 6 Zones, 6.2.1 Low density residential zone code, specifically 6.2.1.2 Purpose statement section (2)(a)(iii).

Dated this 16 day of November 2015



JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade

ENCLOSURE 2 – MINISTERIAL ADVICE REGARDING THE ASPECTS OF STATE PLANNING INSTRUMENTS INTEGRATED IN THE PROPOSED GOLD COAST CITY PLAN 2015

1. Subject to conditions, I have identified that the State Planning Policy (July 2014) is integrated in the proposed City Plan in the following ways:

Aspects of the state planning policy appropriately integrated

- Guiding Principles
- Liveable communities and housing
 - Liveable communities
 - Housing supply and diversity
- Economic growth
 - Agriculture
 - Development and construction
 - Mining and extractive resources
 - Tourism
- Environment and heritage
 - Biodiversity
 - Coastal environmental
 - Cultural heritage
 - Water quality
- Safety and resilience to hazards
 - Emissions and hazardous activities
 - Natural hazards, risk and resilience
- Infrastructure
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities
- Natural hazards, risk and resilience
 - Flood
 - Bushfire
 - Landslide

Aspects of the state planning policy not appropriately integrated

- Natural hazards, risk and resilience
 - Coastal hazards

Note: The State Planning Policy Interim Development assessment requirements apply to aspects of the State Planning Policy which are not integrated into the City Plan.

Aspects of the state planning policy not relevant to Gold Coast City Council

- Infrastructure
 - Strategic ports

2. I have identified that the proposed City Plan, specifically the strategic framework, appropriately advances the *South East Queensland Regional Plan 2009-2031*, as it applies in the planning scheme area.
3. I have identified that the Queensland Planning Provisions version 3.1, dated June 2014, are appropriately reflected in the proposed City Plan.

This advice, where relevant, is to be reflected in the proposed City Plan pursuant to Part 2 of the Queensland Planning Provisions.

Dated this 16 day of November 2015

A handwritten signature in blue ink, appearing to read 'Jackie Trad', with a stylized flourish at the end.

**JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade**