

## Rachael Bonshek

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**From:** Tori Hodges  
**Sent:** Monday, 31 July 2017 11:11 AM  
**To:** Jodie Meerten; Filomena Pastore  
**Subject:** D17 190182 Deputy Premier - Deputation List(4)  
**Attachments:** D17 190182 Deputy Premier - Deputation List(4).DOCX

Hi CLLO

I confirmed with Emma regarding the attendance of the DP at deputations, she is attending three DILGP portfolio ones.

I have attached a list which marks meetings she is attending- highlighted green rows are DP meetings Frankie is attending and the purple highlight within that shows the meetings the DP is taking. I only marked the DILGP ones (obviously).

I will print this list for Frankie. Not sure if you need this for your records, but it's attached if you do.

Thanks

Tori

### **Tori Hodges**

Executive Assistant to the Director-General  
Department of Infrastructure, Local Government and Planning  
Level 39, 1 William Street, Brisbane  
p. 07 3452 6965 | e. [tori.hodges@dilgp.qld.gov.au](mailto:tori.hodges@dilgp.qld.gov.au)

**Customers first | Ideas into action | Unleash potential | Be courageous | Empower people**

**Governing from the Gold Coast**  
 Dates Monday, 31 July to Friday, 4 August 2017  
**Meeting Requests** (as at 8-Feb-18)

***The Honourable Jackie Trad MP***  
 Deputy Premier, Minister for Transport and  
 Minister for Infrastructure and Planning P2

s. 73(2) - Not relevant/ Out of scope



18/7/17	Zone Planning Group 	Draft South East Queensland Regional Plan Review	AM - 21.7.17	DILGP officers		
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Minister's Office Contact: \_\_\_\_\_ Tel: \_\_\_\_\_

Please complete columns 5, 6 and 7 and return to  
 Linda Paton Cabinet Coordinator –linda.paton@premiers.qld.gov.au  
**Final to be returned by 5 pm Monday, 24 July 2017**



## Rachael Bonshek

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**From:** Jodie Meerten  
**Sent:** Wednesday, 26 July 2017 5:58 PM  
**To:** Filomena Pastore; Kathy Parton  
**Cc:** Sarah Charlwood; Tim Fell  
**Subject:** RE: Deputation Lists as requested  
**Attachments:** Minister Furner - Deputation List.docx; Deputy Premier - Deputation List.docx

Good Afternoon All

Further to Fils email please find attached an updated list. Furner's is just showing that one is DATSIPs and the DPs is showing only DP deputations and updating one of the deputations that will be taken by DTMR DG and not DILGP DG as approved by Matt. Once we have received the times from the DPO for the deputations I will advise. I will also let Graeme know that DPO have requested that he take one of the deputations.

Cheers  
Jodes

**Jodie Meerten**  
**Director (CLLO)**  
Cabinet and Executive Services  
Department of Infrastructure, Local Government and Planning  
Level 39, 1 William Street Brisbane QLD 4000  
p. 07 3452 7012 | m. Sch. 4(4)(6) - Disclosing personal information e. [jodie.meerten@dilgp.qld.gov.au](mailto:jodie.meerten@dilgp.qld.gov.au)

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**From:** Filomena Pastore  
**Sent:** Wednesday, 26 July 2017 5:44 PM  
**To:** Kathy Parton  
**Cc:** Sarah Charlwood; Tim Fell; Jodie Meerten  
**Subject:** Deputation Lists as requested

Hi Kathy

Attached are the Deputations Lists as requested.

F

Filomena Pastore  
Manager  
Cabinet and Executive Services  
Department of Infrastructure, Local Government and Planning  
Queensland Government

tel +61 7 3452 7013

m

Sch. 4(4)(6) - Disclosing  
personal information

post PO Box 15009 City East Qld 4002

visit Level 39, 1 William Street, Brisbane

[filomena.pastore@dilgp.qld.gov.au](mailto:filomena.pastore@dilgp.qld.gov.au)

[www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au)  [@QldDSDIP](https://twitter.com/QldDSDIP)

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**Governing from the Gold Coast**  
Dates Monday, 31 July to Friday, 4 August 2017  
**Meeting Requests** (as at 8-Feb-18)

***The Honourable Jackie Trad MP***  
Deputy Premier, Minister for Transport and  
Minister for Infrastructure and Planning P2

s. 73(2) - Not relevant/ Out of scope



18/7/17	Zone Planning Group 	Draft South East Queensland Regional Plan Review	AM - 21.7.17	DILGP officers		
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Minister's Office Contact: \_\_\_\_\_ Tel: \_\_\_\_\_

Please complete columns 5, 6 and 7 and return to  
Linda Paton Cabinet Coordinator –linda.paton@premiers.qld.gov.au  
**Final to be returned by 5 pm Monday, 24 July 2017**

**Rachael Bonshek**

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**From:** Mira Moulds  
**Sent:** Thursday, 27 July 2017 9:32 AM  
**To:** Colin Wade  
**Subject:** Emailing - D17 190216 Request - Zone Planning Group - [REDACTED].PDF  
**Attachments:** D17 190216 Request - Zone Planning Group - [REDACTED].PDF

Hey Col,

Are you able to please prepare a map showing the attached properties included in this submission with the RLUC (2009 and that went out in the draft please). If we could also show council's flood layer, M1, train line and Coomera station and proposed town centre.

This is for an urgent deputation due to Anna by Midday, if you could prioritise somehow please.

Cheers  
Mira

RTI RELEASE - DSD





**Rachael Bonshek**

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**From:** Colin Wade  
**Sent:** Thursday, 27 July 2017 11:04 AM  
**To:** Mira Moulds  
**Subject:** RE: Emailing - D17 190216 Request - Zone Planning Group - [REDACTED].PDF  
**Attachments:** 20170727\_MM\_Deputation\_CoGC.pdf

Mira

Map attached.

Col

---

**From:** Mira Moulds  
**Sent:** Thursday, 27 July 2017 9:32 AM  
**To:** Colin Wade  
**Subject:** Emailing - D17 190216 Request - Zone Planning Group - [REDACTED].PDF

Hey Col,

Are you able to please prepare a map showing the attached properties included in this submission with the RLUC (2009 and that went out in the draft please). If we could also show council's flood layer, M1, train line and Coomera station and proposed town centre.

This is for an urgent deputation due to Anna by Midday, if you could prioritise somehow please.

Cheers  
Mira

## Rachael Bonshek

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**From:** Kerry Riethmuller  
**Sent:** Tuesday, 6 February 2018 2:29 PM  
**To:** Rachael Bonshek  
**Subject:** FW: 3 - Zone Planning Group  
**Attachments:** Attachment 1 - Map of subject area.pdf; Deputation brief - Zone Planning Group.doc; Request - Zone Planning Group - [REDACTED].pdf

**From:** Jodie Meerten  
**Sent:** Saturday, 29 July 2017 11:08 PM  
**To:** Kerry Riethmuller <Kerry.Riethmuller@dilgp.qld.gov.au>  
**Cc:** Filomena Pastore <Filomena.Pastore@dilgp.qld.gov.au>  
**Subject:** 3 - Zone Planning Group

Cheers  
Jodes

**Jodie Meerten**  
Director (CLLO)  
Cabinet and Executive Services  
Department of Infrastructure, Local Government and Planning  
Level 39, 1 William Street Brisbane QLD 4000  
p. 07 3452 7012 | m. [REDACTED] | e. [jodie.meerten@dilgp.qld.gov.au](mailto:jodie.meerten@dilgp.qld.gov.au)

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## Rachael Bonshek

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**From:** [REDACTED]@zoneplanning.com.au>  
**Sent:** Thursday, 26 May 2016 11:51 AM  
**To:** SEQ Regional Plan; Shaping SEQ  
**Subject:** SEQ Regional Plan Review Query

**Importance:** High

Good morning,

One of our clients currently owns several large parcels of land in Coomera on the Gold Coast which are located in the Regional Landscape and Rural Production Area under the current SEQ Regional Plan with the adjoining and surrounding allotments all being located within the Urban Footprint.

Due to the ongoing urban development in the Coomera area, and current review of the SEQ Regional Plan, our client is interested in pursuing the redesignation of the land to be included in the Urban Footprint.

Can you please advise on the best way for us to proceed with discussing the possibility/merits of including these lots in the Urban Footprint with the SEQ Regional Plan Review Team?

Please feel free to contact me if you have any questions in regards to this matter.

Kind regards



| Town Planner

**zone**  
Planning Group

ASE-DSOMIP

[REDACTED]@zoneplanning.com.au | [w zoneplanning.com.au](http://www.zoneplanning.com.au)

**Gold Coast** 6 / 249 Scottsdale Drive, PO Box 3846, Robina, QLD 4230 | Ph 07 5562 2303.  
**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [REDACTED]

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RTIP1718-039





**Rachael Bonshek**

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**From:** SEQ Regional Plan  
**Sent:** Friday, 27 May 2016 3:10 PM  
**To:** [REDACTED]  
**Cc:** SEQ Regional Plan  
**Subject:** RE: SEQ Regional Plan Review Query

Daniel,

Thank-you for your email.

As discussed on the phone, the draft SEQ Regional Plan will be released for formal public consultation later this year. The public consultation period will provide your client with the best opportunity to make a submission in relation to their land and its treatment in the draft SEQ Regional Plan.

We have added your contact details to our mailing list and you will be contacted when the Draft SEQ Regional Plan is released for public consultation.

If you have any questions, please don't hesitate to contact us via this email.

Kind Regards,

The SEQ Regional Planning Team

---

**From:** [REDACTED]@zoneplanning.com.au]  
**Sent:** Thursday, 26 May 2016 11:51 AM  
**To:** SEQ Regional Plan; Shaping SEQ  
**Subject:** SEQ Regional Plan Review Query  
**Importance:** High

Good morning,

One of our clients currently owns several large parcels of land in Coomera on the Gold Coast which are located in the Regional Landscape and Rural Production Area under the current SEQ Regional Plan with the adjoining and surrounding allotments all being located within the Urban Footprint.

Due to the ongoing urban development in the Coomera area, and current review of the SEQ Regional Plan, our client is interested in pursuing the redesignation of the land to be included in the Urban Footprint.

Can you please advise on the best way for us to proceed with discussing the possibility/merits of including these lots in the Urban Footprint with the SEQ Regional Plan Review Team?

Please feel free to contact me if you have any questions in regards to this matter.

Kind regards

[REDACTED] | Town Planner





**Gold Coast** 6 / 249 Scottsdale Drive, PO Box 3846, Robina, QLD 4230 | Ph 07 5562 2303.

**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [REDACTED]

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RTI RELEASE - DSDMIP



Phone call to [REDACTED] Town Planner to discuss [REDACTED] email that came through Thursday, 26 May 2016.

**Date:** 27/05/2016

**Time:** 2:29PM

**Length of call:** 3.20 minutes

**SEQ Regional Planning Officer:** Alexandria Moore

[REDACTED] gave the property details that his client wishes to be put into the Urban Footprint (167-310 Colman Road, East Coomera, Gold Coast).

It was explained to [REDACTED] that the best way forward for the inclusion of properties into the Urban Footprint is to provide a submission during the Public Notification period. All submissions will be reviewed against the Urban Footprint principles as well as other factors and considerations.

It was explained that the SEQ team are not meeting individually with the public regarding the inclusion of properties into the Urban Footprint.

[REDACTED] was notified that his email address into the SEQ Mailbox. And he will be informed by email when the draft SEQ Regional Plan is released for public notification.

2RP200830, 3RP200830, 4RP200830, 5RP200830, 6RP200830, 7RP200830, 8RP200830, 9RP200830, 10RP200830, 11RP200830, 12RP200830, 13RP200830, 14RP200830, 15RP200830, 16RP200830, 17RP200830, 18RP200830, 19RP200830, 20RP200830, 21RP200830, 22RP200830, 23RP200830, 24RP200830, 25RP200830, 26RP200830, 27RP200830, 30RP200830

D1	D2	D3	SubID	Sub	Count	From	To	Subject	Received
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RTI RELEASE - DSDMIP



Source Ref	Darzin Ref	Categorised	Stakeholder	OnBehalf_ForArea	Type	Group
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RTI RELEASE - DSDMIP





Notes	PM/NPM	MainStk	Date	Title	FirstName	LastName	Position
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RTI RELEASE - DSDMIP



Organisation	Email1	Addressline1	Addressline2	Suburb	State	PostCode
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RTI RELEASE - DSDMIP



RTI RELEASE - DSDMIP



		1862	Y	497	Zone Planning Group		SEQ Regional Plan Team	SEQ Formal Submission	3/03/2017
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RTI RELEASE - DSDMIP





DEPC17/626	1862	Yes		Formal Submission	Consultant - Public
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RTI RELEASE - DSDMIP



[Redacted] PM 2500

3 March 2017

[Redacted]

Director

RTI RELEASE - DSDMIP



RTI RELEASE - DSDMIP



on behalf of

zoneplanr PO Box 3805

RTI RELEASE - DSDMIP



		2601	Y	761	Zone Planning Group		SEQ Regional Plan Team	SEQ Formal Submission	3/03/2017
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RTI RELEASE - DSDMIP





DEPC17/905	2601	Yes	BPQ Pty Ltd, Merle Norman Cosmetics Pty Ltd & T E	on behalf of BPQ Pty Ltd, Merle Norman Cosmetics	Formal Submission	Consultant - Developer
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RTI RELEASE - DSDMIP



RTI RELEASE - DSDMIP



RTI RELEASE - DSDMIP



RTI RELEASE - DSDMIP



0184: Submission to the Draft SEQRP - Colman Rd, East Coomera

03 Mar 2017

ID: 2601

Direction: IN

Method: Email (submission)

Attendee: [REDACTED]

Classification 1: 13 Proposed map change-Request Urban Footprint change

DEPC17/905  
SC Officer summary

167-310 Colman Rd., East Coomera.  
Lots 3,4,32 on RP200830  
Lots 5,6,7,8 RP200829  
Lots 9,10,11,12,13,14,15,29 RP200828  
Lots 18,19,20,21,22,23,24,25,26,27 RP200826

To be included in UF. Western and southern boundary in UF. Access via Coomera Town Centre, railway station and Pacific Motorway. SEQRP designation provides no incentive to landowner to achieve an improved environmental outcome - if not included in UF, will be sold off in 25 existing freehold lots. If included in UF, landowner has conducted a detailed environmental investigation which identifies 25ha of urban development and 31 ha could be rehabilitated and dedicated to Council / State as an environmental reserve



RTI RELEASE - DSDMIP



0404: Submission to the Draft SEQRP

03 Mar 2017

ID: 1862

Direction: IN

Method: Email (submission)

Attendee: [REDACTED]

IP

Classification 1: 13 Proposed map change-Request Urban Footprint change

290 Colman Rd. East Coomera (Lot 30 RP200827)  
18ha to be included in UF. Mapping provided and principles addressed.

RTI RELEASE - DSD

DEPC17/905 SC Officer summary 167-310 Colman Rd., East Coomera. Lots 3,4,32 on RP200830 Lots 5,6,7,8 RP200829 Lots 9,10,11,12,13,14,15,29 RP200828 Lots 18,19,20,21,22,23,24,25,26,27 RP200826 To be included in UF. Western and southern boundary in UF. Access via Coomera Town Centre, railway station and Pacific Motorway. SEQRP designation provides no incentive to landowner to achieve an improved environmental outcome - if not included in UF, will be sold off in 25 existing freehold lots. If included in UF, landowner has conducted a detailed environmental investigation which identifies 25ha of 2601 urban development and 31 ha could be rehabilitated and dedicated to Council / State as an environmental reserve

Request Urban Footprint change

RTI RELEASE - DSDMIP



1862 290 Colman Rd. East Coomera (Lot 30 RP200827)18ha to be included in UF. Mapping provided and principles addressed.

Request Urban Footprint change

RTI RELEASE - DSDMIP



290 Colman Rd. East Coomera (Lot 30 RP200827)

18ha to be included in UF. Mapping provided and principles addressed.

RTI RELEASE - DSDMIP



DEPC17/905  
SC Officer summary

167-310 Colman Rd., East Coomera.  
Lots 3,4,32 on RP200830  
Lots 5,6,7,8 RP200829  
Lots 9,10,11,12,13,14,15,29 RP200828  
Lots 18,19,20,21,22,23,24,25,26,27 RP200826

To be included in UF. Western and southern boundary in UF. Access via Coomera Town Centre, railway station and Pacific Motorway. SEQRP designation provides no incentive to landowner to achieve an improved environmental outcome - if not included in UF, will be sold off in 25 existing freehold lots. If included in UF,

RTI RELEASE - DSDMIP



611	1862	Zone Planning Group	30RP200827	290 Colman Rd. East Coomera	3/23/2017	DEPC17/626	Gold Coast	East Coomera	Regional Landscape and Rural Production Area	Current use/zone: Large residential lot, rural and rural zone and environment precinct Strategic intent: Natural landscape?	State: - Agriculture: sections of ALC - MSES: sections wildlife habitat, wetlands, and reg veg - Coastal: coastal zone and CMD - Bushfire: fully affected, mostly buffer and medium - Coastal: large sections of EPA and stormtide Local: - ASS: fully affected - Bushfire: fully affected, mostly buffer and medium - Biodiversity: coastal wetlands and islands core habitat system, fully state significant species, partly koala habitat, part regulated vegetation, large sections of vegetation management (medium and general), local significant wetlands, major watercourse, state significant wetlands - Flood: section affected - Landslide: small section affected	Request Urban Footprint change	<ul style="list-style-type: none"> <li>Site does not adjoin the Urban Footprint.</li> <li>Not identified for further intensification by council's zoning or future planning intent and subject to further investigations by council regarding appropriate long-term uses</li> <li>The site contains constraints including coastal, bushfire, biodiversity, flood prone and land slide overlays.</li> <li>Urban growth at this location would not support a consolidated and compact urban form.</li> <li>Urban growth at this location would not support orderly or logical settlement expansion.</li> <li>It would be premature to include this site until further local planning has been undertaken to determine appropriate future uses.</li> <li>Further urban growth at this location is not supported.</li> </ul>	Council officers do not support the inclusion in the Urban Footprint. The site is constrained including RAMSAR and flooding.	Regional Landscape and Rural Production Area	Lot	2 Urban Footprint
750	2601	Zone Planning Group	3RP200830, 4RP200830, 32RP200830, 5RP200829, 6RP200829, 7RP200829, 8RP200829, 9RP200828, 10RP200828, 11RP200828, 12RP200828, 13RP200828, 14RP200828, 15RP200828, 29RP200828, 18RP200826, 19RP200826, 20RP200826, 21RP200826, 22RP200826, 23RP200826, 24RP200826, 25RP200826, 26RP200826, 27RP200826	167-310 Colman Rd., East Coomera	3/03/2017	DEPC17/905	Gold Coast	East Coomera	Regional Landscape and Rural Production Area	Current use/zone: Vacant land, heavily vegetated, rural and rural zone and environment precinct Strategic intent: Natural resource area	State: - Agriculture: majority ALC - MSES: majority wildlife habitat, sections of reg veg and wetlands - Coastal: within coastal zone and CMD, sections of EPA and stormtide Local: - Bushfire: fully affected - ASS: majority affected - Biodiversity: section of Hinterland and to coast corridor, fully coastal wetlands and island core habitat system, fully state significant species, sections of koala habitat, majority vegetation management (primary and secondary), sections of regulated veg, small sections of state and local vegetation - Flood: small section affected - Landslide: sections affected	Request Urban Footprint change	<ul style="list-style-type: none"> <li>Site adjoins the Urban Footprint.</li> <li>Not identified for further intensification by council's zoning or future planning intent and subject to further investigations by council regarding appropriate long-term uses</li> <li>The site contains constraints including coastal, bushfire, biodiversity, flood prone and land slide overlays.</li> <li>Urban growth at this location would not support a consolidated and compact urban form.</li> <li>Urban growth at this location would not support orderly or logical settlement expansion.</li> <li>It would be premature to include this site until further local planning has been undertaken to determine appropriate future uses.</li> <li>Further urban growth at this location is not supported.</li> </ul>	Council officers stated that properties are able to clear for a house lot and their own investigations found that there may be potential for future development in this location which may be investigated through future planning scheme amendments.	Regional Landscape and Rural Production Area	Lots	2 Urban Footprint





**Queensland Government**

Office of Urban Management

Department of Local Government, Planning,  
Sport and Recreation

Office of Urban Management  
DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN

**Map Changes Submissions Evaluation  
GOLD COAST**

Wednesday June 15 2005

**INSERT NOTE FOR MINISTER**

**GOLD COAST**

SUB NUMBER	LOCAL AUTHORITY	LOCATION	LOT RP	CURRENT RLUC	CURRENT ZONING	REQUESTED RLUC	BASIS OF SUBMISSION Summary of Submitter's Argument	RECOMMENDED RLUC	ANALYSIS
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s. 73(2) - Not relevant/ Out of scope

RTI RELEASE - DSDMIP

s. 73(2) - Not relevant/ Out of scope



RTIP RELEASE - DSDMIP

1544	Gold Coast	Coomera Waters	25W311	RLRPA		Urban Footprint	* Land required for future stages of Coomera Waters development	RLRPA	* Sufficient land within Urban Footprint of East Coomera to accommodate growth * Land has RLRPA values * Any current development rights can be realised through the Regulatory Provisions of the SEQ Regional Plan
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s. 73(2) - Not relevant/ Out of scope



sub\_id TownLocality

LotNumber

Address

Owners

PreviousMap SecondMap TotalMap

RTI RELEASE - DSDMIP





3374 Coomera

30RP200827

290 Colman Road



Y

Y

RTI RELEASE - DSDMIP





	A	B	C	D	E	F	G	H	I	J	K	L	M
	sub_id	LGA	TownLocality	LotNumber	Address	CurrentPSDesignation	RelevantInfo	ProposedRGA	CurrentRGA	CurrentRLUC	ProposedRLUC	Summary	SRD Executive comment
1													

RTI RELEASE - DSDMIP



	A	B	C	D	E	F	G	H	I	J	K	L	M
3180	3374	GOLD COAST	Coomera	30RP200827	290 Colman Road	Local Area Plan				RLRPA	Urban Footprint	<b>Assessment</b> Identified as containing areas of conservation significance. Coomera includes sufficient areas for future housing. There is no definitive need for further expansion of the UF into this ecologically sensitive area.	*Not supported.

RTI RELEASE - DSDMIP



	A	B	C	D	E	F	G	H	I	J	K	L	M
3149	3372	GOLD COAST	COOMERA	10RP200828	267 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3150	3372	GOLD COAST	COOMERA	11RP200828	273 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3151	3372	GOLD COAST	COOMERA	12RP200828	277 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3152	3372	GOLD COAST	COOMERA	13RP200828	289 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3153	3372	GOLD COAST	COOMERA	14RP200828	293 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3154	3372	GOLD COAST	COOMERA	15RP200828	313 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3155	3372	GOLD COAST	COOMERA	18RP200826	316 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3156	3372	GOLD COAST	COOMERA	19RP200826	312 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3157	3372	GOLD COAST	COOMERA	20RP200826	310 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3158	3372	GOLD COAST	COOMERA	21RP200826	304 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3159	3372	GOLD COAST	COOMERA	22RP200826	294 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3160	3372	GOLD COAST	COOMERA	23RP200826	284 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3161	3372	GOLD COAST	COOMERA	24RP200826	280 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3162	3372	GOLD COAST	COOMERA	25RP200826	276 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3163	3372	GOLD COAST	COOMERA	26RP200826	264 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3164	3372	GOLD COAST	COOMERA	27RP200826	260 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3165	3372	GOLD COAST	COOMERA	32RP200830	167 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3166	3372	GOLD COAST	COOMERA	3RP200830	191 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	Assessment Identified as containing areas of conservation significance. Coomera includes sufficient areas for future housing. There is no definitive need for further expansion of the UF into this ecologically sensitive area.	*Unseen.
3167	3372	GOLD COAST	COOMERA	4RP200830	201 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3168	3372	GOLD COAST	COOMERA	5RP200829	217 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3169	3372	GOLD COAST	COOMERA	6RP200829	235 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3170	3372	GOLD COAST	COOMERA	7RP200829	237 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3171	3372	GOLD COAST	COOMERA	8RP200828	249 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.
3172	3372	GOLD COAST	COOMERA	9RP200828	259 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	"	*Unseen.

RTI RELEASED UNDER DS/DMP



SUBMISSIONS

	A	B	C	D	E	F	G	H	I	J	K	L
	sub_id	LGA	TownLocality	LotNumber	Address	CurrentPSDesignation	RelevantInfo	ProposedRGA	CurrentRGA	CurrentRLUC	ProposedRLUC	SRD Executive comment
1	3374	GOLD COAST	Coomera	30RP200827	290 Colman Road	Local Area Plan				RLRPA	Urban Footprint	*Not supported.
872												

RTI RELEASE - DSDMIP





SUBMISSIONS

	A	B	C	D	E	F	G	H	I	J	K	L
1	sub_id	LGA	TownLocality	LotNumber	Address	CurrentPSDesignation	RelevantInfo	ProposedRGA	CurrentRGA	CurrentRLUC	ProposedRLUC	SRD Executive comment
841	3372	GOLD COAST	COOMERA	10RP200828	267 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
842	3372	GOLD COAST	COOMERA	11RP200828	273 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
843	3372	GOLD COAST	COOMERA	12RP200828	277 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
844	3372	GOLD COAST	COOMERA	13RP200828	289 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
845	3372	GOLD COAST	COOMERA	14RP200828	293 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
846	3372	GOLD COAST	COOMERA	15RP200828	313 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
847	3372	GOLD COAST	COOMERA	18RP200826	316 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
848	3372	GOLD COAST	COOMERA	19RP200826	312 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
849	3372	GOLD COAST	COOMERA	20RP200826	310 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
850	3372	GOLD COAST	COOMERA	21RP200826	304 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
851	3372	GOLD COAST	COOMERA	22RP200826	294 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
852	3372	GOLD COAST	COOMERA	23RP200826	284 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
853	3372	GOLD COAST	COOMERA	24RP200826	280 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
854	3372	GOLD COAST	COOMERA	25RP200826	276 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
855	3372	GOLD COAST	COOMERA	26RP200826	264 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
856	3372	GOLD COAST	COOMERA	27RP200826	260 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
857	3372	GOLD COAST	COOMERA	32RP200830	167 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
858	3372	GOLD COAST	COOMERA	3RP200830	191 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
859	3372	GOLD COAST	COOMERA	4RP200830	201 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
860	3372	GOLD COAST	COOMERA	5RP200829	217 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
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863	3372	GOLD COAST	COOMERA	8RP200828	249 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.
864	3372	GOLD COAST	COOMERA	9RP200828	259 COLMAN ROAD	Local Area Plan				RLRPA	Urban Footprint	*Unseen.





Department of Infrastructure,  
Local Government and Planning

Our ref: OUT17/3245

Your ref: 1126

17 May 2017

[REDACTED]  
Zone Planning Group|BPQ Pty. Ltd. |Richards Group of Companies  
[REDACTED]@zoneplanning.com.au

Dear [REDACTED]

Thank you for your submission (1126) to the draft South East Queensland Regional Plan 2016 (draft *ShapingSEQ*).

The preparation of the draft *ShapingSEQ* benefited from significant community engagement designed to provide for a wide range of community input. This included talk-to-a-planner sessions, international thought leader presentations, independent surveys, stakeholder workshops and many other initiatives.

Through the formal consultation period (20 October 2016 and 3 March 2017) the department received more than 3,300 submissions. Consideration is being given to your submission and any issues you have raised in the finalisation of *ShapingSEQ*.

Once the final plan and consultation report is released mid-2017 you will be notified in due course.

If you require further information please contact the department on (07) 3452 7009 or email the department at [secregionalplan@dilgp.qld.gov.au](mailto:secregionalplan@dilgp.qld.gov.au) using the subject line of "ShapingSEQ more information", quoting your submission ID number.

Yours sincerely

Emailed May 2017

Kerry Riethmuller  
**Executive Director**  
**Regional and Spatial Planning**

Level 13  
1 William Street Brisbane  
PO Bo x 15009 City East  
Queensland 4002 Australia  
Telephone +617 3452 7009  
Website [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au)  
ABN 251 66 523 889

Our ref: MC17/1285

Your ref: Z16127

[REDACTED]  
Director  
Zone Planning Group  
PO Box 3805  
BURLEIGH TOWN QLD 4220

Dear [REDACTED]

Thank you for your letter of 23 March 2017 to the Honourable Jackie Trad MP, Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning about arranging a meeting to discuss a submission on the draft South East Queensland Regional Plan (*ShapingSEQ*) regarding your clients' property at 167-310 Colman Road, East Coomera. The Deputy Premier has asked that I respond on her behalf.

The Department of Infrastructure, Local Government and Planning (the department) can confirm that your submission was received during the formal consultation period and will be considered as part of the Regional Plan's finalisation. Unfortunately the Deputy Premier is unable to meet and discuss the submission with you or your clients. If departmental officers require any clarification of matters raised in your submission they will contact you directly.

The department is currently reviewing all submissions received during the consultation period. *ShapingSEQ* will subsequently be refined and a final South East Queensland Regional Plan will be released in mid 2017.

When the final Regional Plan is released, a consultation report summarising the issues raised during the consultation period, including through submissions, will also be released.

If you require further information, I encourage you to contact Ms Kerry Riethmuller, Executive Director, Regional and Spatial Planning in the department on 3452 7602 or by email at [kerry.riethmuller@dilgp.qld.gov.au](mailto:kerry.riethmuller@dilgp.qld.gov.au).

Yours sincerely

**MATT COLLINS**  
CHIEF OF STAFF

Our Ref: Z16127  
Your Ref:

18 July 2017

Hon. Jackie Trad  
Deputy Premier  
Minister for Transport & Minister for Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

**zone**  
Planning Group

GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au

zoneplanning.com.au

ABN 36 607 362 238

Dear Ms Trad,

**REQUEST FOR MEETING AT GOLD COAST COMMUNITY CABINET REGARDING  
SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 167-310 COLMAN ROAD, EAST COOMERA**

We write on behalf of our clients, BPQ Pty Ltd and [REDACTED] regarding land owned at 167-310 Colman Road, East Coomera in relation to the effect of the draft South East Queensland Regional Plan (SEQRP) and submissions made to the Department of Infrastructure Local Government & Planning regarding the draft SEQRP requesting the inclusion of the land within the SEQRP Urban Footprint.

We would appreciate the opportunity to meet with you to discuss this submission during the Gold Coast Community Cabinet from 31 July – 4 August 2017.

Attendees at the meeting will include:

- [REDACTED] (CEO BPQ Group)
- [REDACTED] (property owner)
- [REDACTED] (property owner)
- [REDACTED] (Director Zone Planning Group)

The Town Planning submission lodged with DILGP in regards to the Draft SEQ Regional Plan is attached to this letter for your information. It is envisaged that our discussions will centre on the crux of this submission, which is to have the subject land designated within the Urban Footprint.

Thank you for your consideration of this request. We look forward to meeting with you.

Should you have any queries in relation to this matter please do not hesitate to contact the undersigned on [REDACTED] or via email [REDACTED]@zoneplanning.com.au.

Yours Sincerely,

[REDACTED]  
ZONE PLANNING GROUP



Our Ref: Z16127  
Your Ref:

3 March 2017

Draft SEQ Regional Plan Review Feedback  
Department of Infrastructure Local Government & Planning  
PO Box 15009  
CITY EAST QLD 4000



GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au

zoneplanning.com.au

ABN 36 607 362 238

Via Email: SEQRegionalPlan@dilgp.qld.gov.au

Dear Sir/Madam,

**SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 167-310 COLMAN ROAD, EAST COOMERA**

We write on behalf of our clients, BPQ Pty Ltd and their entities Merle Norman Cosmetics Pty Ltd and T E Morris & Associates Pty Ltd, regarding land owned at 167-310 Colman Road, East Coomera in relation to the effect of the draft South East Queensland Regional Plan (SEQRP) and request the inclusion of the land within the SEQRP Urban Footprint.

This submission should be received by the Department as a 'properly made' submission, being in the approved form and made prior to the close of the advertised public consultation period, being midnight on 3 March 2017.

In support of this submission, please find attached the following documents:

- Attachment 1 – Existing Development Potential Plan prepared by BDA Architects
- Attachment 2 – Potential Open Space Network Map prepared by Element Ecology
- Attachment 3 – Conceptual Land Use Map prepared by Element Ecology

It is worth mentioning that BPQ Pty Ltd have engaged in preliminary discussions with City of Gold Coast in regards to this submission. This has included a meeting held on 17 January 2017 with the Director of Planning and Environment, Manager City Planning and other senior staff from City of Gold Coast to discuss the merits of the inclusion of the site within the Urban Footprint under the draft SEQRP.

**1.0 Site & Context**

<b>Address:</b>	167-310 Colman Road, East Coomera
<b>Real Property Description:</b>	Lots 3, 4 & 32 RP200830 Lots 5, 6, 7 & 8 RP200829 Lots 9, 10, 11, 12, 13, 14, 15 & 29 RP200828 Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 RP200826
<b>Site Area:</b>	57.2443ha
<b>Current use:</b>	Vacant Land
<b>Local Government Area (LGA):</b>	City of Gold Coast



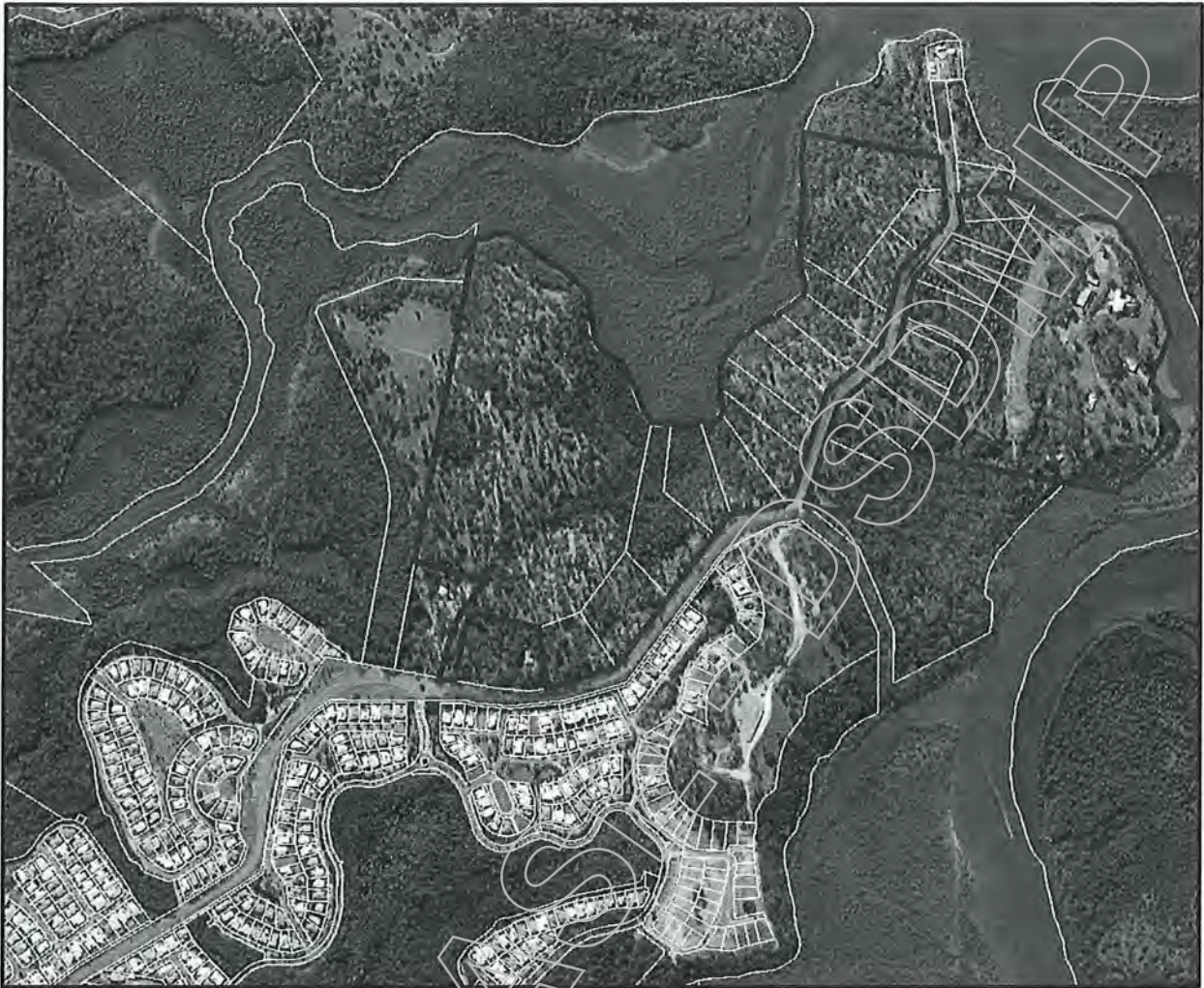


Figure 1: Aerial image of subject site (source: QLD Globe)

## 2.0 Current Planning Context

Statutory Requirement	Relevant / Comment
State Planning Regulatory Provisions:	SPRP (SEQ Regional Plan), SPRP (adopted charges), SPRP SEQ Koala
State Planning Policy Mapping	Coastal Management District (part) – Coastal Hazard Area (Medium & High Storm Time Inundation Area & Erosion Prone Area)
SEQRP Designation (Current)	Regional Landscape & Rural Production Area (RLRPA)
SEQRP Designation (Draft)	Regional Landscape & Rural Production Area (RLRPA)
Other State Environmental Overlays	Koala Assessable Development Area Category A & B Regulated Vegetation Tidal Waterways Water Resource Planning Area Boundary Coastal Zone Fish Habitat Management Area B
<b>Local Planning Instrument</b>	
City Plan Zone:	Rural Zone (Rural Landscape & Environment Precinct)



<b>Overlay Mapping / Codes:</b>	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils</li> <li>• Bushfire Hazard</li> <li>• Dwelling House</li> <li>• Environmental Significance (biodiversity, priority species and Wetlands and waterways)</li> <li>• Flood</li> <li>• Landslide Hazard</li> </ul>
<b>Strategic Framework – applicable sections:</b>	<p><u>Directly Applicable:</u>  Living with Nature Theme – including:</p> <ul style="list-style-type: none"> <li>• Natural landscape element</li> <li>• Green space network element</li> <li>• Nature conservation element</li> <li>• Coastal, wetland and watercourse areas element</li> </ul> <p><u>Other Relevant Sections:</u>  Creating Liveable Places Theme; Improving Transport Outcomes Theme; and A Safe, Well Designed City Theme.</p>
<b>Strategic Framework Maps:</b>	<p>SFM1 – Designated Urban Area (identified as non-urban area)  SFM2 – Settlement Pattern (identified as natural landscape area)  SFM4 – Greenspace Network (Coastal wetlands and islands core habitat)</p>
<b>Priority Infrastructure Plan (Local Government Infrastructure Plan)</b>	<p>Map IM1-3 identifies the anticipated growth for the area and identifies the site as containing Detached Dwellings and being within the Priority Infrastructure Area.</p>



Figure 2: Extract of SEQRP mapping showing subject site surrounded by the Urban Footprint

It is worth noting that the site is bordered by approved residential developments to the west and south that are yet to be commenced. These developments form part of the Coomera Waters development and





are illustrated on Figure 3 below. Of note, the relevant period for the adjoining development to the west has recently been extended until October 2020.

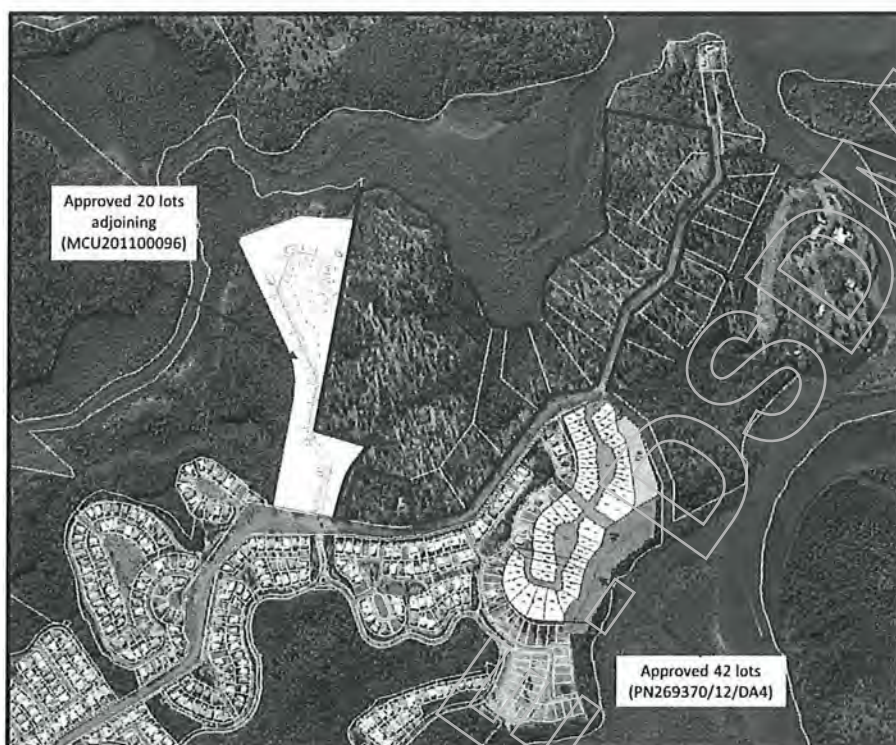


Figure 3: Site context and surrounding approvals

In addition to the surrounding urban development there is also an extensive network of environmental conservation/public open space areas that run along the southern bank of McCoys Creek and conservation area to the north of the creek (see Figure 4).



Figure 4: Surrounding greenspace network





### 3.0 Existing Development Potential

The whole landholding is privately owned and is currently situated within the Rural Zone (Rural Landscape and Environmental Protection Precinct) under the Gold Coast City Plan 2016.

Within this Zone and Precinct, Dwelling Houses are exempt development and a Dwelling House (involving a secondary dwelling with a GFA not exceeding 80m<sup>2</sup>) is a Self-Assessable use. These exempt and Self Assessable development options remain to be undertaken on all 25 vacant allotments.

At present, the SEQRP State Planning Regulatory Provisions (SPRP) prohibit the further subdivision of the subject land, and provides no incentive for the dedication to either Council or the State, of environmentally significant land to add to the existing portfolio of neighbouring environmental reserves.

The owner of the land had assembled the landholdings prior to the introduction of the 2005 iteration of the SEQRP with the intention of undertaking an urban development forming the eastern flank of the Coomera town centre area. This option is no longer possible under either the current/draft SEQRP or the Gold Coast City Plan 2016.

As such the landowner is currently considering the individual sale of the subject properties, which will be inevitably developed for the abovementioned exempt and self assessable land uses. Given the desirable setting of the individual sites, dwelling construction will no doubt be accompanied by a range of private recreational activities on each site. Figure 5 below provides an indicative portrayal of a possible self assessable development outcome over all 25 allotments (refer to Figure 5 and **Attachment 1**).



Figure 5: Existing development rights



This scenario provides no obligation for the individual property owners to dedicate land to Council or the State for environmental purposes, and the fragmentation of the ownership of the land will make it very difficult to expand environmental reserves in the future, either through dedication or compulsory acquisition.

As such, the landowner sees the current situation as an opportunity for a mutually beneficial development outcome to be negotiated to produce a sensible urban development outcome, and a significant dedication of environmental land to facilitate its permanent protection.

This submission does not include any detailed plans depicting the anticipated residential development to occur on the site should it be included in the Urban Footprint as our client does not want to incur significant costs associated with such work without the certainty of resolving the land use designation of the site under the draft SEQRP.

#### 4.0 Environmental Considerations:

The site adjoins the ecologically important McCoy's Creek area, and forms part of a peninsula sitting between the Coomera River and McCoy's Creek.

It is acknowledged that the site triggers numerous environmental overlays both at a local and state level. A site assessment has been undertaken by Element Ecology Pty Ltd to ground truth these overlays and establish a first-hand concept of the environmental values present over the site. Some observations are:

- Koala usage of the site has been confirmed; however, findings indicate that activity levels are relatively low with patches of moderate use throughout the south-western section of the site and high use in the northern-most section of the site.
- Three glossy black cockatoo feed trees were recorded over the entire site.
- A majority of vegetation is non-remnant with maintenance regimes resulting in an absent understorey throughout most of the site and moderate levels of weed infestation.
- Two waterways are mapped over the site; however, only one conforms to the definition of 'watercourse' under the *Water Act 2000* with the other being more appropriately characterised as a drainage feature.
- A number of threatening process were noted to occur on the site, including:
  - Formal and informal tracks which appear to be used for recreational four-wheel driving
  - Unleased dogs roaming the site
  - Unauthorised rubbish dumping in various locations
  - Minor evidence of horse activity .

The findings of the ecological site assessment and relevant overlay mapping are illustrated in the Ecological Constraints Report.

In recognising that the site holds matters of environmental significance, a development layout that retains much of these significant matters and achieves a high level of connectivity with the existing open space/conservation network along McCoy's Creek has been drafted (see **Attachment 2**). This concept represents a net benefit for Council and the State, with approximately 31ha (54% of the subject site) being marked for potential open space dedication and rehabilitation. The remainder of the land is intended to be developed for urban residential purposes (see **Attachment 3**).





It is worth noting that the layout provides an opportunity for Council and the State to secure the 'missing link' along the McCoy's Creek corridor to preserve the environmental significance of the area. This would not be achievable if the allotments comprising the subject site in their current form were held in individual ownership, other than via compulsory acquisition.

Further detailed discussion of the environmental constraints and opportunities relevant to the land holding are provided in the Ecological Constraints Report.

## 5.0 Implications of the Draft SEQRP

The draft SEQRP locates the subject landholding in the southern sub-region, an area anticipated to experience considerable growth over the next 25 years. Similar to much of SEQ, the draft Regional Plan seeks to ensure a majority of residential development over this time occurs as infill development, with little greenfield development (21%) occurring. This is reinforced through the lack of any changes to the Urban Footprint boundaries to accommodate new greenfield land within the sub-region. However, we note that the decision to expand the greenfield land supply under the SEQRP is significantly influenced by the relevant local government. It is clear that some Councils have sought to expand the supply of greenfield land and that some Councils have not. While City of Gold Coast have generally not sought to expand the Urban Footprint within their local government area (LGA), they have identified a number of investigation areas in the City Plan 2016. We believe that the subject locale is well suited for further urban investigation and intend to further liaise with City of Gold Coast in due course.

### 5.1 Draft SEQRP Urban Footprint Criteria

Chapter 3 of the draft SEQRP provides seven (7) Urban Footprint Principles that are used to define the Urban Footprint. Principle 7 provides criteria for the review of land for potential inclusion within the Urban Footprint. The following provides a high-level assessment of the subject landholding against the 'Urban Footprint criteria':

**(a) Are physically suitable**

The response to the following 'criteria' demonstrate the site's suitability for urban development and the logical inclusion of the site within the SEQRP Urban Footprint. In considering the topographical characteristics of the site, there are large tracks of land that are relatively supportive of urban residential development.

**(b) Are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently**

As illustrated through the mapping included in this letter and the accompanying plans, the subject land is bordered by land within the Urban Footprint that has been, or is in the process of being, developed for residential uses. The subject land was originally intended to form part of the Coomera Waters development (adjoining to the west); however, due to unfortunate timing of the adoption of the 2005 iteration of the SEQ Regional Plan (the first to hold any legal standing and be accompanied by regulatory provisions) the development applications lodged for urban development over the site were withdrawn from assessment and subsequently, the site has remained largely unchanged. Since that time, due to the significant holding costs, the time has come for the landholder to either decide to sell the 25 allotments or to negotiate a mutually beneficial arrangement with Council and the State.

Given the site context and proximity to the developing Coomera Town Centre, the inclusion of the land within the Urban Footprint represents a logical step.



**(c) Have ready access to services and employment**

Commercial and retail services are available within the Coomera Waters development (approx. 1.5km from the site) and at Pimpama Junction (approx. 5.2km north-west of the site) while higher order services are located at Upper Coomera and Helensvale. The site benefits from its proximity to both the Pacific Motorway and Coomera Train Station, both of which provide transport links to the central and southern Gold Coast, Logan and Brisbane, thus enhancing the access to employment hubs. Additionally, higher order services are planned to be provided in and around the Coomera Town Centre approx. 8km west of the site once this development commences. It is noted that the Westfield project is currently under construction.

**(d) Maximise the use of committed and planned urban infrastructure**

The site is currently within the reticulated potable water network service area and benefits from the existing Coomera Waters development that adjoins the landholding. Other infrastructure is available just west of the site and could be relatively easily extended along Colman Road to facilitate future development when required.

**(e) Are separated appropriately from incompatible land uses**

It is likely that the subject land would be developed for urban residential use, similar to that of the Coomera Waters development. Therefore, the land and its inclusion in the Urban Footprint would not result in any land use conflicts. Concept plans illustrating a potential development layout have not been prepared for the purposes of this submission given the uncertainty regarding this Urban Footprint issue. A conceptual land use map has been prepared using the results of the ecological assessment of the site and depicts potential development areas and open space dedication areas over the landholding (refer to **Attachment 3**).

**(f) Maintain the integrity of inter-urban breaks**

The site is not mapped as being within an inter-urban break under either the current or draft SEQ Regional Plan and therefore does not impact on same.

**(g) Exclude area with an unacceptable risk from natural hazards, including predicted climate change impacts**

It is acknowledged that part of the landholding is mapped as being potentially impacted by natural hazards including flood, landslide and bushfire. It is worth noting that a majority of the land is flood free and flood free access is available. Similarly, landslide and bushfire hazards over the site area able to be managed through any future development and associated development application or alternatively would not be relevant in those parts of the site that are dedicated to either Council or the State as public open space/conservation area.

At a state level, the land is partly within the Coastal Management district and is partly affected by the erosion prone area overlay. Nevertheless, this mapping only affects parts of the land and does not preclude development from occurring on the unaffected majority of the site.

**(h) Exclude areas containing predominantly matters of national environmental significance or the regional biodiversity network**

The subject site is not identified in the draft SEQRP mapping as being within a regional biodiversity corridor. It is acknowledged that the landholding is identified under several environmental overlays at both a State and Local Government level. Additionally, the site borders McCoys Creek which is part of the Moreton Bay Marine National Park and the designated RAMSAR wetland area of Moreton Bay. As identified through the ecological assessment prepared



in support of this submission, the use of the subject land for urban activities would not negate the need to conserve the areas of environmental value on the site. This includes preserving the interface between the site and McCoys Creek, which would allow for the continuation (and completion) of the open space/conservation corridor already in place along the southern bank of the creek. The landowner is committed to achieving an environmentally sustainable development outcome and recognises the need to maintain and enhance the environmental value of the site.

The above outcome should be considered to be an attractive alternative to the sale of the 25 allotments which will enable the establishment of self assessable land uses (and associated 'as or right' clearing) on each lot.

**(i) *Achieve an appropriate balance of urban development in the SEQ region and associated sub-regions***

The inclusion of the subject land within the Urban footprint would not result in any significant impacts on the balance of urban development within SEQ or the southern sub-region. It is acknowledged that City of Gold Coast has undertaken a greenfield land supply analysis to determine the amount of greenfield land available for development within the City. While the study identified that there is insufficient land to meet greenfield development targets under the Gold Coast City Plan 2016 without utilising land outside of the Urban Footprint, the greenfield targets under the draft SEQRP (which are lower than City Plan) could be met based on the study. However, this study did not appear give any significant weight to the developability of the identified greenfield land (ie. in terms of constraints). Once constraints over this land are identified and taken into consideration, we contend that the 'real' developable area of greenfield land within the Gold Coast region will significantly decrease.

The subject landholding provides a feasible and developable parcel of land adjoining an existing urban area within the major growth area of Coomera. As discussed in this submission, whilst there are constraints applicable to the site, they are all manageable and a balanced development outcome can be achieved over the site. Further, the inclusion of the landholding within the Urban Footprint would not result in an imbalance of urban versus rural land within SEQ or the southern sub-region.

**(j) *Maintain a well-planned region of urban areas, towns and villages***

As mentioned, the inclusion of the landholding within the Urban Footprint represents the logical progression of the urban area on the Gold Coast. Similarly, the expansion will allow for the remainder of the land on Colman Road to be developed in an environmentally sensitive manner, allowing for the orderly and efficient development of the Coomera area in support of the Coomera Town Centre.

**(k) *Minimise impacts on natural resources***

The draft SEQRP identifies natural resources as being agricultural areas, planned and existing extractive resource operations, native and plantation forests, and estuarine and freshwater habitats. In this instance, the subject landholding is not suitable for any intensive agricultural use and is not identified as an extractive resources area. Similarly, the land is not utilised or planned to be used for native or plantation foresting. However, the land does adjoin McCoys Creek to the north which is identified as a fish habitat management area. In its current state, future self assessable activities on the site will do little in terms of maintaining water quality and minimising erosion and sediment run-off into McCoys Creek. As discussed throughout this submission, the



inclusion of the land within the Urban Footprint will allow for future development to be planned and designed to include measures that enhance the interface between the site and McCoys Creek (eg. improved bank stability, enhanced vegetation etc). and stormwater management processes that mitigate any potential impacts on the waterway and marine ecosystem.

At present, there is no incentive for the property owner to have any interest in improve environmental outcomes.

- (l) Avoid irrevocable impacts to important, sensitive natural environments in and outside the area**  
As mentioned in section 3.0 of this submission, the current development rights applicable to the land allow for the development of a Dwelling House and Dwelling House (Secondary Dwelling) and associated outbuildings on each of the 25 titles. This includes the 'as of right' vegetation clearing rights associated with such development. As illustrated in **Attachment 1** these use rights would result in the degradation of the land and significant impacts on the natural environment.

The inclusion of the land within the Urban Footprint would allow for the lodgement of a development application for urban uses over the site (ie. residential development). The development assessment process would provide the mechanism under which Council (and the State) could acquire higher value sections of the land for environmental conservation purposes through the dedication of the area as public open space (or similar). As per the preliminary conceptual land use map prepared by Element Ecology as a result of the environmental field work and assessment undertaken to date, it is likely that the area for dedication would represent approximately half (54%) of the total land holding (see **Attachment 3**). This would also allow Council to acquire the final length of environmentally significant land along McCoys Creek to complete the public open space and conservation corridor already in place further west of the site. Such an opportunity would not be available if the allotments were to remain in their current form and be sold to separate entities.

- (m) Provide physical and social infrastructure efficiently, including public transport.**

Public transport infrastructure, in the form of a bus service, currently runs along Colman Road, terminating just west of the subject land. This service provides connections through to the Coomera train station from where patrons can access other bus services and the Gold Coast train and Airtrain services. The development of the landholding for residential development would provide the opportunity to extend the catchment for the existing bus service along Colman Road to provide access to the additional residential catchment.

As mentioned, water and sewer infrastructure is available in close proximity to the subject site and any upgrade works required to Colman Road to facilitate development on the subject land would allow for the extension of these infrastructure networks.

The existing social infrastructure within the Coomera area is anticipated to be sufficient to support the development of the land.

Based on the preceding assessment against the Urban Footprint criteria it is contended that the subject landholding is suitable to be incorporated within the SEQRP Urban Footprint. The preliminary ecological assessment and associated field work has identified that whilst many of the environmental overlays applicable to the site are relevant, there is the ability to facilitate ecologically sustainable development over the land that results in the preservation and public dedication of the environmentally significant areas of the site. This same outcome could not be achieved under the current arrangement or if all 25 titles were sold individually and developed for self assessable purposes.



Given that the Urban Footprint is cadastral based, it is requested that the whole site be incorporated within the Urban Footprint. The development assessment process associated with any future development on the land would provide the mechanism under which any matters of environmental significance and natural hazards could be assessed, managed and mitigated. It is also worth noting that the DA process would likely result in the identification of sections of the site that are not suitable for urban development, similar to that identified in the material supporting this submission. Additionally, the expansion of the Urban Footprint to encompass the subject land would also sensibly include applying the designation to the other landholdings and road reserve along the peninsula (see Figure 4).



Figure 6: Possible Urban Footprint expansion

## 6.0 Conclusion

This submission has provided a detailed investigation and justification for the inclusion of the subject land holdings on Colman Road, East Coomera within the Urban Footprint under the draft SEQ Regional Plan.

In summary, the submission has outlined:

- The subject landholding is held in single ownership and has an area of approximately 57ha.
- The land consists of 25 existing freehold lots, all of which are vacant but are capable of being developed for exempt and self assessable land uses.
- The 25 vacant lots have been incurring holding costs for a significant period of time and the time has come for the owner to either sell the properties or reach a mutually beneficial arrangement with the State and Council.
- The land is situated outside the SEQRP Urban Footprint, and the western and southern boundary of the site is the urban footprint boundary.
- Existing approved urban residential development adjoins the site to the west and south.



- The land forms part of a peninsular of land between the ecologically significant McCoy's Creek and the Coomera River.
- The land has access via a flood free road, to the Coomera Town Centre, Coomera railway station and the Pacific Motorway (M1). The site has easy access to water and sewer infrastructure.
- The SEQRP designation provides no incentive to the landowner to achieve an improved environmental outcome on the land. The highest and best use of the land at present is to sell each of the 25 titles individually, which will result in the construction of 25 dwellings and associated domestic facilities on the land. This will no doubt lead to the environmental degradation of the land.
- The landowner has undertaken detailed environmental investigations on the land which have generally identified that 25ha of the land is capable of urban development, while 31ha could be rehabilitated and dedicated to Council/ State as environmental reserve.
- The current situation represents a 'one off' opportunity for Council/ State to secure a large addition to their environmental land portfolio in this sensitive environmental area, other than through compulsory acquisition. The environmental land in question would be rehabilitated and dedicated free of charge, in return for the ability to undertake urban development on the remainder of the site.

Based on the assessment and details provided in this submission it is contended that the subject land holding is worthy of inclusion within the Urban Footprint under the draft SEQ Regional Plan and this submission should be strongly considered by the Department.

We look forward to further discussing this matter with the State and Council in due course.

Thank you for your consideration of this submission. Should you have any queries concerning the above please contact [REDACTED] or the undersigned by telephone (07) 5562 2303 or email [admin@zoneplanning.com.au](mailto:admin@zoneplanning.com.au).

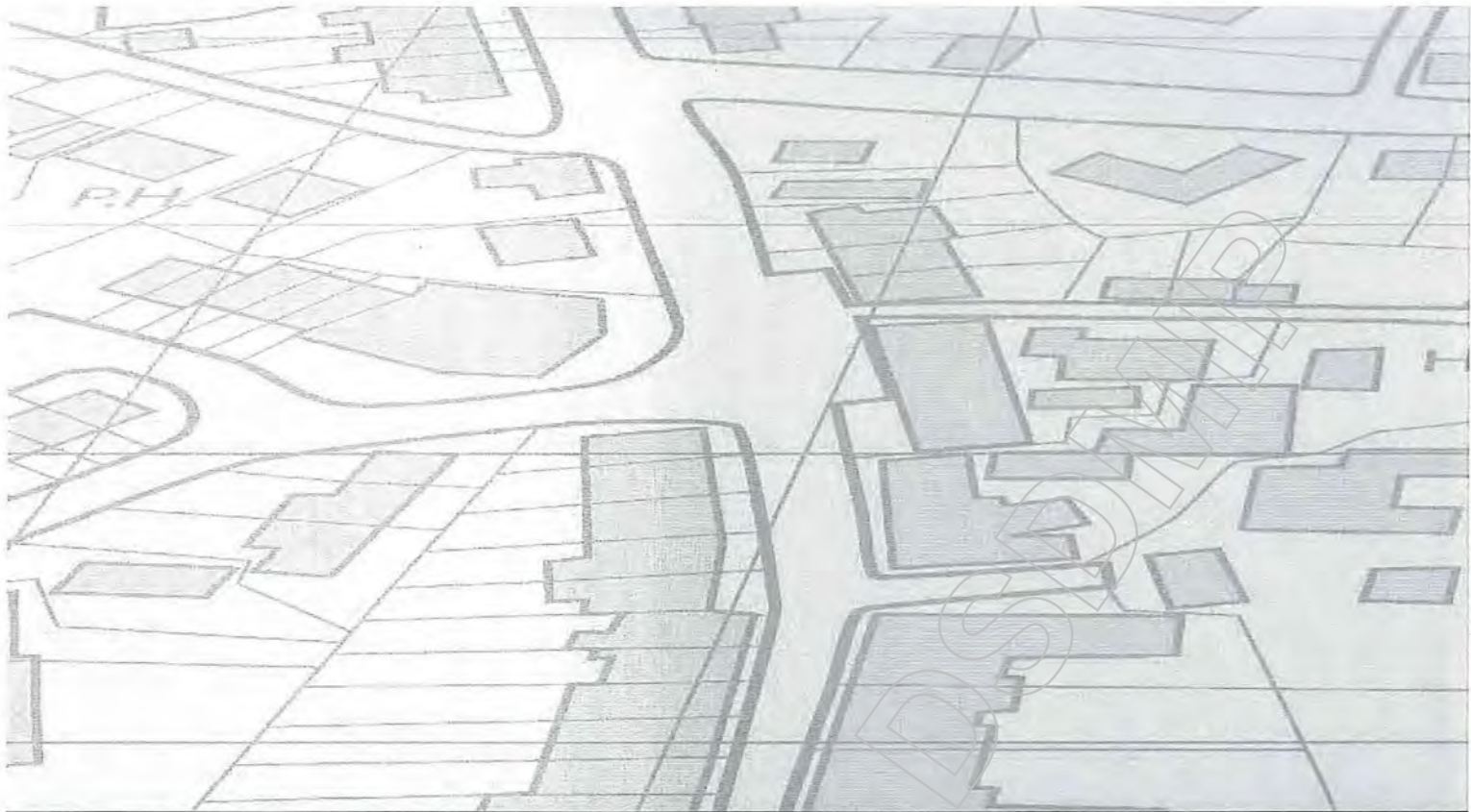
Yours Sincerely,

[REDACTED]

**ZONE PLANNING GROUP**







# Attachment 1

## Existing Development Potential

**zone**

Planning Group







-  9.6ha - Vegetation clearing around homes to establish pad for home, bushfire management and to allow establishment of gardens and other embellishments.
-  13.4ha - Areas of low ground where vegetation may be maintained due to waterline.
-  34.2ha - Manage vegetation especially under storey for aesthetic, setbacks, bushfire and safety.
-  Exempt clearing along fence lines.
-  Approximate location of bushfire trail at bottom of slope.
-  Agricultural improvement including yards, planting, gardens, etc.
-  Primary Dwelling
-  Secondary Dwelling (80m<sup>2</sup>)
-  Shed







**Attachment 2**  
**Potential Open Space Network**  
**zone**  
Planning Group





Figure Title: Figure 7.3 Potential Local and Regional Ecological Outcomes

Project Name:  
167, 191-284 & 294-316 Colman Road, Coomera

Project No:  
16043-1

Client:  
BPQ Group

Date:  
March 2017

Revision:  
0

Approved:  
SW

Source:  
Aerial photography: Nearmap 2016  
Cadastral boundaries: Queensland Government 2017

Disclaimer:  
All reasonable care has been taken to ensure that the information displayed on this map is correct and current. However, Element Ecology Pty Ltd does not provide a guarantee that this information is free of error or omission, it is the responsibility of the end user to confirm the accuracy of all information prior to use.

0 130 260 520 780

Metres

1:4500 Scale @ A3  
GDA 94, MGA 94, Zone 56

N



Pimpama



ELEMENT ECOLOGY

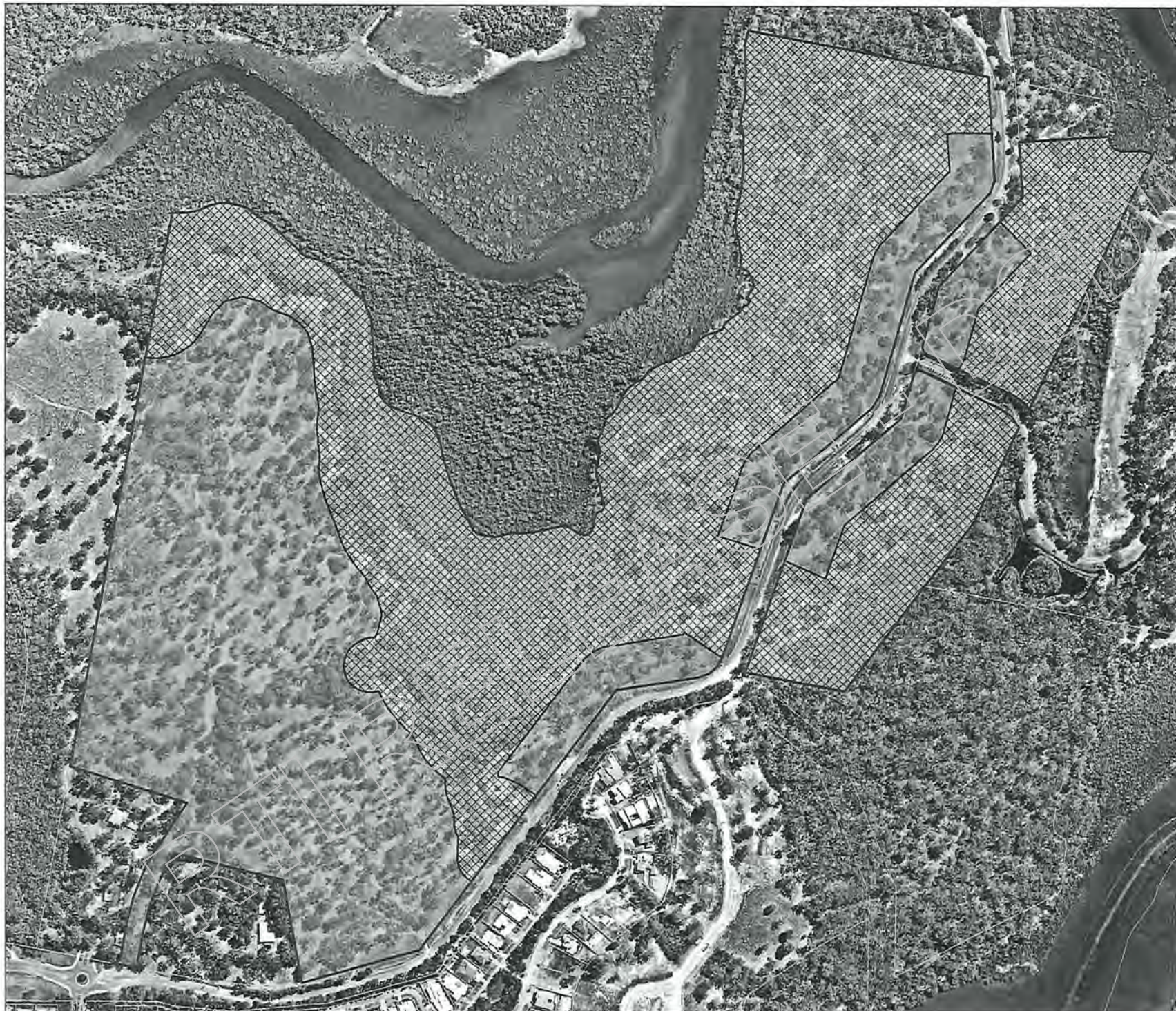




**Attachment 3**  
**Conceptual Land Use Map**

**zone**  
Planning Group









**PROJECT TITLE**  
 167, 191-284 & 294-316 Colman Road,  
 Coomera

**CLIENT**  
 BPQ Group

**DRAWING TITLE**  
 Figure 2.1 Proposed Future Land Use

**LEGEND**

-  Development area (25.8ha)
-  Potential open space dedication (31.4ha)
-  Site boundary
-  Cadastral boundary

DRAWING No: 16043-1\_SECA\_001  
 REVISION: 0  
 DATE: March 2017  
 DESIGNER: SW  
 SCALE: 1:4000 @ A3



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Our ref: OUT17/5298

11 August 2017

[REDACTED]  
Zone Planning Group|BPQ Pty. Ltd. |Richards Group of Companies  
[REDACTED]@zoneplanning.com.au

Department of Infrastructure,  
Local Government and Planning

Dear [REDACTED]

Thank you for your submission on behalf of [REDACTED] on the draft *South East Queensland Regional Plan 2016* (draft *ShapingSEQ*).

Following extensive community engagement across the region, I am pleased to inform you that the final *ShapingSEQ* has been released and is now in effect.

*ShapingSEQ* is the Queensland Government's new regional plan for South East Queensland. It provides a long-term planning framework for sustainable growth management with a focus on affordable living, environmental protection, global economic competitiveness, and the delivery of high-quality urban places.

The Planning Regulation 2017, which supports *ShapingSEQ*, has also been amended following public consultation on the draft State Planning Regulatory Provisions which accompanied the draft *ShapingSEQ*.

During the extended public notification period, the Department of Infrastructure, Local Government and Planning (the department) conducted a wide range of consultation activities and received more than 3300 submissions. The department has prepared a consultation report summarising the matters raised during consultation, including through submissions, and how they have been addressed in *ShapingSEQ*.

A copy of *ShapingSEQ*, its regulatory maps, a link to the Planning Regulation 2017, and the consultation report, are available on the department's website at [www.dilgp.qld.gov.au/shaping-seq](http://www.dilgp.qld.gov.au/shaping-seq).

For further information on *ShapingSEQ*, please contact the department on (07) 3452 7009 or email [segregionalplan@dilgp.qld.gov.au](mailto:segregionalplan@dilgp.qld.gov.au) using the subject line of "*ShapingSEQ* more information" and quoting your submission number 1862.

Thank you again for your contribution in helping the Queensland Government finalise *ShapingSEQ*.

Yours sincerely

Emailed 11 August 2017

Kerry Riethmuller  
**Executive Director**  
**Regional and Spatial Planning**

Department of Infrastructure, Local  
Government and Planning  
PO Box 15009  
City East Queensland 4002 Australia  
Website [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au)  
ABN 251 66 523 889

Please quote: 3372

Wednesday, 6 May 2009

TE Morris and Assoc  
C/ [REDACTED]  
Partner, Conics (Brisbane) Pty Ltd  
PO Box 1559  
Fortitude Valley QLD 4006

Dear TE Morris and Assoc

The Department of Infrastructure and Planning would like to thank you for your submission in response to the draft *South East Queensland Regional Plan 2009–2031* (draft SEQ Regional Plan) released on the 7 December 2008.

The Department of Infrastructure and Planning has registered your letter as a formal submission on the draft SEQ Regional Plan under the *Integrated Planning Act 1997*. It has been registered as submission number 3372.

The issues raised in your submission will be evaluated and considered by the Department in the finalisation of the draft SEQ Regional Plan consultation report.

The consultation report will summarise all issues raised during public consultation and will inform the review of the SEQ Regional Plan prior to its release in July 2009.

If you wish to provide further information in support of your submission, please quote the above submission reference number. Thank you again for your interest in the draft SEQ Regional Plan. If you require any additional information, please phone 1800 070 609 (free call).

Yours sincerely

  
David Rowland  
**Director, SEQ Regional Plan Review**  
**Department of Infrastructure and Planning**

Ground Floor  
63 George Street  
PO Box 15009  
City East Queensland 4002  
Telephone +61 1800 070 609 free-call  
Facsimile +61 7 3235 4071  
Website [www.dip.qld.gov.au](http://www.dip.qld.gov.au)





23806

Submission cover form

3372

# Submission cover form

## Draft South East Queensland Regional Plan 2009–2031

RECEIVED  
01 MAY 2009  
SEQ REGIONAL PLAN

You are invited to use this form to complete your submission or to use it as a cover sheet and attach it to a more detailed submission.

All information collected from these submissions will help inform the finalised *South East Queensland Regional Plan 2009–2031*.

### How to make your submission count

For the purposes of feedback, a properly made submission must:

- include the name and address of the submitter
- be made in writing, and signed by each person who has made the submission

- respond under the headings of the draft SEQ Regional Plan or draft state planning regulatory provisions and other matters for consideration.

Information considered confidential should be clearly identified. Please note submissions may be accessed under the *Freedom of Information Act 1992*.

Some information about you

[Redacted area]

Do you represent an interest group?

- |                                            |                                                      |                                            |                                                                |
|--------------------------------------------|------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Academic          | <input checked="" type="checkbox"/> Landholder       | <input type="checkbox"/> Recreation        | <input type="checkbox"/> Community group (please specify)      |
| <input type="checkbox"/> Urban development | <input type="checkbox"/> Mining                      | <input type="checkbox"/> Rural communities | <input type="checkbox"/> Indigenous community (please specify) |
| <input type="checkbox"/> Economic          | <input type="checkbox"/> Primary production          | <input type="checkbox"/> Tourism           | <input type="checkbox"/> Industry group (please specify)       |
| <input type="checkbox"/> Environmental     | <input type="checkbox"/> Natural resource management | <input type="checkbox"/> Local government  | <input type="checkbox"/> Other (please specify)                |

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Our Ref: **23806**  
Date: **01/05/09**

Attn: **SEQ Regional Plan Review Team**

**Conics (Brisbane) Pty Ltd**  
ACN 010 370 446

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**Brisbane Office**

743 Ann Street (PO Box 1559)

Fortitude Valley Queensland

Australia 4006

Draft South East Queensland Regional Plan Review Feedback  
Department of Infrastructure and Planning  
Reply Paid 15009 City East  
Brisbane Qld 4002

## Via Mail & Email

Dear Sir / Madam

**RE: SUBMISSION TO THE SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW HAVING REGARD TO 167, 169, 249-289, 293 & 294 COLMAN ROAD, COOMERA**

This submission to the draft South East Queensland Regional Plan 2009-2031 (herein referred to as the draft SEQRP 09) relates directly to land owned by TE Morris & Associates Pty Ltd, Merle Norman Cosmetics Pty Ltd, and Bramley Properties Pty Ltd, and located at 167, 169, 249-289, 293 and 294 Colman Road, Coomera. The land is more properly described as Lots 3, 4 and 32 on RP200830, Lots 5-7 on RP200829, Lots 8-15 and 29 on RP200828 and Lots 18-27 on RP200826 and has an area of approximately 59.7 hectares across 25 allotments with areas ranging from between 0.6495ha to 23.87ha, however the majority of the allotments are sized between 1 and 2 ha. None of the subject allotments have a dwelling residing upon them, however it's noted that these allotments do allow a dwelling to be constructed with only a Code Assessable development application being required.

These parcels of land are part of a larger peninsula of land (herein referred to as the Coomera peninsula) east of the existing Coomera Waters development and bounded by the Coomera River to the south and east, McCoys Creek to the north and the Inter-regional transport Corridor (IRTC) to the west. (Refer Plan 1 – Existing Urban Footprint Boundary). Within the north-eastern extent of the peninsular, past the Coomera Waters Estate, there are total of 33 allotments within the Regional Landscape and Rural Production Area (RLRPA), 4 of which contain dwellings.

## INTRODUCTION

A review of the draft Regional Plan and its associated mapping has identified the land as being included within the Regional Landscape and Rural Production Area (RLRPA), which places the site outside of the Urban Footprint. The purpose of this submission is to outline the grounds we consider appropriately justifies the inclusion of the subject land as part of the Coomera peninsula, within the Urban Footprint.

This letter will seek to demonstrate to the Department that the subject site, along with the broader Coomera peninsula, can be carefully and selectively developed in a manner that will facilitate the ability to secure lands within the peninsula to provide completion of a well connected publicly accessible locality underpinned by the Coomera Waters development. Allowing so would enable the efficient utilisation of well serviced balanced land for development. The following attachments show the location of the parcels within the context of the wider peninsula and the changes which we seek to be made to the Urban Footprint based on the justifications outlined in the balance of this letter.





- Plan 1 – Existing Urban Footprint Boundary
- Plan 2 – Proposed Urban Footprint Boundary of the immediate surrounds
- Plan 3 – Proposed Urban Footprint Boundary of the broader locality
- Plan 4 – Existing Development Rights

## JUSTIFICATION FOR THE INCLUSION OF THE COOMERA PENINSULA WITHIN THE URBAN FOOTPRINT

The following arguments provide justifications as to why the Coomera peninsula (containing the parcels of land owned by our Clients) should be considered as part of the Urban Footprint.

### Relationship to the Existing Urban Footprint

The Coomera peninsula immediately adjoins land contained in the Urban Footprint, being the Coomera Waters development. This estate has adequately demonstrated that it is possible to deliver a well designed and highly sought after quality residential development within this locality. The balance of the peninsula would form a natural progression of residential related or possible eco-tourism development and would likely include significant tracts of publicly accessible open space and biodiversity protection areas. This would consolidate the open space / conservation corridor along the southern extent of McCoys Creek, which could be secured under the guidance, assessment and likely ownership of the Gold Coast City Council.

The subject parcels are in close proximity to existing infrastructure and services established by the Coomera Waters development and the relevant levels of Government. This includes;

- Water and sewer reticulation upon extension from the Coomera Waters development, including a supplementary recycled water supply from the Pimpama water treatment plant;
- A 7.5km upgrade to Colman Road which services the peninsula and provides a 9 minute, 7.0km car journey and greatly improved cycle access to the Pacific Motorway and which need only be extended by a further 750m to provide upgraded road services to the properties;
- Convenience retail and commercial services located 2.5km away at the Coomera Waters Marina Village;
- Greater shopping services to be delivered with the Coomera Town Centre which will be less than 10 minutes drive and 20 minute cycle once completed;
- Coomera Train Station is only an 8 minute, 6.5km journey away which provides excellent public transport connectivity and park and ride facilities linked to pedestrian and cycle paths;
- Existing and future bus services on Colman Road to service the existing and future residents of Coomera Waters and surrounding developments;
- Existing 72ha of open space networks (62ha of which are publicly owned) that are well established with significant tracts of publicly accessible trail networks located within and around the Coomera Waters development; and which would be naturally expanded upon with any subsequently approved development of the Coomera peninsula.

The retention of these land parcels in the RLRPA will curtail the ability to secure and make publicly available the landscape and open space values present in this locality, specifically the southern McCoys Creek riparian zone and will undermine the investments put forward by Council and other developments in the area which rely on a solid local population to ensure viability.

### Biodiversity and Open Space Values Identified by the SEQRP 09

The draft SEQRP 09 maps portions of the subject parcels, and broader Coomera peninsula, as having significant biodiversity values of 'State Significance including habitat for rare and threatened species'. The stated intent of Chapter 2 of Part D of the Draft SEQRP 09 is to 'protect, manage and maintain the regions significant biodiversity values and supporting ecological processes' through policies including 'identify biodiversity networks to protect and manage areas with significant biodiversity values, rehabilitate degraded areas critical to the resilience and functionality of the network, and integrate with adjacent regional and local networks'.





The existing use rights available to the subject site greatly inhibit the ability to ensure the land mapped as having biodiversity values is protected into the future. This issue will be discussed further in this submission, however currently there are limited restrictions on the existing lots that control the location of houses within their properties, or the clearing of vegetation to allow the construction and safety of each of the dwellings which could be constructed.

Given the number of existing lots within the peninsula area, the risk of ongoing exclusion of these lands from the Urban Footprint is that the current owners will in reality, undertake incremental associated domestication of their lots. This, even if unintentional, would in all likelihood have significant negative impacts on the native fauna and ecological processes associated with McCoy's Creek and wetland areas.

Inclusion of this land into the Urban Footprint and its ultimate careful and selective development will ensure protection of the sensitive areas through a consolidated, well planned rehabilitation and dedication program undertaken as part of the creation of a more appropriate form of development than the one foreseeable under a RLRPA designation.

The Coomera region, particularly in the tidal and wetland areas of Moreton Bay, is an area of documented ecological value. As stated in the Moreton Bay Marine Park Plan *"McCoy's Creek is a beautiful example of the significant and diverse mangrove communities in Southern Moreton Bay"*. McCoy's Creek has the highest protection zone afforded to it under this plan and expansions of the Urban Footprint to McCoy's Creek will we believe, ironically facilitate the protection of this environment. It will enable orderly and sensitive development to occur on land appropriate for development while providing a vehicle for the required dedicated or 'quarantining' of high value e.g. riparian land that maximises public benefit, through improved environmental rehabilitation and protection of significant areas of land.

In this particular circumstance however, the parcels of land exhibit somewhat of a polarised environmental quality, with areas of significantly degraded ecological assets along the road frontages and extending back into each allotment well within the nominal 100m setback zone from HAT, intertwined with tracts of retained mature vegetation. These areas could be preserved in either vegetated parklands for use by the public or in vegetation preservation zones located outside building footprints in a similar fashion to the Coomera Waters Stage 27 development to the south where land not within the building envelopes is protected from further development via Body Corporate controls on improvements outside of the nominated building envelope. Stage 27 of Coomera Waters, located on the elevated region of the north-eastern most corner of the estate, has been successful in overcoming the constraints of vegetation protection, koala sensitivity and difficult terrain to receive approval from the Council. Furthermore it is noted that recent independent tracking of the koala community living in Coomera Waters and around the estate indicates that they are healthy and successfully reproducing which furthermore supports the intent of the Draft SEQ Koala State Planning Regulatory Provisions.

It would certainly be a lost opportunity; one that may never be available again should the lands be left in their current titling arrangement. Appropriate development will provide an opportunity for significant rehabilitation works to be undertaken in the riparian habitat areas. The designation of the entire Coomera peninsula within the Urban Footprint will ensure that the balance of the principles and policies contained within the Regional Plan can be implemented through subsequent development applications. It would therefore seem appropriate, logical and reasonable to adopt McCoy's Creek and the Coomera River as the natural northern and southern boundaries to urban development.

#### **Relationship to the Gold Coast Planning Scheme**

The Gold Coast Planning Scheme currently designates the subject parcels primarily as EMU4 – 'Moderate Terrestrial Conservation Significance Areas' within the East Coomera/Yawalpah Structure Plan (refer attached LAP Map 13.2). Those portions of land below the HAT line are nominated as EMU1 – 'Tidal and Intertidal Areas' while a buffer area of 100m from HAT is nominated as EMU2 – 'Areas Fringing Tidal and Intertidal





Areas'. Refer to the attached East Coomera/Yawalpah Structure Plan extracted from the Gold Coast Planning Scheme.

Notwithstanding these above classifications, the Planning Scheme allows individual dwellings to be located on each allotment subject to a Code Assessable development application which would require only a modest level of sophistication to have approved. Once approved, the dwelling would also be able to clear significant portions of land around the house for fire breaks, fence lines and sewerage treatment zones, much of these practices undermining the values placed on the land by both the draft SEQRP 09 and the Gold Coast Planning Scheme.

Having the land designated within the Urban Footprint would allow the owner and Council to agree on a single set of principles which can be incorporated throughout the entire land holding to manage and preserve the significant environmental assets identified upfront with development, rather than relying on the ad-hoc approach of individual Dwelling House applications. The previously mentioned Stage 27 of Coomera Waters is also included in the EMU 4 – 'Moderate Terrestrial Conservation Significance Areas' classification, however Council have been extremely positive in their assessment of this development. The additional constraints imposed by this designation created an exemplary form of residential development which, when completed, will be unique and environmentally responsible.

#### **Existing Use Rights Result in Low Quality Environmental and Social Outcomes**

The intent of the draft SEQRP is not just to protect the region from urban sprawl. It is a document which ensures a balanced approach is taken to both limit this sprawl and to create healthy, inclusive communities in sustainable and well designed developments. As mentioned above, retaining the existing large rural residential parcels in separate titles and ultimately separate ownership, presumes that in order to protect the previously mentioned biodiversity values of the site, the individual land owners will manage their land with respect and employ reasonable land use management practices. There is a real risk that the ongoing exclusion of these parcels, and those surrounding them will result in individuals exercising their rights to undertake further uncontrolled clearing resulting in extensive areas of unmaintained yards that exhibit poor erosion and sediment control, promote weed infestation and limited biodiversity values. We have prepared a plan, attached as **Plan 4 – Existing Development Rights**, detailing how individual lot owners would be able to clear vegetation around their dwelling and property in accordance with the provisions of the Gold Coast Planning Scheme and Vegetation Management Act. Such actions would unfortunately result in over 60% of the gross land area being cleared of all vegetation and the balance subject to likely incremental domestication even though they would be inadvertently contravening legislated environmental controls.

Owners may also keep uncontrolled domestic pets such as cats and dogs which present a clear danger to endemic fauna. Owners are also likely to keep domestic livestock such as horses, cows, sheep and goats which, with their hard hoofs, will inflict lasting damage to the sensitive tidal fringe areas surrounding the peninsula. Similarly, the fencing required to be installed to manage any livestock could have significant detrimental impacts on the movement of ground based fauna such as koalas through the peninsula.

Furthermore, the nature of development resulting from separate dwelling house applications will not allow public road access to any dedicated tidal and fringing tidal areas. Such a deficiency will have significant effects on issues of safety, security and accessibility. Gold Coast City Council have a minimum requirement for open space to have at least 75% frontage to road. This can only be possible with a consolidated and well planned urban design solution only achievable on land within the Urban Footprint.

#### **Social Benefits**

Development over the Coomera peninsula would result in improved social benefits to the public, particularly with respect to environmental outcomes for the area, security of land conservation through public and controlled private ownership and public access to the natural open space areas. The potential for public access to lands adjoining McCoys Creek and the Coomera River is currently being increased with the development of the final stages of Coomera Waters. Should the balance of the peninsula be included into the Urban Footprint, it will potentially facilitate the expansion of the local trail network in a manner similar to that





currently within the adjoining Coomera Waters development and allow for dedicated public walkways and interpretive trail networks with scenery tracks to be continued along the foreshore and through the scenic natural areas. Highly sensitive ecological areas, including tidal swamplands and riparian vegetation, will be protected as a result of their transfer into public ownership. Presently, these areas are within uncontrolled freehold ownership and their protection is not at all guaranteed. Moreover, interactive educational opportunities may be afforded in public areas, such as along the walkways and potentially offering a natural extension to similar facilities already provided and being utilised by various community groups within the existing Coomera Waters development. It would allow, in addition to greater public awareness and involvement, opportunities to highlight the significant environmental values of the region to the community, particularly with respect to the area's key role in the Moreton Bay Marine Park.

### **Economic Benefits**

The expansion of the Urban Footprint to include the entire Coomera peninsula would support the strategic planning intent for the area as outlined in the East Coomera Yawalpah Structure Plan, to create recreation and tourist orientated development based upon the environmental and landscape qualities of the site, while preserving those areas of land within and fringing tidal zones. As such, opportunities exist for eco-tourism ventures to be established ancillary to the low density residential development in the area to take advantage of the aesthetic value and environmental amenity. Such proposals would be consistent with Council's intent for this locality.

The development of this parcel of land and the broader Coomera peninsula in a similar fashion to the Coomera Waters model could potentially deliver not only immediate employment during the development's construction phase, but also ongoing employment for various sectors including body corporate management, caretaking management, caretaking, security services, fauna and flora monitoring and maintenance, infrastructure maintenance, etc.

Furthermore, the additional people to the area, including residents, visitors and the public, would result in net increased revenue to local businesses, particularly the Coomera Waters Marina Village precinct and the growing Coomera Town Centre. Both of these above outlined social and economic benefits of the site's inclusion into the Urban Footprint will further contribute to building an inclusive community with a high level of environmental and social wealth.

### **Consolidation of Development**

One of the key objectives of the current Regional Plan is to consolidate urban development within the existing urban footprint, to accommodate the anticipated population growth of South East Queensland until the year 2026. It was recognised by the State Government that the projected growth that formed the basis of the current Regional Plan is below the actual situation and that the now draft Regional Plan horizon has been extended to 2031, as part of the review.

The exclusion of selected portions of the Coomera peninsula from the Urban Footprint does not demonstrate efficient consolidation of land for urban purposes. Coomera Waters development, McCoys Creek and the Coomera River present natural geographical boundaries to the peninsula, allowing development to occur in these areas will not lead to incremental creep into other 'rural areas'. We suggest the exclusion of the Coomera peninsula area from the Urban Footprint is more likely to further erode the other equally important principles of the Regional Vision of a quality natural and living environment.

Demographer Michael Matusik recently stated in an article in the Courier Mail on 20<sup>th</sup> March 2009 (attached for your information) that the Department's requirement for 57,500 new dwellings will need to be met in broad hectare development land including those at Coomera. Appropriately developing the remaining areas of the Coomera peninsula will result in an increase in allotments and population and therefore assist in meeting the deficit of urban land supply. Furthermore, it is considered that in conjunction with this the benefits to the State in other aspects other than population targets, such as pragmatic opportunities to facilitate conservation and





improvements to the natural environment, and the building of strong communities combine to outweigh the concerns the Government has that the requested change may promote urban sprawl.

## CONCLUSION

In summary, it is considered that by expanding the Urban Footprint to include the entire Coomera peninsula there will be significant benefits to the wider state and local communities by providing long term security for environmental, social and economic outcomes. Careful and selective development of appropriate areas of land within the Coomera peninsula, including parts of the subject site, will facilitate the ability to secure lands within the peninsula for public use/access and conservation while allowing the efficiently utilised and well serviced balance land to be used for development. Any development of the site would likely be one that is carefully managed in a holistic and planned manner that secures land for both development and environmental and conservation purposes similar to that being delivered in Coomera Waters. Failure to do so however allows individual land owners to exercise their rights to construct dwellings and undertake associated clearing which will ultimately result in the incremental domestication of the balance of their allotments and a corresponding loss of environmental quality.

The area that we are suggesting for inclusion into the Urban Footprint is encompassed by the natural geographical boundaries of McCoys Creek and the Coomera River. As it currently stands the Coomera peninsula is a well serviced yet unique pocket of desirable land outside the Urban Footprint and contains portions of land considered appropriate for development by the Gold Coast Planning Scheme. Reasonable rationale therefore dictates that an expansion of the Urban Footprint as demonstrated in **Plan 3** is the appropriate outcome for the region.

The key arguments we present to the Department for the inclusion of these parcels of land into the Urban Footprint are summarised as follows:

- The balance of the peninsula forms a natural progression of development and would likely include tracts of publicly accessible open space and biodiversity protection areas;
- Inclusion of this land into the Urban Footprint with careful and selective development will ensure protection of the sensitive areas through a consolidated, well planned rehabilitation and dedication program undertaken as part of the creation of an appropriate form of development ;
- The existing use rights available to the subject site greatly inhibit the ability to ensure the land mapped as having biodiversity values is protected into the future;
- existing development rights will allow incremental associated domestication if the lots are left in their current arrangement;
- separate dwelling house applications will not allow public road access to any dedicated tidal and fringing tidal areas;
- Urban development will allow the expansion of the local trail network in a manner similar to the adjoining Coomera Waters development;
- The expansion of the Urban Footprint to include the entire Coomera peninsula would support the strategic planning intent for the area as outlined in the East Coomera Yawalpah Structure Plan;
- The exclusion of selected portions of the Coomera peninsula from the Urban Footprint does not demonstrate efficient consolidation of land for urban purposes;
- Appropriately developing the remaining areas of the Coomera peninsula will result in an increase in allotments and population and therefore assist in meeting the deficit of urban land supply;
- The subject parcels are in close proximity to existing infrastructure and services.





We trust this information is sufficient for your purposes. However should you require any further details or clarification, please do not hesitate to contact the writer or [REDACTED] by telephone on 3237 8899.

Yours faithfully  
CONICS BRISBANE PTY LTD



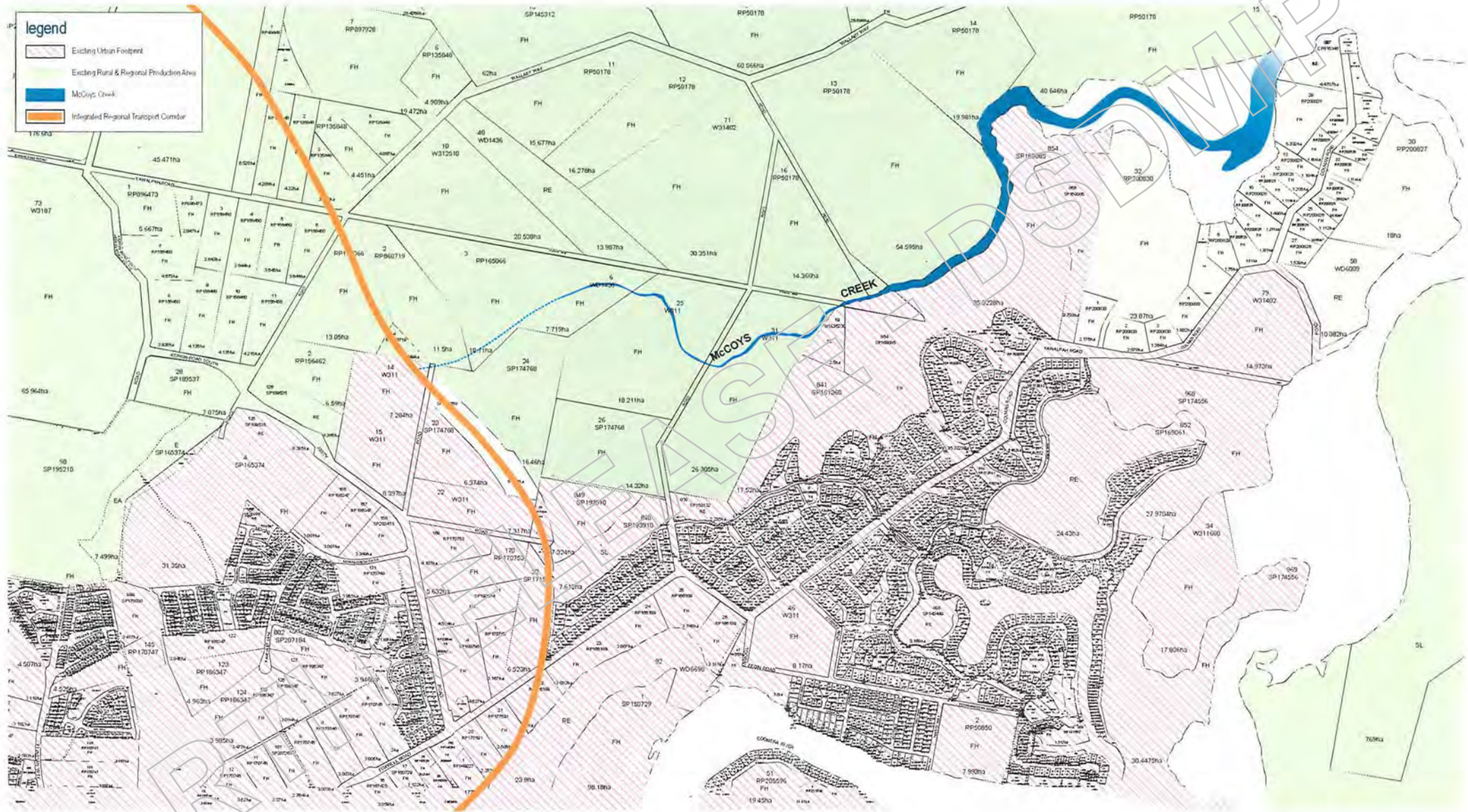
Partner / Senior Planner

- enc      Plan 1 – Existing Urban Footprint Boundary  
          Plan 2 – Proposed Urban Footprint Boundary of the immediate surrounds  
          Plan 3 – Proposed Urban Footprint Boundary of the broader locality  
          Plan 4 – Existing Development Rights  
          East Coomera/Yawalpah Structure Plan extracted from the Gold Coast Planning Scheme  
          Extract from the Courier Mail 20<sup>th</sup> March 2009
- cc        TE Morris & Associates Pty Ltd  
          Merle Norman Cosmetics Pty Ltd  
          Bramley Properties Pty Ltd

RTI RELEASE SE - DSDMIP

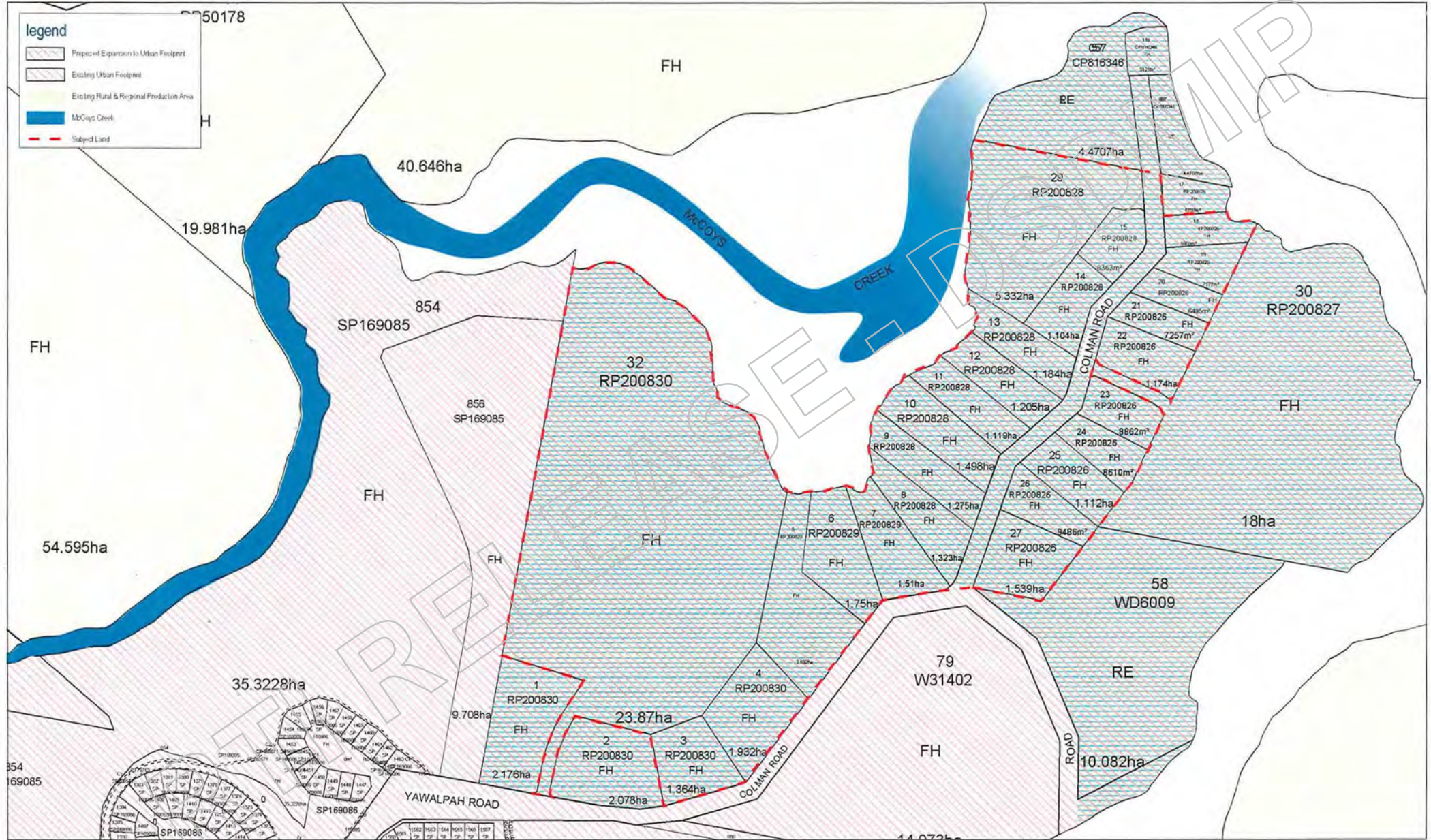






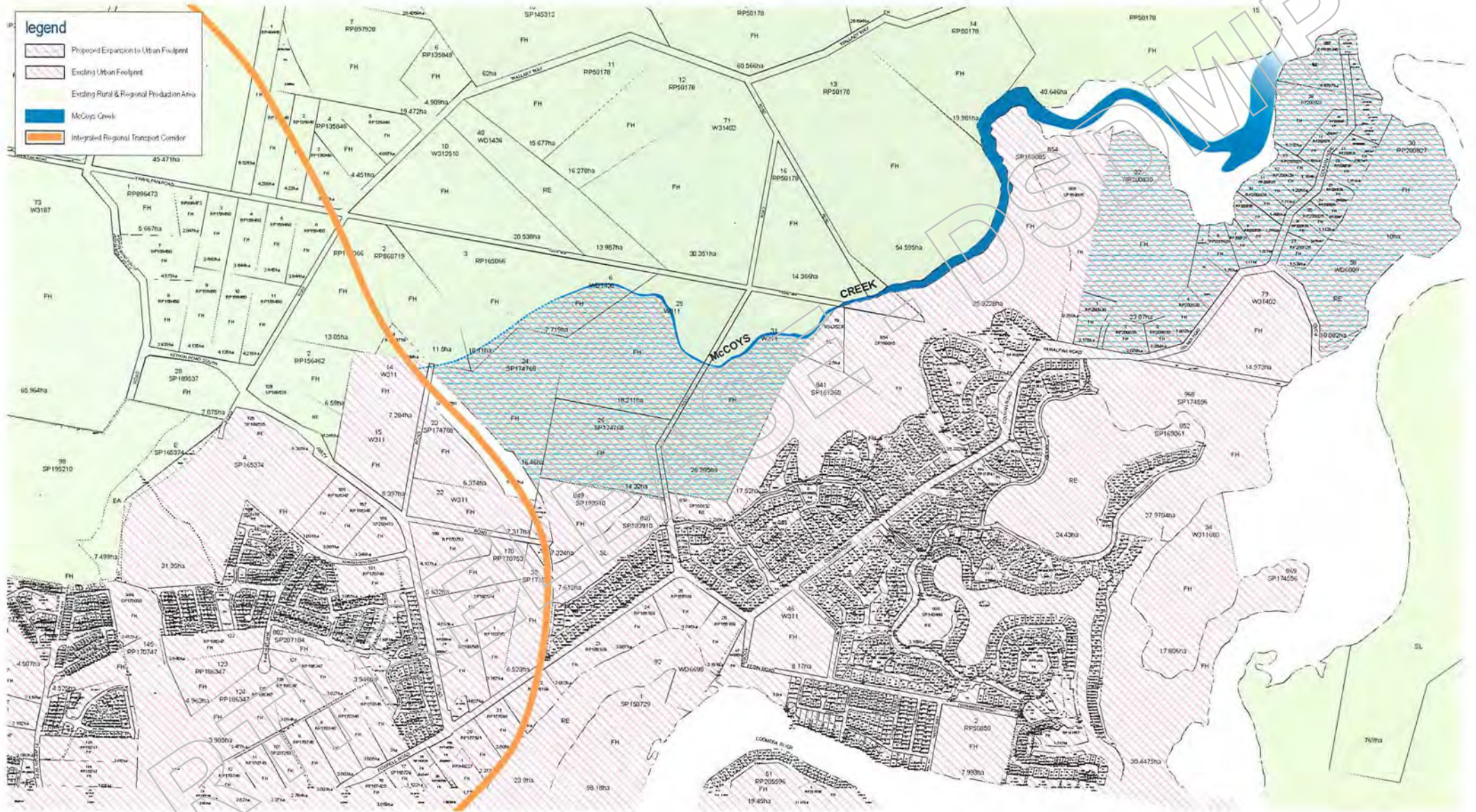
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Job Number: 23805-03  
Date: May 2009  
Scale: 1:4000 @ A2







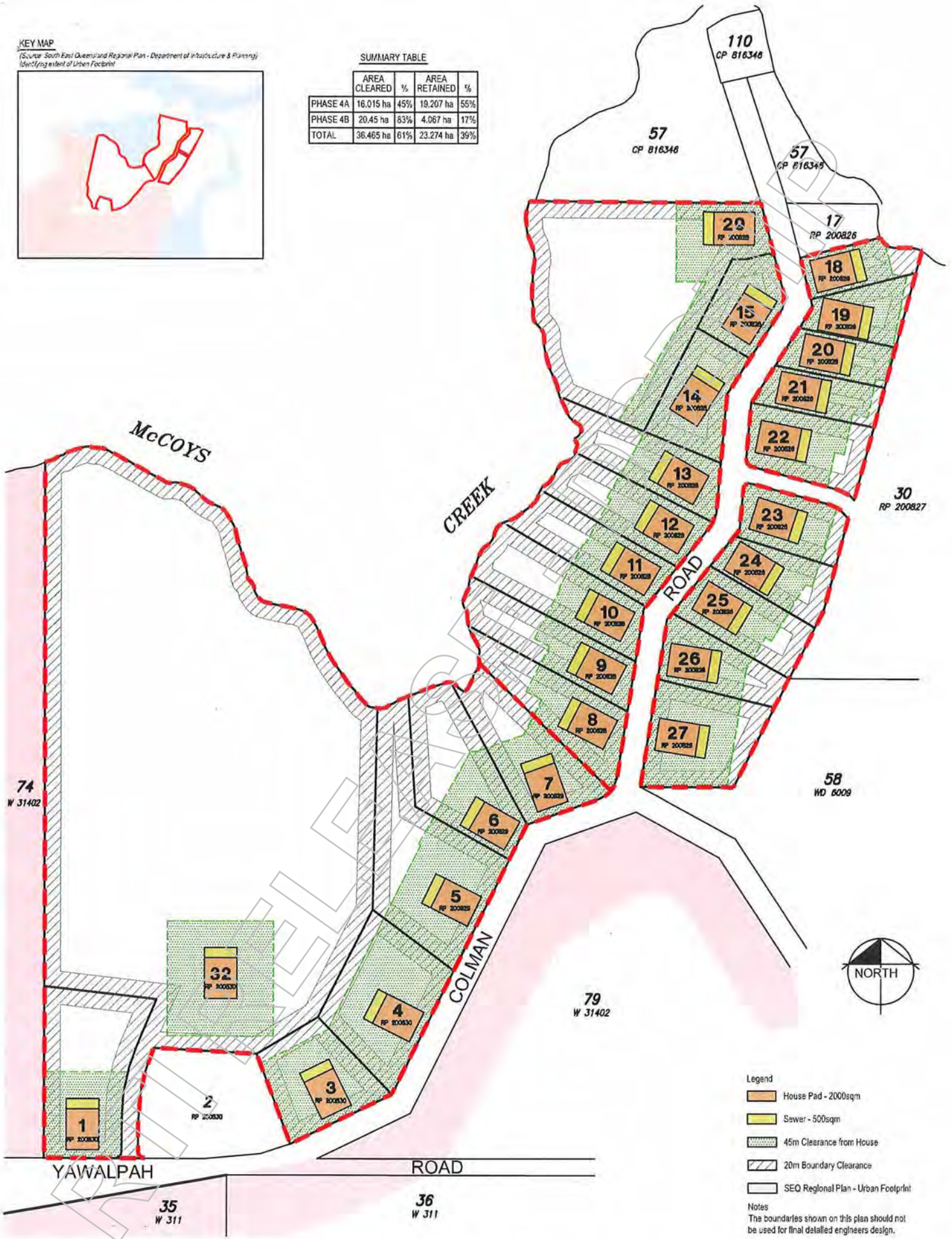
**KEY MAP**

(Source: South East Queensland Regional Plan - Department of Infrastructure & Planning)  
Identifying extent of Urban Footprint



**SUMMARY TABLE**

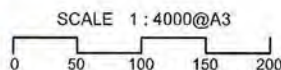
	AREA CLEARED	%	AREA RETAINED	%
PHASE 4A	16.015 ha	45%	19.207 ha	55%
PHASE 4B	20.45 ha	83%	4.067 ha	17%
TOTAL	36.465 ha	61%	23.274 ha	39%



**Legend**

- House Pad - 2000sqm
- Sewer - 500sqm
- 45m Clearance from House
- 20m Boundary Clearance
- SEQ Regional Plan - Urban Footprint

**Notes**  
The boundaries shown on this plan should not be used for final detailed engineers design.

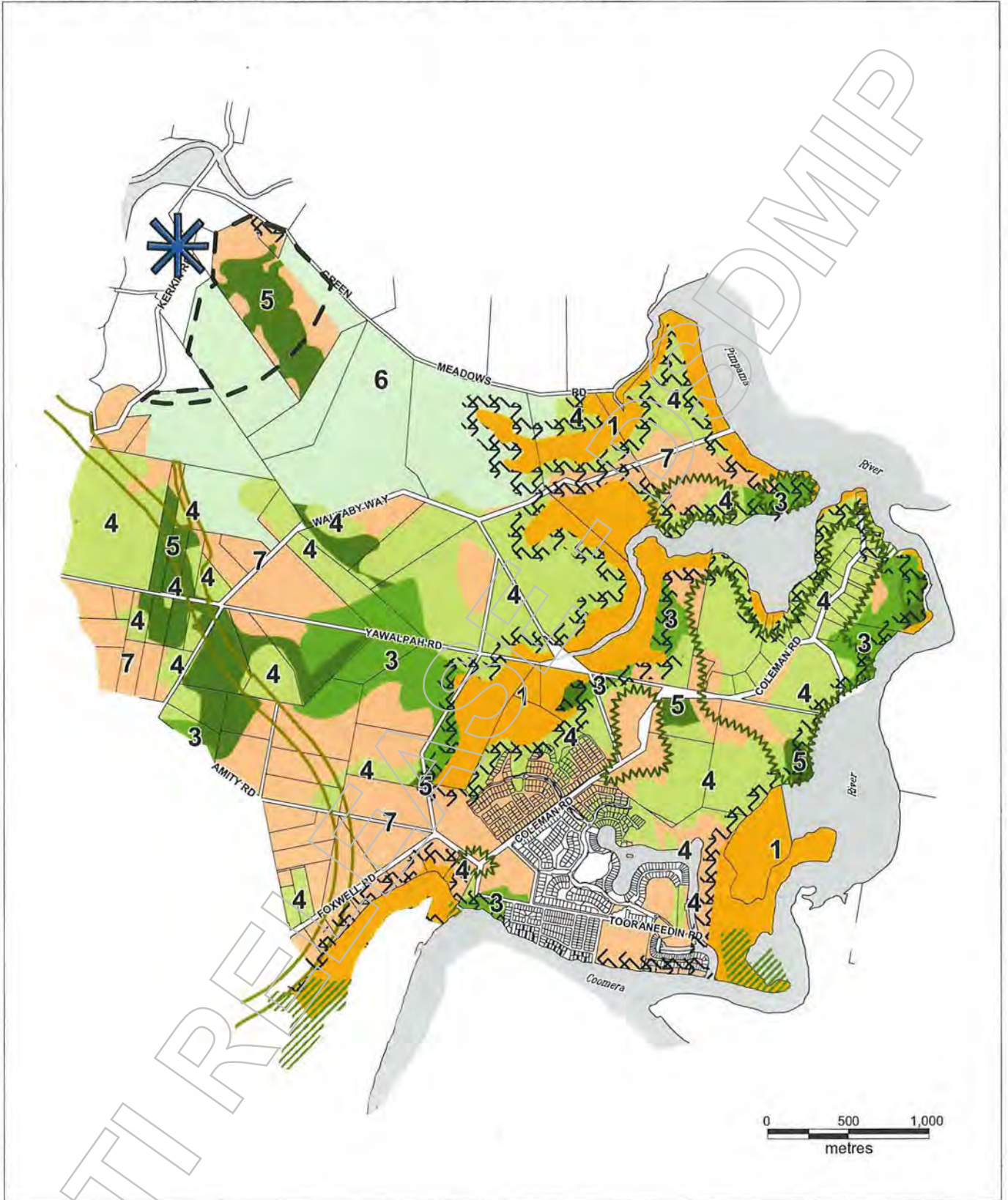


**EXISTING DEVELOPMENT RIGHTS**  
**PLAN 4** MORRIS INTERNATIONAL

DATE : 27 MAR 2009 DWG NAME : 23806\_DEV

DWG # 23806-01





Legend

	EM1.1 TIDAL AND INTERTIDAL AREAS		EM1.6 SUGAR CANE AREAS
	EM1.2 AREAS FRINGING TIDAL AND INTERTIDAL AREAS (100 METRES WIDE)		EM1.7 PREFERRED DEVELOPMENT AREAS
	EM1.3 HIGH TERRESTRIAL CONSERVATION SIGNIFICANCE AREAS		LANDSCAPE PROTECTION AREAS
	EM1.4 MODERATE TERRESTRIAL CONSERVATION SIGNIFICANCE AREAS		PIMPAMA WATER RECLAMATION FACILITY
	EM1.5 REHABILITATION AREAS - TERRESTRIAL		BUFFER TO WATER RECLAMATION FACILITY
	EM1.5 REHABILITATION AREAS - WETLAND		INTRAREGIONAL TRANSPORT CORRIDOR

© Gold Coast City Council 2004  
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## More land needed for Coast population boom

IF more greenfield sites are not opened up for development, the Gold Coast and southeast Queensland will be unable to accommodate growing populations, researcher Michael Matusik says.

Mr Matusik said that according to the draft 2009 Southeast Queensland Regional Plan Review, the Gold Coast would need 137,500 dwellings by 2031.

About 80,000 of those would be developed on existing urban land.

He said the balance should be built through broad hectare development, including on land at Coomera.

"Our analysis of market trends, land ownership and census data suggests that the Gold Coast will not be able to accommodate anywhere near an additional 137,500 new dwellings," he said.

RTI RELEASE SECTORS SDMIP



Please quote: 3374

Wednesday, 6 May 2009

[REDACTED]  
C/ [REDACTED]  
Partner, Conics (Brisbane) Pty Ltd  
PO Box 1559  
Fortitude Valley QLD 4006

Dear [REDACTED]

The Department of Infrastructure and Planning would like to thank you for your submission in response to the draft *South East Queensland Regional Plan 2009–2031* (draft SEQ Regional Plan) released on the 7 December 2008.

The Department of Infrastructure and Planning has registered your letter as a formal submission on the draft SEQ Regional Plan under the *Integrated Planning Act 1997*. It has been registered as submission number 3374.

The issues raised in your submission will be evaluated and considered by the Department in the finalisation of the draft SEQ Regional Plan consultation report.

The consultation report will summarise all issues raised during public consultation and will inform the review of the SEQ Regional Plan prior to its release in July 2009.

If you wish to provide further information in support of your submission, please quote the above submission reference number. Thank you again for your interest in the draft SEQ Regional Plan. If you require any additional information, please phone 1800 070 609 (free call).

Yours sincerely

  
David Rowland  
**Director, SEQ Regional Plan Review**  
**Department of Infrastructure and Planning**

Ground Floor  
63 George Street  
PO Box 15009  
City East Queensland 4002  
Telephone +61 1800 070 609 free-call  
Facsimile +61 7 3235 4071  
Website [www.dip.qld.gov.au](http://www.dip.qld.gov.au)



23823

Submission cover form

3374

RECEIVED  
01 MAY 2009  
SEQ REGIONAL PLAN

# Submission cover form

## Draft South East Queensland Regional Plan 2009–2031

You are invited to use this form to complete your submission or to use it as a cover sheet and attach it to a more detailed submission.

All information collected from these submissions will help inform the finalised *South East Queensland Regional Plan 2009–2031*.

### How to make your submission count

For the purposes of feedback, a properly made submission must:

- include the name and address of the submitter
- be made in writing, and signed by each person who has made the submission

- respond under the headings of the draft SEQ Regional Plan or draft state planning regulatory provisions and other matters for consideration.

Information considered confidential should be clearly identified. Please note submissions may be accessed under the *Freedom of Information Act 1992*.

### Some information about you

[Redacted area]

### Do you represent an interest group?

- |                                              |                                                      |                                            |                                                                         |
|----------------------------------------------|------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Academic            | <input checked="" type="checkbox"/> Landholder       | <input type="checkbox"/> Recreation        | <input type="checkbox"/> Community group<br>(please specify) _____      |
| <input type="checkbox"/> Urban development   | <input type="checkbox"/> Mining                      | <input type="checkbox"/> Rural communities | <input type="checkbox"/> Indigenous community<br>(please specify) _____ |
| <input checked="" type="checkbox"/> Economic | <input type="checkbox"/> Primary production          | <input type="checkbox"/> Tourism           | <input type="checkbox"/> Industry group<br>(please specify) _____       |
| <input type="checkbox"/> Environmental       | <input type="checkbox"/> Natural resource management | <input type="checkbox"/> Local government  | <input type="checkbox"/> Other<br>(please specify) _____                |





Our Ref: **23823**  
Date: **01/05/09**  
Attn: **SEQ Regional Plan Review Team**

Conics (Brisbane) Pty Ltd  
ACN 010 370 448

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f +61 7 3237 8833  
e brisbane@conics.com.au

Brisbane Office  
743 Ann Street (PO Box 1559)  
Fortitude Valley Queensland  
Australia 4005

Draft South East Queensland Regional Plan Review Feedback  
Department of Infrastructure and Planning  
Reply Paid 15009 City East  
Brisbane Qld 4002

## Via Mail & Email

Dear Sir / Madam

**RE: SUBMISSION TO THE SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW HAVING REGARD TO 290 COLMAN ROAD, COOMERA**

This submission to the draft South East Queensland Regional Plan 2009-2031 (herein referred to as the draft SEQRP 09) relates directly to land owned by [REDACTED] and located at 290 Colman Road, Coomera. The submission however is written in the context of the broader locality to which it relates, being the Coomera peninsula. The land is more properly described as Lot 30 on RP200827 and has an area of approximately 18 hectares. It is part of a larger peninsula of land (herein referred to as the Coomera peninsula) in the locality of the existing Coomera Waters development and bounded by the Coomera River to the south and east, McCoys Creek to the north and the Inter-regional transport Corridor (IRTC) to the west. (Refer Plan 1 – Existing Urban Footprint Boundary).

## INTRODUCTION

A review of the draft Regional Plan and its associated mapping has identified the land as being included within the Regional Landscape and Rural Production Area (RLRPA), which places the site outside of the Urban Footprint. The purpose of this submission is to outline the grounds we consider appropriately justifies the inclusion of the subject land as part of the Coomera peninsula, within the Urban Footprint. The peninsula is adjacent to the existing Coomera Waters development and is bound on effectively three sides by the meandering watercourses of McCoys Creek and the Coomera River.

This letter will seek to demonstrate to the Department that the subject site, along with the broader Coomera peninsula, can be carefully and selectively developed in a manner that will facilitate the ability to secure lands within the peninsula to provide completion of a well connected publicly accessible conservation corridor underpinned by the Coomera Waters development. Allowing so would thereby enable the efficient utilisation of well serviced balanced land for development. The following attachments show the location of the land within the context of the wider peninsula and the changes which we seek to be made to the Urban Footprint based on the justifications outlined in the balance of this letter.

- Plan 1 – Existing Urban Footprint Boundary
- Plan 2 – Proposed Urban Footprint Boundary of the immediate surrounds
- Plan 3 – Proposed Urban Footprint Boundary of the broader locality





## JUSTIFICATION FOR THE INCLUSION OF THE COOMERA PENINSULA WITHIN THE URBAN FOOTPRINT

The following arguments provide justification as to why the Coomera peninsula (containing the land owned by our Client) should be considered as part of the Urban Footprint.

### Relationship to the Existing Urban Footprint

The Coomera peninsula immediately adjoins land contained in the Urban Footprint, being the Coomera Waters development. This estate has adequately demonstrated that it is possible to deliver a well designed and highly sought after quality residential development within this locality. The balance of the peninsula would form a natural progression of residential development and would likely include significant tracts of publicly accessible open space and biodiversity protection areas. This would consolidate the open space / conservation corridor along the southern extent of the McCoys Creek, which would be secured under the guidance and assessment of the Gold Coast City Council.

The subject site is in close proximity to existing infrastructure and services established by the Coomera Waters development. This includes;

- Water and sewer reticulation upon extension from the Coomera Waters development, including a supplementary recycled water supply from the Pimpama water treatment plant;
- A 7.5km upgrade to Colman Road which services the peninsula and provides a 10 minute, 8.5km car journey and greatly improved cycle access to the Pacific Motorway and which need only be extended by a further 400m to provide upgraded access to the subject site;
- Convenience retail and commercial services located 3.5km away at the Coomera Waters Marina Village;
- Greater shopping services to be delivered with the Coomera Town Centre which will be 10 minutes drive and 20 minute cycle once completed;
- Coomera Train Station only a 10 minute, 8km journey away which provides excellent public transport connectivity and park and ride facilities linked to pedestrian and cycle paths;
- Existing and future bus services on Colman Road to service the existing and future residents of Coomera Waters and surrounding developments;
- 72ha of open space networks (62ha of which are publicly owned) that are well established with significant tracts of publicly accessible trail networks located within and around the Coomera Waters development, and which would be naturally expanded upon with any subsequently approved development within the Coomera peninsula.

The retention of these land parcels in the RLRPA will curtail the ability to secure and make publicly available the landscape and open space values present in this locality, specifically the southern McCoys Creek riparian zone and will undermine the investments put forward by Council and other developments in the area which rely on a solid local population to ensure viability and infrastructure efficiencies.

### Biodiversity and Open Space Values Identified by the SEQRP 09

The draft SEQRP 09 maps portions of the subject site, and broader Coomera peninsula, as having significant biodiversity values of 'State Significance including habitat for rare and threatened species'. The stated intent of Chapter 2 of Part D of the Draft SEQRP 09 is to 'protect, manage and maintain the regions significant biodiversity values and supporting ecological processes' through policies including 'identify biodiversity networks to protect and manage areas with significant biodiversity values, rehabilitate degraded areas critical to the resilience and functionality of the network, and integrate with adjacent regional and local networks'.

The existing use rights available to the subject site and broader Coomera Peninsula greatly inhibit the ability to ensure the land mapped as having biodiversity values is protected into the future. These rights also limit the ability for the land to be managed effectively in order to maintain value, and rehabilitate degraded areas of significant habitat. The site has direct frontage to the Coomera River and the current land owner has undertaken responsible domestic land management to ensure minimal impacts on the environs such as sealed





access roads, weed management, use of native species, vegetated buffers to sensitive areas and erosion and sediment control (we include with this letter photos of the site to demonstrate the current site conditions for your information). Unfortunately, these practices can alter with changes in ownership. Inclusion of this land into the Urban Footprint and its ultimate careful and selective redevelopment will allow measures to be put in place to provide protection of the sensitive foreshore areas through the required provision of buffers and public land dedication that would occur as a consequence of development. Appropriate development will additionally provide an opportunity for significant rehabilitation works to be undertaken in the ecologically diverse riparian habitat areas. The designation of this land within the Urban Footprint will ensure that the balance of the principles and policies contained within the Regional Plan can be implemented through subsequent development applications.

Inclusion of this land into the Urban Footprint and its ultimate careful and selective development will ensure protection of the sensitive areas through a consolidated, well planned rehabilitation and dedication program undertaken as part of the creation of a more appropriate form of development than the one foreseeable under a RLRPA designation.

It would therefore seem appropriate, logical and reasonable, given the existing development associated with the Coomera Waters development which has successfully occurred within the Coomera peninsula, to adopt McCoys Creek and the Coomera River as the logical and natural northern and southern boundaries to urban development and therefore the Urban Footprint.

#### **Relationship to the Gold Coast Planning Scheme**

The Gold Coast Planning Scheme currently designates a small part of the subject site as EMU7 -'Preferred Development Area' within the East Coomera/Yawalpah Structure Plan (refer attached LAP Map 13.2) with the balance largely designated as EMU 2 and 3. This land parcel therefore has been deemed appropriate in part for development by Council, notwithstanding the limitations imposed by the current Regional Plan. Conics has ground truthed the environmental assets of this site however and are of the opinion that further portions of the EMU 3 designated area of this land suitable for development, as it does not reflect the character nor provide for the intent of the EMU3 designation it otherwise maintains. We acknowledge though that this is a matter to be dealt with during any Development Application assessed by Council.

Should the Department include this land in the Urban Footprint, the State Government should feel confident that the strong environmental and open space provisions contained within the Gold Coast City Planning Scheme can manage the range of constraints presented by the land to ensure the highest quality environmental outcomes will result from the development of this, and surrounding parcels of land.

#### **Existing Use Rights will Result in Low Quality Environmental and Social Outcomes**

The intent of the draft SEQRP is not just to protect the region from urban sprawl. It is a document which ensures a balanced approach is taken to both limit this sprawl and to create healthy, inclusive communities in sustainable and well designed developments. As discussed briefly above, retaining the existing large rural residential parcel in one ownership presumes that in order to ensure protection of the previously mentioned biodiversity values of the site, the land owner will manage their land with respect and employ reasonable land use management practices. While this is currently the case, ownerships change and therefore it must be also be accepted that land management styles change as well. There is therefore a risk that the ongoing exclusion of this parcel, and similarly those surrounding it within the Coomera peninsula, will result in individuals exercising their rights to undertake further uncontrolled clearing resulting in extensive areas of unmaintained yards that exhibit poor erosion and sediment control, promote weed infestation and limited biodiversity values. Owners are likely to keep uncontrolled domestic pets such as cats and dogs which present a clear danger to endemic fauna. Owners may also keep domestic livestock such as horses, cows, sheep and goats which, with their hard hoofs and roaming tendencies, will inflict lasting damage to the sensitive tidal fringe areas surrounding the peninsula. Being located within the Urban Footprint provides security that the environmental and social outcomes of the Regional Plan can be achieved.





### **Social Benefits**

Development over the Coomera peninsula would result in improved social benefits to the public, particularly with respect to environmental outcomes for the area, security of land conservation through public ownership and public access to the natural open space areas. The potential for public access to lands adjoining the Coomera River is currently being increased with the development of the final stages of Coomera Waters. In conjunction with the existing Council owned 10ha parcel of land south of the site (Lot 58 on WD6009), the site has the possibility of continuing the publicly accessible and protected land along the Coomera River and providing road access into these areas. Interactive educational opportunities may be afforded in public areas, such as along the walkways and interpretive trail networks with scenery tracks to be continued along the foreshore and natural areas. It would allow, in addition to greater public awareness and involvement, opportunities to highlight the significant environmental values of the region to the community, particularly with respect to the area's key role in the Moreton Bay Marine Park.

### **Economic Benefits**

The expansion of the Urban Footprint over this land would support the strategic planning intent for the area as outlined in the East Coomera Yawalpah Structure Plan, to create recreation and eco-tourist orientated development based upon the environmental and landscape qualities of the site while preserving those areas of land within and fringing tidal zones. As such, opportunities for eco-tourism ventures encouraged by the Gold Coast Planning Scheme that are ancillary to the low density residential development could be allowed to establish in the area to take advantage of the aesthetic value and environmental amenity.

The development of this parcel of land and the broader Coomera peninsula in a similar fashion to the Coomera Waters model could potentially deliver not only immediate employment during the development's construction phase, but also ongoing employment for various sectors including body corporate management, caretaking management, caretaking, security services, fauna and flora monitoring and maintenance, infrastructure maintenance, etc.

Furthermore, the additional people attracted to the area, including residents, visitors and the public, would result in net increased revenue to local businesses, particularly the Coomera Waters Marina Village precinct and the growing Coomera Town Centre. Both of these above outlined social and economic benefits of the site's inclusion into the Urban Footprint will further contribute to building an inclusive community with a high level of environmental and social wealth.

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One of the key objectives of the current Regional Plan is to consolidate urban development within the existing urban footprint, to accommodate the anticipated population growth of South East Queensland until the year 2026. It was recognised by the State Government that the projected growth that formed the basis of the current Regional Plan is below the actual situation and that the now draft Regional Plan horizon has been extended to 2031 as part of the review.

The exclusion of selected portions of the Coomera peninsula from the Urban Footprint does not demonstrate efficient consolidation of land for urban purposes. Given Coomera Waters development, McCoys Creek and the Coomera River present natural geographical boundaries to the peninsula and as such, allowing development to occur in these areas will not lead to incremental creep into other 'rural areas'. We suggest the exclusion of the Coomera peninsula area from the Urban Footprint is more likely to further erode the other equally important principles of the Regional Vision.

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## CONCLUSION

In summary, it is considered that by expanding the Urban Footprint to include the entire Coomera peninsula there will be significant benefits to the wider state and local communities by providing long term security for environmental, social and economic outcomes. Careful and selective development of appropriate areas of land within the Coomera peninsula, including parts of the subject site, will facilitate the ability to secure lands within the peninsula for public use/access and conservation while allowing the efficiently utilised and well serviced balance land to be used for development. Any development of the subject site would likely be one that is carefully managed in a holistic and planned manner via a Community Titled arrangement that secures land for both development, environmental and conservation purposes similar to that being delivered in Coomera Waters. Failure to do so however, allows an owner to exercise their right to undertake associated clearing which will ultimately result in the incremental domestication of the balance of the allotments and a corresponding loss of environmental quality.

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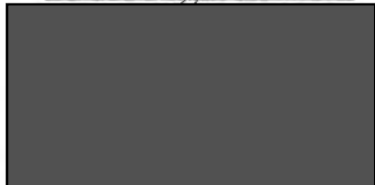
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We trust this information is sufficient for your purposes. However should you require any further details or clarification, please do not hesitate to contact the writer or [REDACTED] by telephone on 3237 8899.

Yours faithfully  
CONICS BRISBANE PTY LTD



Partner / Senior Planner

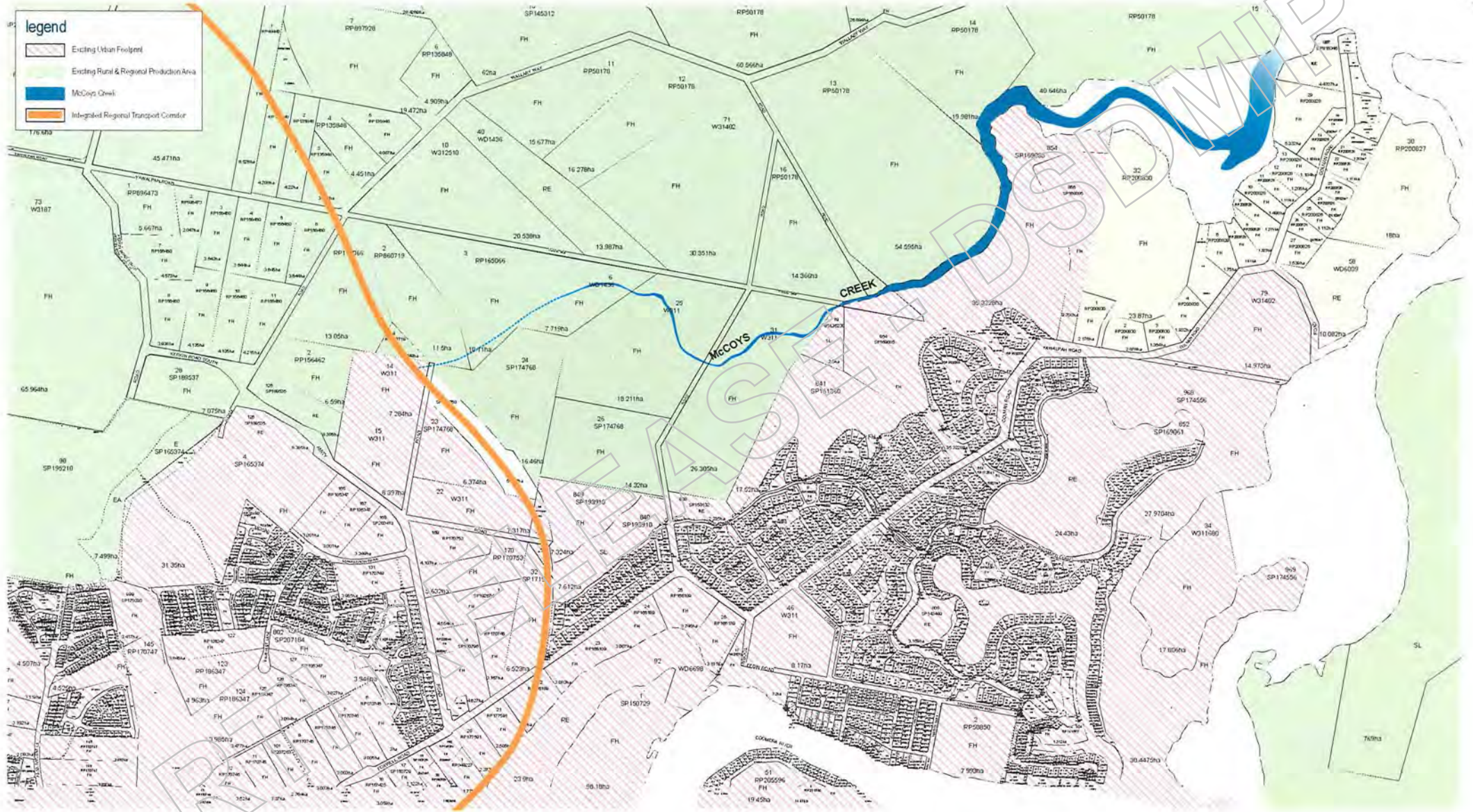
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            Photos of the subject site  
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cc      [REDACTED]

RTI R

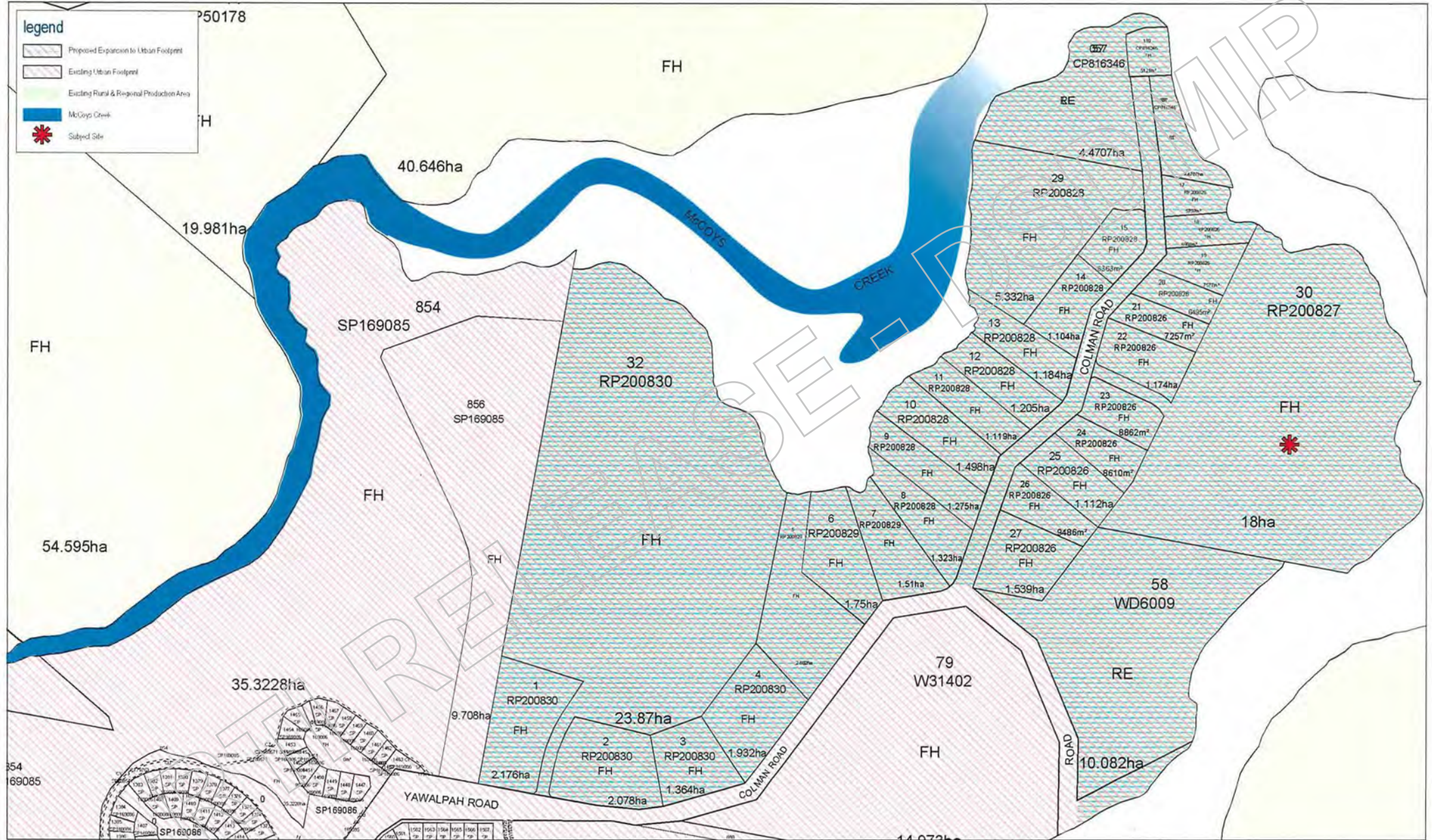






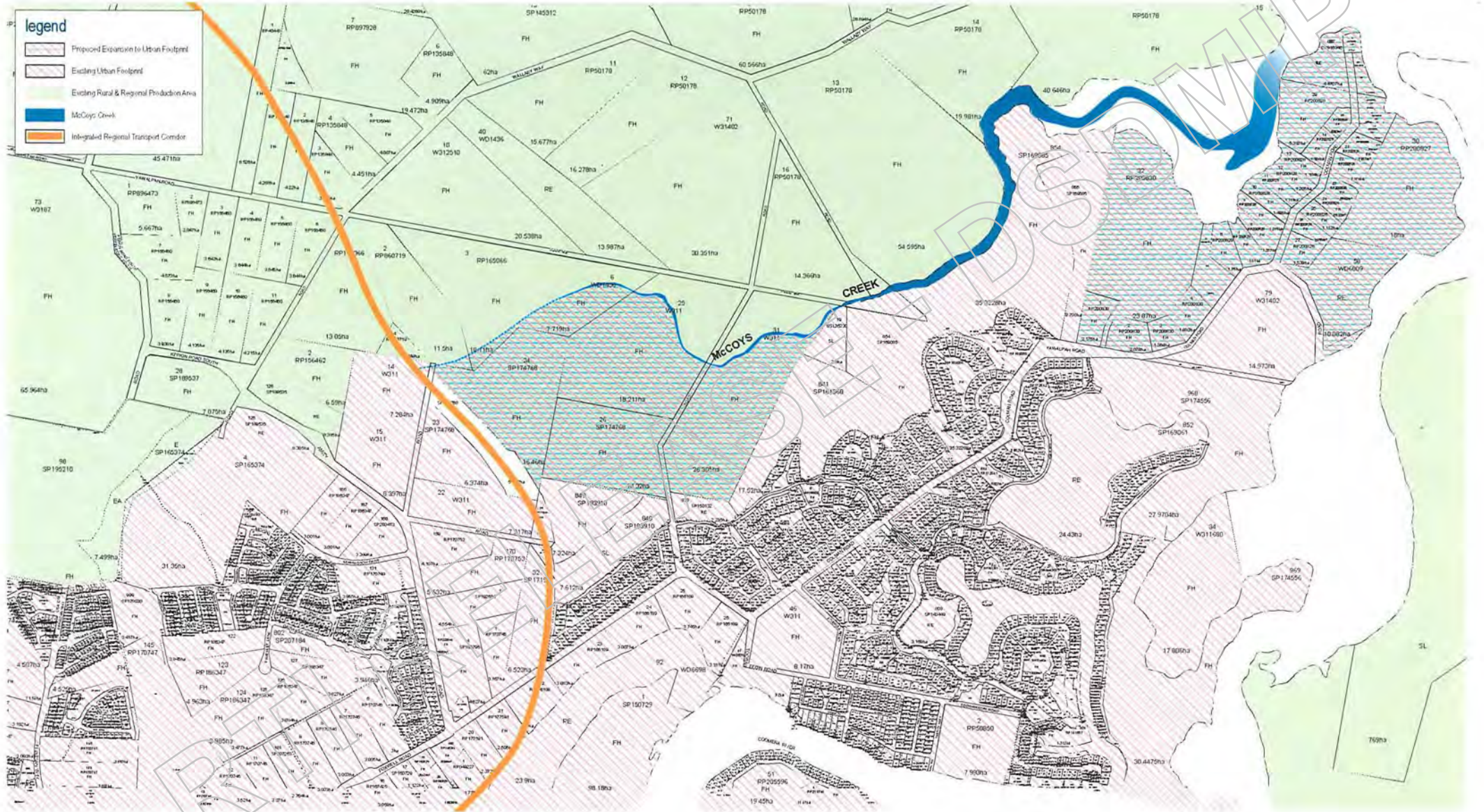
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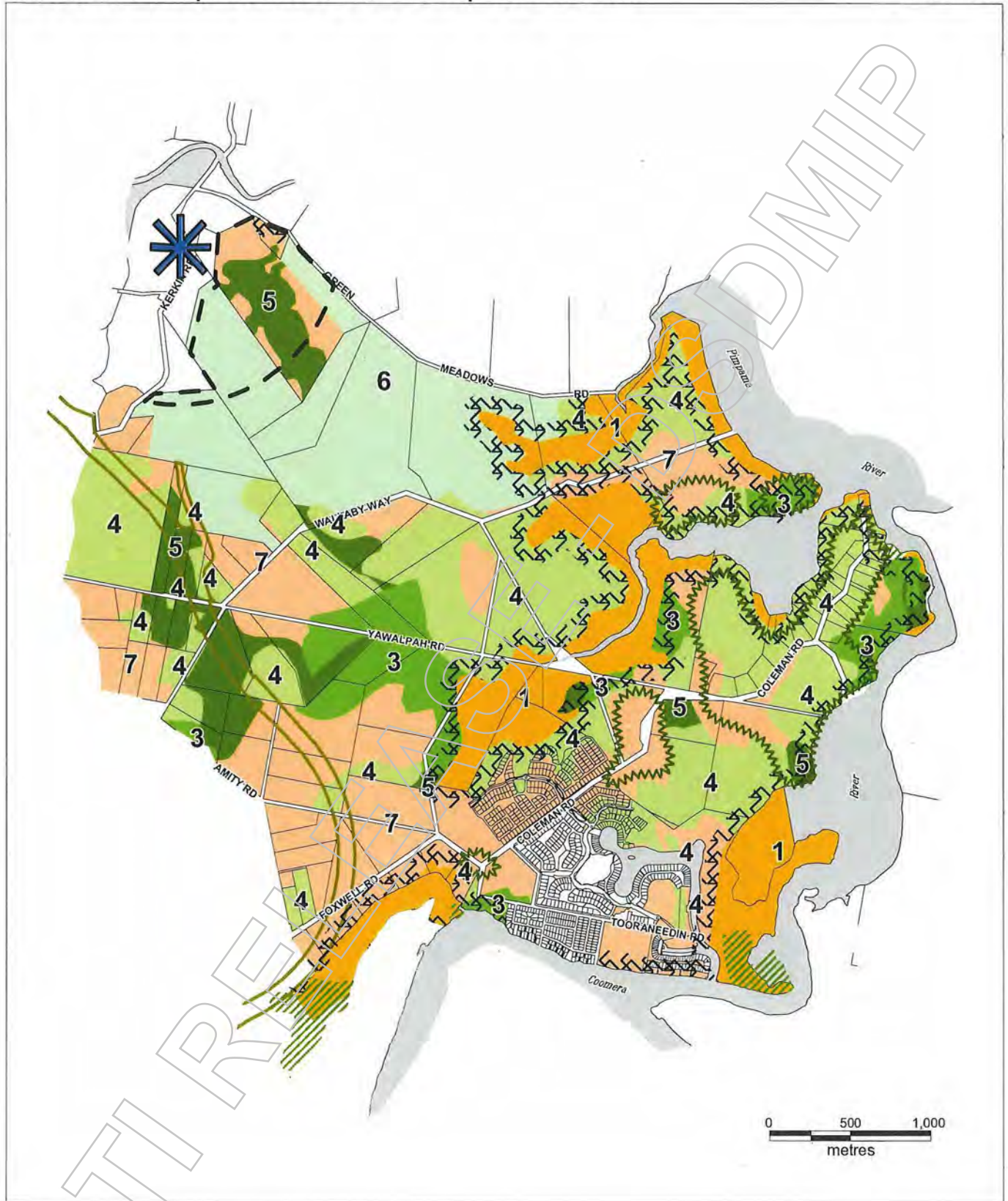
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Date: May 2019  
Scale: 1:10000 @ A2





Legend

1 EMU1 TIDAL AND INTERTIDAL AREAS	6 EMU6 SUGAR CANE AREAS
2 EMU2 AREAS FRINGING TIDAL AND INTERTIDAL AREAS (100 METRES WIDE)	7 EMU7 PREFERRED DEVELOPMENT AREAS
3 EMU3 HIGH TERRESTRIAL CONSERVATION SIGNIFICANCE AREAS	LANDSCAPE PROTECTION AREAS
4 EMU4 MODERATE TERRESTRIAL CONSERVATION SIGNIFICANCE AREAS	PIMPAMA WATER RECLAMATION FACILITY
5 EMU5 REHABILITATION AREAS - TERRESTRIAL	BUFFER TO WATER RECLAMATION FACILITY
5 EMU5 REHABILITATION AREAS - WETLAND	INTRA REGIONAL TRANSPORT CORRIDOR

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290 Colman Road Coomera – Site Photos  
Taken on 16 February 2009



23823





290 Colman Road Coomera – Site Photos  
Taken on 16 February 2009



RTI RELEASE - DSDMIP







## More land needed for Coast population boom

If more greenfield sites are not opened up for development, the Gold Coast and southeast Queensland will be unable to accommodate growing populations, researcher Michael Matusik says.

Mr Matusik said that according to the draft 2009 Southeast Queensland Regional Plan Review, the Gold Coast would need 137,500 dwellings by 2031.

About 80,000 of those would be developed on existing urban land.

He said the balance should be built through broad hectare development, including on land at Coomera.

"Our analysis of market trends, land ownership and census data suggests that the Gold Coast will not be able to accommodate anywhere near an additional 137,500 new dwellings," he said.

RTI RELEASE

1201

Date: 24 February 2005  
Contact: Harvey Walsh  
Location: Nerang Office  
Telephone: (07) 5582 8713  
Reference: PD113/945(P1)

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No.	05/10573
	CSS 2687/34



Mr Michael Kerry  
Executive Director  
Office of Urban Management  
Level 4 / 61 Mary Street  
BRISBANE QLD 4000

Dear Mr Kerry *Michael*

**GOLD COAST CITY COUNCIL SUBMISSION FOR DRAFT SEQ REGIONAL PLAN**

I am pleased to enclose a submission from Gold Coast City Council in response to the Draft South East Queensland Regional Plan.

Gold Coast City Council affirms strong support for the Draft South East Queensland Regional Plan 2004. Notwithstanding this, Council also believes that the plan will need committed political and agency support to achieve its various initiatives. Council looks forward to working closely with other municipalities, State government agencies and other stakeholders to strengthen and implement the regional plan.

The submission has two parts:

- A text document titled "GOLD COAST CITY COUNCIL RESPONSE TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN 2004 Submission to Office of Urban Management 24 February 2005"; and
- A map titled "RECOMMENDED CHANGES TO DRAFT SEQ REGULATORY MAP FOR GOLD COAST CITY COUNCIL AREA Submission to Office of Urban Management 24 February 2005".

*NOTE* →

The map depicts the changes referred to in the text as well as further minor inconsistencies. The map also depicts other boundary changes proposed in a letter forwarded to your office on 27 January 2005.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Harvey Walsh on (07) 5582 8713.

Yours faithfully

Warren Rowe  
DIRECTOR PLANNING ENVIRONMENT & TRANSPORT  
for the Chief Executive Officer



RECEIVED  
25 FEB 2005



<b>Trimmed</b>	
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File No.	C552687/34

# **GOLD COAST CITY COUNCIL RESPONSE TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN 2004**

## **Submission to Office of Urban Management**

24 February 2005

GOLD COAST CITY COUNCIL RESPONSE TO THE DRAFT SOUTH EAST QUEENSLAND  
REGIONAL PLAN 2004

Submission to Office of Urban Management

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## Executive summary

Gold Coast Council affirms strong support for the intent and concept of the Draft South East Queensland Regional Plan 2004.

Council supports the overall simplicity of the regional plan - an urban footprint, a rural landscape/ rural production area, rural living and areas for further investigation. Council welcomes the legislative framework of the draft regional plan, including the immediate effect of the regulations so that outcomes are not thwarted by administrative time delays. Council supports the essential urban structure and growth management strategy model proposed. Particularly, Council commends the setting of clear statements about density, population and dwelling targets, including the promotion of higher density land use around Activity Centres, integrated transport systems and Local Growth Management Strategies, which will support infrastructure planning. Council supports the protection of a regional network of open space. Council supports identification of the fact that efficiency gains in water and energy are required to minimise environmental impact.

Importantly, Council believes the Draft South East Queensland Regional Plan 2004 aligns with the Strategic Priorities in the Gold Coast City Council Corporate Plan.

Council supports the adoption of monitoring mechanisms to enable ongoing evaluation, including the development of sustainability indicators. Because population targets and projections in the Regional Plan for the Gold Coast form the basis for infrastructure planning and expenditure, this data will also need to be continually reassessed and monitored.

Gold Coast City Council believes the Regional Plan will be further strengthened by measures which support increased population densities around activity centres while at the same time provide for nature conservation and recreational open space in the urban footprint. Council believes a closer alignment between those places where people live, those places where people work and study and improved public transport, will be critical factors in the success of the plan.

Council believes the draft regional plan will need State political and agency support to achieve density outcomes and effective Local Growth Management Strategies. Council looks forward to working closely with other Local governments, the State government and other required planning partners to strengthen and implement the regional plan for south east Queensland. Council acknowledges the need for political and agency support in the State sphere of government as well as with other Local Government Authorities to achieve the desired outcomes

Recommendations contained in this submission are as follows.

**Recommendation 1:** That for the purpose of the Draft SEQ Regional Plan Regulations Division 3, Section 4, Subsection 3 (c) (i), Gold Coast City Council defines those areas shown on the Gold Coast City Planning Scheme Overlay Map 1 - Rural Subdivision as included within the 1: 4 ha subdivision ratio category as being land designated for rural residential purposes and marked "Rural Living" on the Regulatory Maps of the Regional Plan.

**Recommendation 2:** That the SEQ Regional Plan be amended to include a Rural Living area including those areas currently included on the GCCC planning Scheme Overlay Map 1 1:4 ha category land and for land in the East Coomera/ Yawalpah Conservation LAP and the Inter-urban break Structure Plan.

**Recommendation 3:** That for the purpose of the Draft SEQ Regional Plan Regulations Division 3, Section 4, Subsection 2, Gold Coast City Council defines



14  
map  
map

those areas shown on the Gold Coast City Planning Scheme Overlay Map 1 - Rural Subdivision as included within the 1: 20 ha subdivision ratio category as being land designated for rural purposes.

**Recommendation 4.** That the area included in the Coomera/ Yawalpah LAP be designated a "Rural Living" Area on the Regional Land Use Map excluding those areas in the Coomera Waters Masterplan area; and that the area of the Coomera Waters Masterplan be included in the Urban Footprint.

**Recommendation 5.** That the Merrimac floodplain be included within the Regional Landscape and Rural Production Area within the SEQ Regional Land Use Map and other relevant regulatory maps.

**Recommendation 6 :** That the words "and ecological function" be added after the words "rural character" in the definition of "Inter-urban Break" contained in Table 1.

**Recommendation 7:** Strategy 2.22 add the words - 'having regard to energy and water efficiency as well as social sustainability issues such as disability access, safety in the home, crime prevention through environmental design and other principles of the Government's Smart Housing Program'

**Recommendation 8.** That the Plan be amended with the addition of Beenleigh, Ormeau, Southport, Bundall, Nerang, Surfers Paradise, Burleigh and Coolangatta/Tweed Heads as TOD sites.

**Recommendation 9.** That the Plan be amended to reflect Specialist Activity Centres at Yatala, Bond University and Griffith Campus on the Gold Coast through the addition of these places on Map 7.

**Recommendation 10.** That the Plan be amended to reflect the existing knowledge hub of Bond University through the inclusion of Bond University as a knowledge hub on Map 10.

**Recommendation 11.** That the SEQ Regional Plan include Coolangatta/Tweed Heads as a Major Centre and retain the specialist Activity Centre designation of the Gold Coast airport.

**Recommendation 12**

That 10 year infrastructure plans for south east Queensland be reviewed annually and tied to Local Growth Management Strategies.

**Recommendation 13.** That OUM prepare and release LGMS guidelines in partnership with Local Government and prior to or at the same time of the release of the Regional Plan.

**Recommendation 14.** That the Regional Plan contains, as part of Desired Regional Outcome 1 "Natural Environment, Resources and Rural Production", the following principle concerning climate change. **Principle:** Land use planning and the placement of infrastructure must have regard to potential impacts of predicted climate change.

**Recommendation 15.** That strategy 1.29 be changed to the following: Develop a regional greenhouse reduction strategy that incorporates regionally appropriate targets and assigns clearly defined responsibilities to relevant agencies.

**Recommendation 16.** That the Regional Plan include provisions to ensure that the bioregional corridors are refined, protected and rehabilitated to ensure their



ecological viability, in the Regional Landscape & Rural Production Area, the Rural Living area, the Urban Footprint area and the Investigation areas.

**Recommendation 17:** That the following strategy: "Prepare detailed local plans and implementation programs for Bioregional wildlife corridors, including the Gold Coast Inter urban break" be added to Part E Regional Growth Management Strategy.

**Recommendation 18.** Amend s2.3 to read, "Protect inter-urban breaks to separate and frame discrete urban settlement areas and provide ecological functions including wildlife corridors."

In Table 1 "Landscape corridors, Broad intent":

Add text "Landscape corridors are expanded where necessary to secure viable bioregional corridors for the long term movement of native species"; and

In Table 1 "Inter urban breaks, Broad intent:

Replace text "natural and rural character" with "ecological and rural character and function."

**Recommendation 19.** That the Regional Plan include a strategy for implementing Principles 3.1 - 3.8 that will ensure the inclusive strategies for building strong communities are adequately funded, have clear targets and have responsibility appropriately assigned for implementation action.

**Recommendation 20.** That the following words be added to the end of the section headed "Gold Coast" on p. 57 of the draft Regional plan that "It is important that the Gold Coast City Council and the State government work together to develop better access for people working or seeking employment in those northern parts of the Gold Coast that lack public transport."

**Recommendation 21**

That the current Urban Footprint and rural production and regional landscape boundaries be amended to allow for the enlargement of the urban footprint to accommodate future growth of the Gold Coast Northern Marine Precinct and that an Investigation Area be established adjacent to the expanded urban footprint area.

**Recommendation 22.** That the following strategy be added to the Regional Plan under Principle 5.2 Connecting people, places and activities: "Promote in partnership with the development industry and local government the development of a Walkable Neighbourhoods Code."

**Recommendation 23.** That the Regional Plan include following the strategy under Principle 6.7: "Design and site appropriate new development to reflect SEQ's subtropical climate in order to maximise livability, reinforce our unique sense of place, and minimise energy use and greenhouse gas emissions, as well as limiting resource consumption and waste."

**Recommendation 24.** That new wording for s6.23 be incorporated as follows: 'facilitate the delivery of natural gas reticulation infrastructure on a regional basis to maximise the diversity of energy supplies to new and existing developments'

**Recommendation 25.** That the Regional Plan includes after strategy 2.24 another strategy that states: 'Incorporate energy and greenhouse efficiency into the design of siting of all new developments'



**Recommendation 26:** That relevant sections of the strategy be amended to reflect the importance and impact of beach and waterway assets regarding protection, infrastructure provision and accessibility. Specifically:  
Amend Maps 3, 4 & 5 (pages 22- 24) to indicate/identify Beach/foreshore in relation to the concepts related in those maps. Amend "Map 10 - Economic Activity" (Page 48) to identify the beaches and waterways as a location of economic activity (related to their pivotal role in the Tourism industry); and  
Amend of S1.21 to recognise the important role of beaches and waterways to the recreational/tourism network.

**Recommendation 27:** That Map 10 is amended to indicate/identify waterways as a key area for recreation/tourism/marine industry.

**Recommendation 28:** That a new Principle (Principle .12?) be introduced as follows: Solid Waste Management - Waste and recycling collection services and a variety of waste disposal options be developed to meet the social, economic and environmental demands of a growing south east Queensland

**Recommendation 29:** That a new strategy be incorporated to support energy Principle 6.9 as follows:

"Identify areas with potential for renewable energy generation and protect from inappropriate or incompatible development".

**Recommendation 30** (Ref. to p. 73 or draft Regional Plan).

Change indicator 20 to read "Per capita energy consumption by source"; and  
Add following indicator: "Energy generated from renewable sources"

Add the following indicators to Table 4:

- "Area of bioregional corridor protected"
- "Area of degraded or cleared bioregional corridor rehabilitated"
- "Area of degraded or cleared inter-urban break rehabilitated"

**Recommendation 31:** That OUM update the cadastral boundaries used in the regional plan maps with those changes determined by DNRM so that Local Authority planning scheme and OUM regional maps can be digitally layered.

**Recommendation 32** That map 5 (Publicly Accessible Regional Open Space) be expanded to include relevant regional open spaces acquired by Local Governments.



## 1. Alignment with Corporate Plan

There appears to be a high level of congruency between the strategic intent of the Gold Coast City Council Corporate Plan and the draft SEQ regional plan. The clear linkage is illustrated below:

SEQ Plan Priority	Corporate Plan Strategic Priority
<i>Natural Environment, Resources and Rural Production</i>	<i>Diversify and strengthen the Economy Preserve and Enhance the Natural Environment</i>
<i>Urban Form</i>	<i>Land use and Development Control</i>
<i>Strong Communities</i>	<i>Safe Community Community Capacity Building Cultural Development Community Health &amp; Individual Well-being</i>
<i>A Diverse Economy</i>	<i>Diversify and Strengthen the Economy</i>
<i>Integrated Transport</i>	<i>Transport Planning</i>
<i>Infrastructure and Services</i>	<i>City Assets</i>
<i>Engaging Aboriginal and Torres Strait Islander Peoples</i>	<i>Community Health and Individual Well being</i>

## 2. Regulations - Impact on Councils

### 2.a Definitional matters - Park Living, Rural Residential and Rural definitions.

#### 2 a i Issue: Rural Residential

Gold Coast Council distinguishes "Park Living", "serviced" larger semi-urban allotments, from un-serviced "rural residential" development. For this reason, land designated "Park living" in the Gold Coast Planning Scheme has been included within the Urban Footprint area of the Regional Plan.

Gold Coast City Council's Planning Scheme does not have a "rural residential" category of land use. "Rural residential"-type land in the GCCC Scheme is designated either "Park Living" or "Rural". Within the Rural domain, two types of "rural" have been recognised - that which can be subdivided into 4ha lots and that which can be subdivided into 20 ha lots. GCCC propose that land able to be subdivided into 4 ha lots be designated "Rural Living" in the Regional Plan.

**Recommendation 1:** That for the purpose of the Draft SEQ Regional Plan Regulations Division 3, Section 4, Subsection 3 (c) (i), Gold Coast City Council defines those areas shown on the Gold Coast City Planning Scheme Overlay Map 1 - Rural Subdivision as included within the 1: 4 ha subdivision ratio category as being land designated for rural residential purposes and marked "Rural Living" on the Regulatory Maps of the Regional Plan.

**Recommendation 2:** That the SEQ Regional Plan be amended to include a Rural Living area including those areas currently included on the GCCC planning Scheme Overlay Map 1 1:4 ha category land and for land in the East Coomera/ Yawalpah Conservation LAP and the Inter-urban break Structure Plan.

#### 2 a ii Issue: 100 ha subdivision in the Regional Landscape and Rural Production area

GCCC does not support the 100 hectare minimum subdivision in the Regional Landscape Rural Production area. Council would support a Local Authority by Local Authority approach whereby variations to the 100ha minimum subdivision are allowed, provided the objectives of Regional Landscape and Rural Production Area are achieved.

**Recommendation 3:** That for the purpose of the Draft SEQ Regional Plan Regulations Division 3, Section 4, Subsection 2, Gold Coast City Council defines those areas shown on the Gold Coast City Planning Scheme Overlay Map 1 - Rural Subdivision as included within the 1: 20 ha subdivision ratio category as being land designated for rural purposes.

### 2.b Map Boundary Changes

#### 2 b Issue: East Coomera

The East Coomera area is included in the Draft Regional Plan within the Regional Landscape and Rural Production area. The area has a Structure plan within the Gold coast Planning Scheme, which allows development that can best be regulated under the SEQ Regional Plan designation of "Rural Living".

**Recommendation 4.** That the area included in the East Coomera/ Yawalpah Conservation LAP be designated a "Rural Living" Area on the Regional Land Use Map excluding those areas in the Coomera Waters Masterplan area and Tooraneedin Village; and that the area of the Coomera Waters Masterplan be included in the Urban Footprint.



### 3. Preferred Pattern of Development

Council supports the overall simplicity of the regional plan - an urban footprint, a rural landscape/ rural production area, rural living and areas for further investigation.

Council supports the essential urban structure and growth management strategy model proposed. The inclusion of the Gold Coast hinterland, southern Moreton Bay and the Gold Coast Canelands in the Regional Landscape & Rural Production Area is supported. Council commends the promotion of higher density land use around Activity Centres, integrated transport systems and Local Growth Management Strategies, which will support infrastructure planning.

#### 3 a Issue: Green Heart

The Carrara/Merrimac floodplain is Australia's largest urban floodplain at approximately 2, 000 ha. It offers the potential to be the Gold Coast's Green Heart and provide a diverse range of regionally significant benefits including:

- Critical flood storage capacity
- Important biodiversity protection
- Valuable inter-suburban break
- Significant recreation opportunities
- Protection of important landscape values

Identifying this area within Regional Landscape and Rural Production Area would provide a higher order protection for the longer-term intentions of this site while highlighting its importance for the region.

**Recommendation 5.** That the Merrimac floodplain be included within the Regional Landscape and Rural Production Area within the SEQ Regional Land Use Map and other relevant regulatory maps.

#### 3 b Issue: Inter-urban Break

Council supports the concept of Inter-urban Breaks and the protection of Inter-urban Breaks and would like to emphasize their ecological role as well as their character role. The ecological function, in the case of the Inter-urban break on the Gold coast south of the Pimpama River. Is to connect hinterland and coastal habitats.

**Recommendation 6:** That the words "and ecological function" be added after the words "rural character" in the definition of "Inter-urban Break" contained in Table1.

#### 3 c Issue: Appropriate design of new housing.

GCCC is aware and supportive of the Government's Smart Housing Program'

**Recommendation 7:** Strategy 2.22 add the words - 'having regard to energy and water efficiency as well as social sustainability issues such as disability access, safety in the home, crime prevention through environmental design and other principles of the Government's Smart Housing Program'

4. Population Projections/Infill targets/Greenfield Densities.

4 a Issue: Population projections

Council commends the setting of clear statements about density, population and dwelling targets. Council is preparing Priority Infrastructure Plans based on PIFU (Population and Infrastructure Forecasting Unit) projections modified for local conditions. These modifications are still being calculated and will be discussed with PIFU prior to being used as a basis for Council's infrastructure work.

Gold Coast has achieved above average population densities in designated parts of the City in the past and will continue to do so in the future. However Gold Coast Council is achieving higher densities primarily on the high-rise coastal strip. Higher densities are difficult to achieve in the "Greenfield" areas. Council believes the draft regional plan will need political and agency support to achieve density outcomes and effective Local Growth Management Strategies.

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## Activity Centres/Transit Orientated Developments

Gold Coast is supportive of the activity centre model and transit oriented development (TOD).

Council believes the draft regional plan will need State political and agency support to achieve density outcomes and effective Local Growth Management Strategies. State political and agency support will be especially important in the effective development of Activity Centres. Activity Centres presuppose infrastructure, for example quality public transport. The extent that planning is integrated and the extent that infrastructure is funded will underpin the success or otherwise of Activity Centres. Council looks forward to working closely with the State government to strengthen and implement Activity Centres and Transit Orientated Developments and Local Growth Management Strategies as part of the regional plan for south east Queensland.

The potential TOD sites on the Gold Coast (Coomera, Helensvale, Robina and Reedy Creek shown in Inset 2 of Map 9 on page 38 of the draft SEQ plan) are complemented in the Gold Coast Planning Scheme and Council policy by additional centres at Beenleigh, Ormeau, Southport, Bundall, Nerang, Surfers Paradise, Burleigh and Coolangatta/Tweed Heads.

**Recommendation 8.** That the Plan be amended with the addition of Beenleigh, Ormeau, Southport, Bundall, Nerang, Surfers Paradise, Burleigh and Coolangatta/Tweed Heads as TOD sites.

The plan nominates Gold Coast Airport precinct as a specialist activity centre, but not the university or industrial specialist activity centres on the Gold Coast, namely Bond University, Griffith University or Yatala. Bond University is a knowledge hub contributing to economic growth and research outcomes for the region.

**Recommendation 9.** That the Plan be amended to reflect Specialist Activity Centres at Yatala, Bond University and Griffith Campus on the Gold Coast through the addition of these places on Map 7.

**Recommendation 10.** That the Plan be amended to reflect the existing knowledge hub of Bond University through the inclusion of Bond University as a knowledge hub on Map 10.

Coolangatta/Tweed Heads warrants special mention. The SEQ Regional Plan has not included Coolangatta/Tweed Heads in any section of the document. The Gold Coast Planning Scheme has designated Coolangatta/Tweed Heads as a regional centre for Gold Coast & Tweed Shire. Despite the state boundary division, historically, there have been close economic and social relationships between Coolangatta and Tweed Heads. Coolangatta and Tweed Heads will continue to function as an overall community and significant economic activities will continue.

**Recommendation 11** That the SEQ Regional Plan include Coolangatta/Tweed Heads as a Major Centre and retain the specialist Activity Centre designation of the Gold Coast airport.

6. Infrastructure: - assessment

Council has commenced the preparation of a Priority Infrastructure Plan (PIP) for the City. The PIP will be completed in 2006.

Council has commenced liaison with DLGPSR in respect of requirements and expectations of the PIP.

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7. **DRO's:**

**7 a Growth Management**

**7 a i Issue: Growth Management Issues**

Growth management by Gold Coast presupposes growth management targets being met elsewhere in the region, and genuine partnerships between governments. Council looks forward to working closely with Local government, the State government and other partners in government to strengthen and implement the regional plan for south east Queensland.

The extent to which planning is integrated and infrastructure plans are tied to Local Growth Management Strategies over longer time frames will be critical to achieving managed growth.

**Recommendation 12**

That 10 year infrastructure plans for south east Queensland be reviewed annually and tied to Local Growth Management Strategies.

**7 a ii Issue: Local Growth Management Strategies (LGMS)**

The Regional Plan identifies Local Growth Management Strategies (LGMS) as the key delivery mechanism for the Regional Plan.

Gold Coast City Council looks forward to contributing to the preparation of the guidelines regarding the scope, scale, process, roles and responsibilities for preparing and satisfying the LGMS.

Because Local Growth Management Strategies are a key element, the Regional Plan would benefit if the content and process elements of the LGMS plans and plan-making are publicly available at the time of the release of the Regional plan.

**Recommendation 13.** That OUM prepare and release LGMS guidelines in partnership with Local Government and prior to or at the same time of the release of the Regional Plan.

## 7 b Natural Environment, Resources and Rural Production

### 7 b i Issue: Adaptation to Climate Change

Adaptation to Climate Change must be addressed in the Regional Plan.

Secondly, climate change will result in impacts upon property and community safety via sea level rise and increased severity of storms. This has implications for land use planning and infrastructure delivery. The impacts of global warming will manifest differently in different regions, our region will have unique changes that must be planned for.

**Recommendation 14.** That the Regional Plan contains, as part of Desired Regional Outcome 1 "Natural Environment, Resources and Rural Production", the following principle concerning climate change. **Principle:** Land use planning and the placement of infrastructure must have regard to potential impacts of predicted climate change. Add the words 'and increased severity of storms' at the end of S.1.8  
Add a new section after s2.4 which reads 'The arrangement of land uses must have regard to predicted impacts of climate change'

#### Rationale

Predicted impacts of climate change, such as sea level rise and increased severity of storms has the potential to adversely affect public and private infrastructure.



**7 b ii Issue: Regional greenhouse gas reduction strategy.**

Council strongly supports the development of a regional greenhouse gas reduction strategy. Clearly defined targets will facilitate the achievement of outcomes for greenhouse gas reduction and energy efficiency

**Recommendation 15.** That strategy 1.29 be changed to the following: "Develop a regional greenhouse reduction strategy that incorporates regionally appropriate targets and assigns clearly defined responsibilities to relevant agencies".

**7 b iii Issue: bioregional corridors**

The Regional Plan should assist in dealing with conservation and biodiversity protection within the urban footprint, especially in bioregional corridors. Planning for ecology in the urban footprint and in Local Growth Management Strategies will better plan for conservation and biodiversity protection through stronger support for bioregional corridors.

**Recommendation 16.** That the Regional Plan include provisions to ensure that the bioregional corridors are refined, protected and rehabilitated to ensure their ecological viability, in the Regional Landscape & Rural Production Area, the Rural Living area, the Urban Footprint area and the Investigation areas.

The identified bioregional corridors (Map 3) are too broad and imprecise to achieve meaningful ecological outcomes on the ground. The Regional Plan should include provisions to ensure that the bioregional corridors are refined and protected to ensure their ecological function is achieved. Cleared or degraded sections of bioregional corridors should be reconstructed or rehabilitated, including ecological bridges over major transport corridors such as the M1. Unachievable bioregional corridors (eg possibly Coomera) could be downgraded.

**Recommendation 17:** That the following strategy: "Prepare detailed local plans and implementation programs for Bioregional wildlife corridors, including the Gold Coast Inter urban break" be added to Part E Regional Growth Management Strategy.

Inter urban breaks provide regionally significant ecological functions including wildlife corridors which are not adequately recognised in the Regional plan. Table 1 states that the broad intent of inter-urban breaks is that they "are managed as non-urban areas supporting activities that reinforce their natural and rural character." The Regional Plan underestimates the vital ecological function of inter-urban breaks. This function will only increase in importance as more of the natural areas in the urban footprint are developed. The ecological intent of inter-urban breaks needs to be explicitly stated.

**Recommendation 18.** Amend s2.3 to read, "Protect inter-urban breaks to separate and frame discrete urban settlement areas and provide ecological functions including wildlife corridors."

In Table 1 "Landscape corridors, Broad intent":

Add text "Landscape corridors are expanded where necessary to secure viable bioregional corridors for the long term movement of native species"; and

In Table 1 "Inter urban breaks, Broad intent:

Replace text "natural and rural character" with "ecological and rural character and function."



## 7 c Strong Communities

Council strongly supports the Desired Regional Outcome 3 and the emphasis in the Strong communities section of the Regional plan on sense of place, community capacity building and affordable housing. Council recognises that strong communities are communities, which are inclusive and address social disadvantage openly and constructively. Social issues often are the province of 2 or 3 State and Commonwealth agencies, as well as community agencies, because social issues are commonly multi-faceted. Addressing disadvantage and social isolation also requires multiple-agency approach for communities. Responses must be collaborative. It is therefore important that responsibility for implementation of social or community plans be assigned, including where appropriate to non-government agencies.

Collaboration between agencies is not cost neutral. It costs money to build social capital. Community infrastructure building needs a budget - resources for capacity building and for collaboration work as well as physical elements in community spaces, such as recreation and meeting places. It is therefore critical that social issues be included in infrastructure plans and infrastructure funding.

**Recommendation 19.** That the Regional Plan include a strategy for implementing Principles 3.1 - 3.8 that will ensure the inclusive strategies for building strong communities are adequately funded, have clear targets and have responsibility appropriately assigned for implementation action.

### Rationale

Planning for social and community infrastructure in SEQ has challenged Local and State governments for many decades. For this draft SEQ Regional Plan, the proof of delivery will come in the operational phase. For a community and for community planning the "how" of service and infrastructure delivery is critical also because the process of delivery is as important as the content. Community involvement in developing cohesive communities means inclusion, transparency, accountability and empowerment - all of which are important community capacity building blocks.



## 7 d A Diverse Economy

The Economic Development and Employment principles and strategies are welcomed by Gold Coast City Council. The Pacific Innovation Corridor, the Yatala Enterprise Area, the Griffith Knowledge Precincts and the Bond university/ Varsity Lakes development and the Gold Coast Marine Precinct foreshadow a future for Gold Coast's economic development that will be a diversified and job-attracting city in its own right. Gold Coast's future economic and employment growth will assist Queensland to meet its State and regional objectives. The immediate need for significant hard and soft infrastructure in the key economic driver region of the Gold Coast must be undertaken in conjunction with improved coordination between public transport, residential and employment locations. Council will continue to work in conjunction with the State government and the private sector to achieve economic and integrated transport outcomes.

Two key issues are supporting people seeking and continuing in employment through better access to jobs and supporting proven industry growth by expanding the marine industry precinct.

### 7 d i Issue: Getting to work in the northern Gold Coast by public transport

Currently there is a major problem in the Yatala/Beenleigh/Eagleby area where the public transport does not connect the high unemployment areas of Beenleigh and Eagleby with the employment opportunities at Yatala, particularly at the time suitable for people to get to and from work.

#### Recommendation 20

That the following words be added to the end of the section headed "Gold Coast" on p. 57 of the draft Regional plan that "It is important that the Gold Coast City Council and the State government work together to develop better access for people working or seeking employment in those northern parts of the Gold Coast that lack public transport."

### 7 d ii Issue: Extension of Urban Footprint to accommodate Gold Coast Northern Marine Precinct

The Gold Coast will need to generate approximately 112,000 jobs by 2021 to sustain a population of 700,000, including 37,000 jobs from yet to be developed industrial land. One of the highest employment generating activities in the industrial sector is the marine industry. The Gold Coast Marine Precinct at Coomera faces a significant shortfall of land. Investigations reveal that the only area that meets the locational requirements for a second Marine Precinct is around the existing Horizon Shores development at Steiglitz. In order to generate an economy of scale necessary for the development of a second marine cluster and to meet some of the future employment requirements for the region the current urban footprint requires examination for expansion to accommodate an enlarged marine precinct. Further it is suggested that adjacent to this expanded urban footprint an investigation area be established to allow for more detailed planning to be undertaken to facilitate a stage 2 expansion of marine activities.

#### Recommendation 21

That the current Urban Footprint and rural production and regional landscape boundaries be amended to allow for the enlargement of the urban footprint to accommodate future growth of the Gold Coast Northern Marine Precinct and that an Investigation Area be established adjacent to the expanded urban footprint area.

## 7 e Integrated Transport

Council commends the integrated transport Principles and Strategies and their related analysis contained in the Regional Plan. Council recognizes to the significant transport development role that local governments play and looks forward to implementing the strategies, including through the Regional Infrastructure Plan.

### 7e i Issue: Walkable neighbourhoods

#### Discussion

The concepts of walkable communities are addressed in a number of areas throughout the Plan including the sections of Regional Activity Centres, Transport Orientated Development and Integrated Transport. Walkability of neighbourhoods has been shown to improve health, both socially and physically, and therefore needs to be highlighted (as this Plan has) within urban consolidation strategies. A Walkable Neighbourhood Code should be investigated between State Government, SEQROC and the development industry. The Western Australian Government has already produced such a Code that could be used to initiate this project.

#### Recommendation 22

That the following strategy could be added to the Regional Plan under Principle 5.2 Connecting people, places and activities: "Promote in partnership with the development industry and local government the development of a Walkable Neighbourhoods Code."

#### Rationale

Achieve greenhouse and community health benefits while reducing local transport congestion and costs.



## 7 f Infrastructure and Services

### 7 f i Issue: Energy efficient housing design

Greater emphasis should be placed upon designing housing for reduced resource consumption.

**Recommendation 23.** That the Regional Plan include after strategy 2.24 another strategy that states:

'incorporate energy and greenhouse efficiency into the design of siting of all new developments'

#### **Rationale**

Explicit mention of greenhouse, water and waste in connection with the built form clearly defines the intent to move towards a more sustainable urban built form in a practical and measurable manner.

### 7 f ii Issue: Gas reticulation

The regional plan calls for encouraging gas reticulation in principle 6.9 and s6.23. This should be strengthened to the point whereby the inclusion of natural gas is as standard in all new subdivisions and developments. Also, the preferred option in the *Towards Sustainable Housing Discussion Paper* includes a requirement for greenhouse efficient hot water systems. This is likely to be solar, gas or heat pump. The availability of natural gas reticulation will support this important measure. Natural gas has 1/21th the global warming potential of electricity and as such should be promoted as an alternative energy source. This issue is linked to providing a secure supply of energy, which is a pressing issue in SEQ.

**Recommendation 24.** That new wording for s6.23 be incorporated as follows:  
'facilitate the delivery of natural gas reticulation infrastructure on a regional basis to maximise the diversity of energy supplies to new and existing developments'

#### 7 f iii Issue: Community Infrastructure and Services (Principle 6.11)

There is a need for recognition of and support for infrastructure having a regional benefit that is provided by Local Government Authorities.

For example, the Gold Coast has played a major historical role in providing recreation for the people of South East Queensland. Recent statistics show that 63% of the City's 10 million visitors per year are day-trippers, and that approximately 55% of users of boat ramps in the City come from outside the Gold Coast. This role will intensify in the coming years as South East Queensland, and the western corridor between Brisbane and Ipswich in particular, grows.

Interstate and overseas visitors contribute to the capital and operating cost of infrastructure through infrastructure charges and rates paid by providers of accommodation, food and services. But there is no clear mechanism for day-trippers from the rest of South East Queensland to contribute to the cost of roads, water supply, sewerage, parks, beach protection, marine infrastructure, regional open space areas, maintenance of waterways and other Council-provided services. The most important regional resources of this kind on the Gold Coast are beaches and waterways.

**Recommendation 25:** That the Regional Plan acknowledge the mobility of residents for recreation across the region and include the following new strategy: "**S6.28** - Provide and manage mechanisms for increased support for locally provided community infrastructure which has regional benefit, such as recreation facilities serving day-trippers throughout the region."

#### 7 f iv Issue: Gold Coast City Beaches

Beaches and waterways warrant a higher profile in the Regional plan, not just for the Gold Coast - for other islands, waterways and coastal areas in SEQ as well. The beaches are THE defining feature of the city and the principle reason Gold Coast City is a maturing national city. Beaches provide:

- A publicly accessible regional open space system,
- The key piece of economic infrastructure that is THE principle natural attraction of the tourism/recreation industry, and
- A defining piece of social infrastructure which is a part of Australia's national identity.

**Recommendation 25:** That relevant sections of the strategy be amended to reflect the importance and impact of beach and waterway assets regarding protection, infrastructure provision and accessibility. Specifically:

Amend Maps 3, 4 & 5 (pages 22- 24) to indicate/identify Beach/foreshore in relation to the concepts related in those maps. Amend "Map 10 - Economic Activity" (Page 48) to identify the beaches and waterways as a location of economic activity (related to their pivotal role in the Tourism industry); and

Amend of S1.21 to recognise the important role of beaches and waterways to the recreational/tourism network.

#### 7 f v Issue: Gold Coast City Waterways

Like the beaches, the City's waterways are a defining feature of this city. Gold Coast City waterways are both natural and manmade resources of regional significance in terms of environmental quality, scenic and recreational value and economic importance.



**Recommendation 26:** That Map 10 is amended to indicate/identify waterways as a key area for recreation/tourism/marine industry.

**7 f vi Issue:-Waste Management**

Waste management includes waste collection and waste disposals.

The regional plan would benefit from a more concentrated focus on regional waste management issues. Waste management in areas of higher density population will require more concentrated waste management planning and operation.

Waste and recycling planning in the construction of new dwellings could improve financial and environmental outcomes. Improved provision of waste collection mechanisms could enhance urban design outcomes.

Waste collections in south east Queensland may need to be supported by "Waste Management Plans" for new buildings which encompass the development, demolition, construction and operational stages of building.

The regional plan would also be enhanced by a sharper focus on waste disposal. There are opportunities for new regional waste and recycling infrastructure such as an optical glass sorting plant and glass fines plant. As well, new educational and promotional awareness strategies across the region would facilitate environmental and infrastructure efficiency outcomes.

**Recommendation 27:** That a new Principle (Principle .12?) be introduced as follows: Solid Waste Management - Waste and recycling collection services and a variety of waste disposal options be developed to meet the social, economic and environmental demands of a growing south east Queensland

## 7 g Engaging Aboriginal and Torres Strait Islander Peoples

Council endorses Desired Regional Outcome 7, engaging Aboriginal and Torres Strait Islander Peoples, and welcomes the raising of the status of indigenous issues to a high level of importance.

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8. **Implementation: (Mechanism, responsibility, effectiveness, cost.)**

**8 a Issue Assigning of responsibility for management and implementation**

Implementation must include performance measures, assignment of responsibility and associated work plans and budgets. This is particularly important for issues that do not easily fit in one Departmental or portfolio responsibility. Greenhouse issues, ecological sustainability, affordable housing, community infrastructure and energy efficiency are examples. The recommendations below focus on green house and bioregional corridors, acknowledging that similar work needs to be directed particularly to other "cross-agency" issues.

**8 b Sustainability indicators**

Council supports the development of sustainability indicators. Sustainability indicators will be key reporting criteria. Slight changes to indicators shall better reflect desired outcomes for region.

**Recommendation 30** (Ref. to p. 73 or draft Regional Plan).

Change indicator 20 to read "Per capita energy consumption by source"; and Add following indicator: "Energy generated from renewable sources"  
Add the following indicators to Table 4:

- "Area of bioregional corridor protected"
- "Area of degraded or cleared bioregional corridor rehabilitated"
- "Area of degraded or cleared inter-urban break rehabilitated"

9. **Technical issues (mapping irregularities)**

**9 a Issue: Map Layers Accessibility Issue**

The cadastral base used by Gold Coast city Council reflects the small alterations made from time to time through improved measurement and survey findings. These changes are incorporated as they occur onto Gold Coast digital cadastral base map layers. This means that users of the mapping technology can "drill down" through other layers to a cadastral layer that displays a "true" lot boundary. The draft SEQ Regional plan map boundaries are to be fixed for a period of five years. This will mean the SEQ map boundaries will not align with Gold Coast planning scheme map boundaries. Consequently the SEQ map will not be able to be shown as a layer or in direct alignment with Gold Coast planning scheme maps.

**Recommendation 31** That OUM update the cadastral boundaries used in the regional plan maps with those changes determined by DNRM so that Local Authority planning scheme and OUM regional maps can be digitally layered.

**Rationale**

Alignment of OUM and Local Authority maps will assist all parties using Gold Coast planning scheme maps who may have an interest in the SEQ boundaries. Nonalignment will frustrate users of both sets of maps and could affect the making and assessing of development applications.

**9 b Issue: Map 5 incomplete**

Map 5 does not appear to show regional open spaces acquired by Local Governments. The addition will provide a more accurate and comprehensive picture of publicly accessible regional open space.

**Recommendation 32** That map 5 (Publicly Accessible Regional Open Space) be expanded to include relevant regional open spaces acquired by Local Governments.



**10 a Issue:** Gold Coast is functionally and physically linked to Tweed Heads.

The linkages to Tweed Shire in NSW are a significant issue for Gold Coast, and there needs to be a mechanism to bring Tweed into a closer planning regime with Queensland. Albury and Wodonga in NSW and Victoria have had joint planning systems for years, and are moving to a single Council arrangement. Gold Coast and Tweed are both larger than Albury and Wodonga, and a better arrangement is required here. Coolangatta and Tweed Heads function as one place, not two places.

**Recommendation 11 (repeated).** That the SEQ Regional Plan include Coolangatta/Tweed Heads as a Major Centre and retain the specialist Activity Centre designation of the Gold Coast airport.

DRAFT SEQ REGIONAL PLAN  
REVIEW OF SUBMISSIONS BY OUM

PROFORMA FOR CLASSIFICATION OF SUBMISSIONS

1. Submission Number

2. Type of Submitter

- Private Individual
- Company or Business
- Professional Organisation
- Community Organisation
- Local Governments and ROCs
- State Agencies and Corporations
- Other

3. Topics/Plan Sections

- Plan Parts A-C
- Plan Part D
- Natural environment, resources and rural production
- Urban form
- Strong communities
- A diverse economy
- Integrated transport
- Infrastructure and services
- Aboriginal and Torres Strait Islander issues
- Implementation and monitoring
- Regulatory provisions
- Map changes
- Other

4. Local Government Areas referred to (if any - please list)

GOLD COAST

5. Is this a Complex Submission?

YES

NO

6. Is this a Form Letter?

YES

NO



Trimmed	
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28 February 2005

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Draft Regional Plan Feedback  
Office of Urban Management  
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Dear Sir/Madam,

**SUBMISSION ON THE DRAFT SOUTH EAST QUEENSLAND  
REGIONAL PLAN – IPA S.2.5A.14**

This submission is made by Humphreys Reynolds Perkins Planning Consultants in response to the opportunity provided to comment on the Draft South East Queensland Regional Plan (the Regional Plan) pursuant to Section 2.5A.14 of the *Integrated Planning Act 1997*.

The submission is in the form of a report that has been prepared by Humphreys Reynolds Perkins Planning Consultants on behalf of Austcorp Limited, who are the developers of Coomera Waters.

If you have any queries, please contact the undersigned.

Yours faithfully,



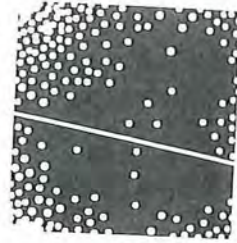
**JEFF HUMPHREYS**

Director – Humphreys Reynolds Perkins Planning Consultants

RECEIVED  
28 FEB 2005

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Submission to the  
Office of Urban Management  
in relation to the

Draft South East Queensland  
Regional Plan

Prepared on behalf of Austcorp Group Limited

About the  
Coomera Waters  
Development Area

Prepared by

Jeff Humphreys,  
Director,

**HUMPHREYS REYNOLDS PERKINS  
PLANNING CONSULTANTS**

February 05

Austcorp Submission:  
Draft South East Queensland Regional Plan



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1

## INTRODUCTION AND SUMMARY

This submission is made in relation to land at East Coomera developed and / or controlled by Austcorp Group Limited, as part of the Coomera Waters residential development. This land is shown on the Coomera Waters Village and Resort Structure Plan, included in Attachment B.

The submission is made because the Draft South East Queensland Regional Plan allocates the land to the "Regional Landscape and Rural Production Area" rather than to the "Urban Footprint", even though it is significantly already developed for residential uses, clustered at generally 'urban' densities, and there are proposals for the community that has been developed to be extended, up to the southern side of McCoy's Creek.

The status of the Coomera Waters development is in three levels, namely:-

- An area which has already been developed at more or less suburban densities, integrated with nature conservation and recreation areas;
- A further area which has been approved but not yet been developed, for similar housing and recreation areas, generally extending west of Colman Road and to the north of the existing developed area; and
- A contiguous area, which extends north to the edge of the riparian area of McCoy's Creek, and which is the subject of a development application now lodged with Gold Coast City Council.

To at least some extent, the exclusion of this area from the Urban Footprint has been a mistake, since the nearby, long-established Tooraneedin Estate and Sovereign Islands were also excluded. By letter dated 23<sup>rd</sup> December, 2004, the Executive Director of the Office of Urban Management has committed to changing the designation of the area already approved for development to "Urban Footprint", that is, the two first-mentioned levels referred to above. The letter is included as Attachment A.

Accordingly, the land to which this submission relates is only the proposed Extension Area, generally north-west and north of the developed and/or approved areas. This has been the subject of an application to permit its development, lodged at the end of 2004. The Proposed Urban Footprint Plan in Attachment B shows the proposed extent of the Urban Footprint area.

The land at Coomera Waters has since 1995 been included in Council's planning as a part of the City where residential development could occur, albeit at lower densities than generally prevailing in the City, due to the environmental sensitivity of the area, and its distance, relatively, from urban infrastructure. Nevertheless, the form of development which has occurred at Coomera Waters, in the development precincts, should be characterised as urban rather than any other possible term, and for the purposes of the Regional Plan, Coomera Waters should be included in the Urban Footprint. As far as the developed and approved areas are





concerned, the Office of Urban Management seems to agree with this contention.

Together, these areas represent a completed residential community, which has been developed by Austcorp in accordance with the planning for the East Coomera Area first promulgated under the 1995 Albert Shire Strategic Plan. That Plan required, and Coomera Waters has been developed at, lower overall densities of residential development, conserving the more environmentally sensitive areas and also providing for a recreation-oriented lifestyle and / or eco-tourism opportunities.

This submission is to request and recommend to the Office of Urban Management that the whole of the Coomera Waters area, up as far north as McCoy's Creek, should be included in the Urban Footprint.

One basis for inclusion of the additional areas is that there is an overriding community need for the development of these areas, subject to the restrictions of the East Coomera Structure Plan under which the application for development approval has been made, based on:

- The site of the proposals include some 25 existing rural residential allotments which are not yet occupied with houses, and which will instead be partly dedicated to provide a substantial public open space buffer along McCoy's Creek, which, together with complementary vegetation clearance controls and building envelope restrictions, will result in much greater protection of the natural environment and the landscape, than if the status quo is maintained, and the existing allotments are occupied with substantial houses with extensive back yard development;
- A community benefit arises from completion of the system of walking trails that are proposed for the Coomera Waters community, and which involve the Extension Area lands - this may also involve development of an additional eco-education centre on these lands;
- The additional proposed allotments will support the economic viability of proposed commercial facilities at Coomera Waters.

Perhaps even more persuasively, however, McCoy's Creek and its adjoining wetlands will provide a logical, legible, physical northern boundary for the Gold Coast urban area in this locality.



## 2 COOMERA WATERS DEVELOPMENT

### 2.1 Existing Coomera Waters Development

Austcorp Group Limited, since 1996, has been planning and developing land at Coomera Waters in accordance with the East Coomera Structure Plan under the now superseded Albert Shire Planning Scheme. To date, approximately 600 residential allotments have been created. Approximately 150 million dollars has been invested in the development of the land as a "master-planned community", and two major development applications have been processed and approved by the Council to achieve that outcome. Additionally, an enormous amount of time has been spent in liaison with Gold Coast City Council and State Government agencies, to ensure that very high standards of environmental performance have been achieved in the development. The development has involved setting aside approximately 180 hectares of open space land in public ownership, primarily for nature conservation. The development is well-recognised as an exemplar of residential development achieving the highest standards of ecological sustainability, having been awarded the title of Champion Project by the UDIA and the State Government.

Water bodies and public parks have been created, to promote a recreation-based lifestyle distinct from that generally available on the Gold Coast, which is consistent with the intent that was framed in the original planning documents. At the same time, low-key tourism opportunities have been enhanced, and are being further developed, for nature-based tourism.

### 2.2 Approved Coomera Waters Development

The development of Coomera Waters is continuing, and the second of the two approvals granted, in 2001, provides for a further 714 residential allotments to be created, resulting in a total of 1294 dwelling units at Coomera Waters, existing and approved. The sizes of detached housing allotments are mostly in the range of between 600 and 800 square metres. In addition, some 100 housing units in medium density forms of development are proposed in the central village area. A small centre with up to 1000 square metres of retail and commercial space is proposed, and a major recreation centre including swimming pool, tennis courts and indoor recreation lounge has just been completed. A second recreation centre which has similar facilities and an oval will be completed in early to mid 2005.

Whilst extensive areas of open space for conservation and recreation will be set aside in public ownership as part of the approved development, the form of development which has been approved is, in the terms of the Regional Plan, essentially urban rather than non-urban. Stage 27 of the development (shown as such on the Structure Plan in Attachment B) is proposed to include residential allotments on steeper, vegetated land, with stringent controls over building envelopes and building form to control vegetation removal and the form of site development. The proposed controls will be implemented through the Community Title management arrangements, in addition to any administration by the Council. In these respects, the proposed development responds to the requirements for residential development set out first in the East Coomera Structure Plan of the superseded planning scheme.



### 2.3 Proposed Coomera Waters Extension

An application has now been lodged with Gold Coast City Council for preliminary approval of material change of use for further development, to complete the Coomera Waters community. The proposal involves, like the existing approvals, the allocation of land for public open space, and residential development. The regime established under the East Coomera Structure Plan forms the basis of the current proposals, whereby an overall density of 4 dwellings per hectare is proposed to be achieved, by allocating density entitlements from environmentally sensitive areas to suitable development areas, including to areas within the already approved development footprint. A total of an additional 470 residential allotments is proposed. This would result in a Coomera Waters community of approximately 1750 dwellings. The Structure Plan in Appendix B shows the location of the proposed extension areas in relation to existing development. The Phase 3 Land - Cadastre Plan and the Phase 4 Land - Cadastre Plan show these areas in more detail.

As with the proposed Stage 27 of the already approved development, areas in the north of the site which are steeper and were identified in the Council's planning as of "moderate terrestrial vegetation significance" where a material proportion of vegetation should be protected, the current proposals also propose building envelopes, restrictions on building form, and restricted housing yield. Significantly, the proposals include approximately 25 existing rural allotments of which about 11 extend down to McCoy's Creek, and the proposals will instead, if approved, provide for a generous public open space buffer along McCoy's Creek. This will have the effect not only of ensuring environmental protection along the shores of McCoy's Creek, but also allow for completion of a system of open space walkways through the local natural environment, for the benefit not only of residents of this part of the community, but also existing residents and day-tripping tourists seeking a nature-based recreational experience. These areas will also be available for educational visits. The open space network is shown on the Open Space Inventory Plan, in Attachment B.

It is relevant that controls over building development in sensitive areas, insofar as they are intended to apply to proposed residential allotments, will be administered in the first instance through the Community Title arrangements, thereby enabling environmental protection objectives to be achieved without the full weight falling upon the public purse.

### 2.4 Summary

The Coomera Waters residential community is a recreation and lifestyle-oriented community which is being developed in a manner that responds appropriately to its environmentally sensitive setting. With its completion as presently proposed, it will contain approximately 1750 dwellings, bounded by logical geographical edges, namely Coomera River in the south, the proposed arterial road which separates it from the conventional urban corridor to the west, and McCoy's Creek wetlands to the north. It is not of such a size as to require the provision of the full range of urban services that would be needed in a larger community, taking into account its proximity to the urban area that will be developed on the western side of the arterial road. The community is reasonably accessible to Coomera Station and to the planned Coomera "Emerging Centre". Coomera Waters is acknowledged as a residential



development which has been designed to provide a benchmark for ecologically sustainable development, and there is a planning logic in encouraging its completion, to the extent proposed by the current application. Among other things, it represents a residential community which has been designed and developed in a particular way to respond to stringent requirements set out in the Council's relevant local planning documents for the area, discussed below.

The proposed extension would increase the ultimate size of the approved community by about 36%, to approximately 1750 dwellings. The current proposals allow for the development of a child care centre within the community, not presently provided for. Otherwise, the proposed extension does not carry the size of the community through any facilities planning thresholds, and it can be expected that the expanded community will have reasonably good access to future urban facilities not provided within the Coomera Waters community, in the adjoining future urban community to the west of the arterial road alignment, part of the planned Coomera urban area proper.

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### 3 GOLD COAST CITY PLANNING FOR EAST COOMERA

#### 3.1 Introduction

The Coomera Waters development, existing, approved and proposed, forms a major part of the area originally included in the East Coomera Structure Plan under the 1995 Albert Shire Planning Scheme, and of the smaller area to which the subsequent and current East Coomera / Yawalpah Conservation Local Area Plan relates. It has been designed and developed in response to the planning which has been set down for the area, since 1995.

#### 3.2 1995 Albert Shire Planning Scheme

In the 1995 Albert Shire Planning Scheme, which became part of the planning documents for Gold Coast City after the two local governments were amalgamated, areas for new urban development generally north of the Gold Coast urban area were funnelled into the corridor closest to the Brisbane Gold Coast Railway. The eastern boundary was, in the southern part of this corridor, the location of the Eastern Motorway alignment. This boundary was seen as a logical line along which to define the edge of settlement which would be most convenient to public transport, highway infrastructure, employment and services located in centres. The areas to the east of the urban corridor were, in the north, embraced in the Rocky Point Sugar Mill canelands, and in the south, part of land which was generally more environmentally sensitive, due to its proximity to the wetlands of Southern Moreton Bay. Nevertheless, the East Coomera area, the southern part, was seen as having the potential to perform a role in the urban development of the Gold Coast. Historically, it had been the focus of some major urban development proposals, firstly a comprehensive canal-based urbanisation project that proposed connecting the Coomera River with the Pimpama River, and then as part of the Multi-Function Polis proposed in the early nineties. By the time of the preparation of the 1995 Strategic Plan, its locational, environmental and landscape significance had come to be more appropriately understood, and it was seen as an area where some lower density, preferably nature-focused residential and tourism development could take place, which would advance the lifestyle and tourism themes on which the Gold Coast is founded. This could in part compensate for the marginalisation of those values that was occurring due to the pressure for urbanisation in the central areas of the Coast, and in the urban corridor planned along the rail line. At the time of adoption of the Planning Scheme, there was considerable negotiation with State agencies about these issues, and the form of the adopted planning scheme, including the Strategic Plan and the East Coomera Structure Plan reflected the balance that was agreed between the desirability of some development, protection of environmental and landscape values, and conservation of land which had the potential to contribute to the cane industry. East Coomera was seen as an area which could be developed as a complement to the Gold Coast urban area, with a different, environmentally-responsive density and identity.

#### 3.3 East Coomera Structure Plan

The general direction that was arrived at for the East Coomera area in the Strategic Plan was reflected in the East Coomera Structure Plan, which was



based on further evaluation of environmental and agricultural land capability criteria. The area was evaluated and categorised according to environmental significance, and a system for encouraging conservation of the most sensitive areas devised, essentially a system of transferable development rights. Since the adoption of the East Coomera Structure Plan, the future of the area has taken shape in four ways.

1. The Shinko land in the north has been bought by the Council for environmental conservation purposes.
2. South of the Shinko land, Council has resumed a major site for establishment of the Pimpama Waste Water Treatment Works, which includes significant areas of proposed constructed wetlands.
3. Austcorp has developed the Coomera Waters estate, south of McCoy's Creek, taking advantage of, and observing, the development entitlements and restrictions which were set out in the East Coomera Structure Plan.
4. The future of the remaining part of the Alabar property north of McCoy's Creek, from which the waste water treatment works was resumed, remains unresolved.

The Coomera Waters estate has been developed under the 1995 East Coomera Structure Plan, and with the lodgement of the current application to complete the proposed community, under what is now the superseded planning scheme, it can be seen to represent an important part of the implementation of that planning strategy. Whilst the East Coomera Structure Plan promoted the development of eco-tourism, it did not require development to provide eco-tourism opportunities. The present development, including proposed tourist accommodation and recreation trails through nature reserves, will make some contribution to tourism outcomes. However, under the 1995 Scheme, those outcomes, while encouraged, were not essential. The great achievements of Coomera Waters have been in terms of environmentally responsive design and nature- and recreation-oriented residential lifestyle opportunities.

### 3.4 2002 Gold Coast City Planning Scheme

The 2002 Gold Coast City Planning Scheme essentially continues the directions of the 1995 Planning Scheme, with respect to East Coomera, involving limited development responsive to environmental values. The East Coomera / Yawalpah Conservation Local Area Plan expresses the strategy for the area in greatest detail. The new plan contains a stronger orientation towards eco-tourism, and restriction of permanent residential settlement, although the provisions for averaging dwelling density at 4 dwellings per hectare are continued. In relation to restriction of permanent residential settlement, specific exception is made in relation to the eastern part of the Coomera Waters development area and Tooraneedin.



## 4 OVERVIEW OF COOMERA WATERS IN CONTEXT

### 4.1 Overview of the Role of Coomera Waters in Gold Coast City

Coomera Waters, existing, approved and proposed, has been designed and developed to follow the planning guidelines that originated in the 1995 Planning Scheme, notably, as expressed in the East Coomera Structure Plan. It was planned to be a residential community of a different character from that generally being developed on the Gold Coast, importantly, with a lifestyle and recreational focus, and a tourism dimension, and developed at lower densities than commonly prevailing. This distinction was made because of Coomera Waters' location in relation to urban infrastructure, and the environmental sensitivity and opportunities of the setting.

Development of the site, consistent with the provisions of the 1995 East Coomera Structure Plan now has acquired considerable momentum, with development of housing, recreational infrastructure under construction or imminent, and the conservation of considerable areas in public open space. Allowing the development of the community to proceed to completion, by including it in the Urban Footprint under the Regional Plan and approval of the application for preliminary approval of material change of use has the following implications.

1. Completion of the community as approved and proposed will allow for the completion of the recreational open space system, upon which the community is based, focused on the McCoy's Creek wetlands, the wetlands associated with the Coomera Island Passage, and areas of valuable vegetation which have been identified and earmarked for protection and management.
2. The community serves as a model of a "master planned community" developed to the highest contemporary standards of ecological sustainability, valuable in that respect for Gold Coast City planning at large.
3. Completion of the community as planned will result in the protection of the McCoy's Creek wetlands in public ownership, whereas the alternative that involves the residential development of large existing allotments that abut McCoy's Creek and associated wetlands, will be likely to result in less protection, and the prospect of greater destruction of significant vegetation and riparian areas.
4. The scale of the resulting community is not such as to require the provision of any further significant urban facilities within the development. A child care centre is proposed to be provided for in Precinct 6 of the proposed Coomera Waters Extension Area, but otherwise, the already approved, small village centre will adequately cater for local needs. Higher order facilities will be readily accessible via Foxwell Road, located in the planned, higher density urban area immediately to the west. Coomera Station and the proposed Coomera



major centre are reasonably accessible, having regard to the size of the community and the special features that it incorporates.

5. Inclusion of Coomera Waters in the Urban Footprint does not imply that it needs to be developed at the same densities that will generally prevail in the Urban Footprint area. Development will remain within the limits of any approvals granted, and the provisions of the Planning Scheme. The Regional Plan should not be interpreted so crudely as to require, for example, development at a net density of 15 dwellings per hectare at East Coomera, if the land is included in the Urban Footprint. Nevertheless, it is appropriate to include the land in the Urban Footprint, as its character is primarily urban, albeit within an extensive conservation area, and at a lower overall density. (These issues are discussed further in Section 5 below.)
6. Approval of Coomera Waters, to its fullest extent, does not imply that the remaining area of East Coomera whose future is unresolved, namely the remainder of the Alabar holding, has to be dealt with in the same way. Firstly, Coomera waters is already substantially constructed and/or approved. Secondly, Coomera Waters is contiguous with existing urban development to the south. Thirdly, McCoy's Creek and its associated wetlands is a logical and imageable northern boundary for the urban development of the Gold Coast in this locality. (These issues are also discussed further in Section 5 below.)

#### 4.2 Draft South East Queensland Regional Plan

In general, the draft South East Queensland Regional Plan seeks to establish the boundaries of urban development, necessary to accommodate the needs for population growth in South East Queensland in the next two decades, and protect the balance of the area for nature conservation, productive agricultural use and landscape conservation. Coomera Waters does not fit neatly into the urban development concepts of the draft Regional Plan, in that it is not proposed to be developed at the same densities as are recommended generally, to achieve efficient use of land and urban infrastructure. Nevertheless, this area has been planned for a considerable period now, reflected in local and strategic planning, to provide an appropriate density and typology of urban development, having regard to the land's location and environmental characteristics and opportunities.

The Coomera Waters development is consistent with the general approach of the Regional Plan, if not the specific approaches now proposed. There are considerable advantages in including this land (developed, approved and proposed for urban settlement in a natural environmental setting) in the Urban Footprint. Most importantly, allowing the community to be completed as planned (both by the Council in its planning documents and by Austcorp the developer) will ensure the protection of the riparian zone on the southern side of McCoy's Creek in public ownership. Secondly, completing the community as proposed will allow completion of the planned recreational system incorporating walking tracks and nature interpretation, for the benefit of the Coomera Waters community and for day-trippers who may visit the area for nature-based recreation experiences. An expanded Coomera Waters community can contribute appropriately, to a modest degree, to the



accommodation of the regional population growth that the Regional Plan seeks to deal with. The form of development is environmentally responsive.

The location of the community, as planned, is adequately accessible to planned urban facilities and public transport. It will also cater for those existing and future regional residents who seek to live in a location convenient to the Gold Coast, with an emphasis on access to a natural setting and to recreational opportunities. The quality of the development that is already under way will serve as a model of ecologically sustainable residential development, useful for the Gold Coast and other parts of the region.

RTI RELEASE - DSDMIP



## COMMENTS ON GCCC SUBMISSION

Affecting the Coomera Waters sites, Council is supporting a change to some designations in the Regional Plan from "Regional Landscape and Rural Production Area" to "Rural Living". The proposed addition of areas designated "Rural Living" tends to run counter to the philosophy of the Regional Plan, expressed for example at:-

Page 40 *"The Regional Plan aims to reduce the amount of committed rural residential land..."*;

Page 13 *"the Regional Plan does envisage that some lands currently allocated for rural residential in local government planning schemes but not yet developed.. will have limited opportunity for development..."*.

It is understood that part of the motivation for this approach is to provide for rural residential subdivision in hinterland areas of the City where for a long time there has been an expectation of subdivision generally at densities of one allotment per four hectares. Whilst there may be a substantial argument in relation to the lands shown Map OM1 as 1:4 ha subdivision ratio, no parallel expectation exists for the land at Coomera Waters, which is not shown on Map OM1. The current planning allows for some expectation of development, but not for rural residential development as such. In a context where the Regional Plan is explicitly seeking to suppress rural residential development as an optional form of land use, as wasteful and closing off long term future development options, Council's proposals in relation to Coomera Waters and the East Coomera area generally are somewhat incongruous.

One concern about Council's approach is that the definition of rural residential development in the glossary of the Regional Plan refers to development on allotments between 2,000 square metres and 5 hectares, whereas the appropriate forms of residential development in the proposed Coomera Waters Extension Area, could involve smaller allotments, even if the overall density conformed with the Regional Plan's criterion of not more than 4 dwellings per hectare. At this point, there is uncertainty about how the Regional Plan would be applied in such circumstances.

At Item 2b 1 of the draft provided to us, it is recommended that the East Coomera area should be included in the "Rural Living" area, as the designation which will "allow development (to) ...best be regulated", consistent with the Structure Plan for the area.

This contention is disputed, for a number of reasons.

First, the forms of development that were envisaged for the East Coomera area under both the 1995 Structure Plan and the 2003 Local Area Plan do not involve rural residential development as such, and to designate the area as Rural Living is inconsistent with the thrust of Council's planning for the area. In each case, a transferable development rights model was proposed, allowing transfer of development entitlements (at 4 dwellings per hectare) from land which was required for conservation, or suited to lower density development because of environmental constraints, to land which was suitable for residential development. In such cases, under the 1995 Structure Plan, development could occur at what are clearly urban densities, up to not more than 50 dwellings per hectare site density. In the 2003 Local Area Plan, (beyond the Coomera Waters / Tooraneedin urbanised area), the thrust is towards low density forms of eco-tourism development, with only "small clusters..." permitted as part of an overall broad pattern of development.



Generally, permanent residential development is not promoted. When the East Coomera Structure Plan was first prepared, the fundamental elements of the approach were to achieve significant environmental outcomes, and to accommodate forms of development which would complement the urban development taking place elsewhere in the Gold Coast, by encouraging low-density, environmentally focused development, with either or both of a recreation lifestyle or tourism oriented theme. Rural residential development was not part of the equation. The promoted forms of development had much more positive roles to play in the planned pattern of land use. In summary, to use the Rural Living classification as a control device seems somewhat misleading.

Secondly, the proposed use of the Rural Living designation seems to arise from an aversion to promoting the Coomera Waters Extension Area as suitable to be included in the Urban Footprint, because it could give rise to expectations of residential development at 15 dwellings per hectare. However, the Regional Plan does not propose that all land within the Urban Footprint should be developed at those densities. At Page 13 of the Draft Regional Plan, it is stated: *"Inclusion of land in the Urban Footprint does not imply that all such lands can be developed for urban purposes. The Urban Footprint includes land with a wide range of opportunities and constraints including areas identified as having biodiversity values of State, regional or local significance. There will, therefore, be some land within the Urban Footprint which is protected... local government planning schemes, or is otherwise unsuitable for urban development for a range of more local reasons. Local government planning schemes and detailed local Structure Plans will be the principal instruments for establishing the desired nature and use of land..."* Having regard to this statement, the provisions of the 1995 East Coomera Structure Plan (now superseded) and the application which has been made for development on the Coomera Waters Extension Area (consistent with the density limits of the 1995 Structure Plan), it would seem that there is an abundance of controls to ensure that development in this area continues to be maintained at the levels envisaged in the Structure Plan, even if the land was included in the Urban Footprint. It is more appropriate for the land to be included in the Urban Footprint, because it is essentially an urban form of development, albeit including extensive areas of environmental reserve, recreation facilities, and some areas where special controls over development form and density apply, to achieve conservation and landscape objectives.

Thirdly, the Rural Living designation has been applied to the Coomera Waters Extension Area, as well as to the land north of McCoy's Creek (owned by Alabar Pty Ltd - "Alabar"), also the subject of the East Coomera planning regime. It seems that there is an intention to treat the two areas equally. However, the two areas can be meaningfully distinguished in a number of ways, that lead logically to a conclusion that the Coomera Waters Extension Area can be included in the Urban Footprint, without the area north of McCoy's Creek being also so designated.

1. Whereas the Alabar area is yet to be developed, the Coomera Waters development is substantially under way, and the discussion about the extension area relates only to an area which will complete the planned residential community. The Coomera Waters development was conceived and commenced under the 1995 Structure Plan, from 1996, and is proposed to be completed under the planning parameters set up under that Plan. The timing is such as to be consistent with the



provisions of the Integrated Planning Act, which allow for approval of development under a superseded planning scheme. Treating the Alabar land in the same way would involve initiating a major development under planning provisions which are about to be extinguished.

2. The Coomera Waters extension area allows the community to be extended northward to a logical physical boundary, McCoy's Creek, which can in effect form the northern boundary of the Gold Coast urban area in this area, east of the proposed motorway alignment. The northernmost parts of the proposed development are mostly for environmental conservation, recreation purposes and restricted-design, lower density residential development. The design of the residential community tapers northward, appropriately, to the proposed edge of the urban area. There is no similar rationale relating to the Alabar land.
3. The Coomera Waters area is closer to the established urban residential areas of the Gold Coast, than the Alabar land. Coomera Waters, extended to McCoy's Creek, is a modest logical extension of an established development pattern. The areas proposed to be developed at urban residential densities, benefiting from the transfer of development rights, are all already approved for urban residential development as part of the Coomera Waters Structure Plan (Stages 1 and 2), or involve a contiguous extension (with respect to the McGiveron land, resumed by Main Roads Department). That is, to a large degree the proposed approval of the extension area results in entitlement to further develop land already approved for urban development within the approved development footprint, not a spatial extension of the urban area. Allowing the Alabar land to develop, albeit at low densities, is more in the nature of "urban sprawl" into an area that has so far not developed.
4. The application that has been made under the superseded planning scheme relies for its validity on the establishment of overriding need in the community interest. That need is established primarily on the basis that a large part of the land is already subdivided into allotments of about one hectare, which extend to the banks of McCoy's Creek. These allotments could be developed with large houses whose associated site use could damage the ecology and landscape of McCoy's Creek. The proposal involves protection of the ecological values of the creek through dedication of a generous public open space area along the edge of the creek system. It also creates a community benefit by allowing the completion of the Coomera Waters nature-based walkway system. There is no comparable rationale for promoting development of the Alabar lands.
5. Parts of the Alabar land are identified on Map OM2 as Good Quality Agricultural Land.
6. In the context of the original land use objectives for the East Coomera Structure Plan area, where both recreation-oriented residential development and tourism-oriented residential development were sought, preferably environmentally-based tourism, Coomera waters can be seen as providing primarily a recreation-oriented lifestyle, with opportunities for day-tripper tourism. In achieving both those original objectives, it could be seen that the land north of the Pimpama River would provide primarily eco-tourism opportunities to complete the Plan's original objectives. This is consistent with the current Gold



Coast Local Area Plan's provisions for the East Coomera – Yawalpah area, which place more exclusive emphasis on eco-tourism than did the original 1995 Structure Plan.

Notwithstanding, in conclusion, if the Council's suggested changes were adopted, on the basis that "Rural Living" was a suitable designation for implementation of the Coomera Waters extension, then Austcorp would have little objection to completing its development proposals under that regime.

RTI RELEASE - DSDMIP





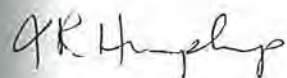
## CONCLUSION

It is recommended that the whole of the planned Coomera Waters area, to the southern side of McCoy's Creek, should be included in the Urban Footprint under the Regional Plan for South East Queensland. Development of the community has already substantially commenced, and further development has been approved. The environmental management and density of the proposed community is accounted for in the existing planning documents of Gold Coast City. The residential community is being developed and has been planned to meet the highest contemporary standards of ecological sustainability, and it therefore will serve as a model for other areas, as well as providing superior residential opportunities for a proportion of the regional population which the Plan seeks to accommodate. Among other things, the planning of this community provides an example of the successful resolution of settlement issues and environmental factors.

The proposed northern extension of the community to McCoy's Creek, beyond the area already approved will deliver significant environmental benefits in that it will enable the riparian zone of the Creek and its wetlands to be protected, compared with the alternative which would result in the uncontrolled residential settlement of a significant number of large allotments adjacent to and including environmentally sensitive areas abutting McCoy's Creek.

Whilst the proposed density of development of the Coomera Waters community is less than that generally intended in Urban Footprint areas of the region, that density of development is consistent with the existing planning for the East Coomera area, which takes into account its relative sensitivity and its location in relation to urban infrastructure. It is most appropriate to include the area in the Urban Footprint, even though the community is not a standard model of residential settlement. It will nevertheless contribute to the general objective of the Regional Plan, to house the future regional population in ways that protect the environment and the landscape, and result in adequate levels of accessibility to urban facilities, transport and employment.

Signed,



Jeff Humphreys FPIA, BRTP (Hons), BA  
Director,  
Humphreys Reynolds Perkins Planning Consultants

**Attachment A – Letter from Office of Urban  
Management**

RTI RELEASE - DSDMIP





Queensland  
Government

05 JAN 2005

Office of Urban Management

Department of  
Local Government, Planning  
Sport and Recreation

Your Ref:  
Our Ref: Lindsay Enright  
Contact: (07) 3247 5452  
Telephone: (07) 3235 4563  
Facsimile: Lindsay.enright@dlgp.qld.gov.au  
Email:

23 December 2004

Mr J McKnoulty  
Chairman  
PMM Group  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Dear Mr McKnoulty

Reference is made to your letter of 1 November 2004 regarding the apparent discrepancy in the Draft South East Queensland (SEQ) Regional Plan (the draft plan) with respect to the Coomera Waters Village and Resort, Coomera.

Due to the complexities of the mapping exercise and confidentiality requirements prior to the release of the draft plan, some inadvertent inconsistencies between the draft Regulatory Maps and local Government planning schemes may exist. These minor drafting errors were unintentional and the Office of Urban Management (OUM) is seeking to amend boundary line errors at the first opportunity. To assist in identifying potential inconsistencies, OUM has requested all local governments and the State agencies to review the land use designations in the draft plan against their latest planning scheme documents. Any inconsistencies will be addressed during and after the consultation period of the draft plan, in discussions with Councils and other stakeholders.

With regards to your enquiry, I would like to confirm that the designation of the Coomera Waters Development designated in the existing preliminary approvals in the Regional Landscape and Rural Production Area, in the draft plan was a drafting error. It was the intent of the draft plan to include the existing approved Coomera Waters area fully within the Urban Footprint category. This correction will be incorporated in the final regional plan.

Having regard to the above I would also like to confirm that the draft regulatory provisions with respect to the Regional Landscape and Rural Production Area do not apply to the area of Coomera Waters covered by the existing preliminary approvals.

Level 4 61 Mary Street Brisbane  
PO Box 31 Brisbane Albert Street  
Queensland 4002 Australia  
Telephone 07 3247 5446  
Facsimile 07 3235 4563  
Website www.ourm.qld.gov.au  
ABN 61 331 950 314

With respects to your clients' interest in adjoining lands located outside the current Coomera Waters preliminary approval area, these areas are included within the Regional Landscape and Rural Production Area in the draft plan. If you or your client wishes to have these areas considered for inclusion in the Urban Footprint or other land use category you will need to make a formal submission on the draft plan.

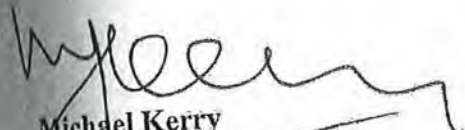
As you may be aware, the draft plan is available for public comment until 28 February 2005. All submissions received will be assessed by the OUM and recommendations made to the Minister responsible for regional planning in the SEQ region with respect to developing the final plan in June 2005.

Written submissions can be forwarded to :

Reply Paid 31  
Brisbane Albert Street BC QLD 4002

Thank you for your letter and I trust the above information addresses the issues raised.

Yours sincerely

  
Michael Kerry  
Executive Director  
Office of Urban Management

Level 4 61 Mary Street Brisbane  
PO Box 31 Brisbane Albert Street  
Queensland 4002 Australia  
Telephone 07 3247 5446  
Facsimile 07 3235 4563  
Website [www.oum.qld.gov.au](http://www.oum.qld.gov.au)  
ABN 61 331 950 314

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**Attachment B – Figures**

Coomera Waters Village & Resort Structure Plan

Proposed Urban Footprint Plan

Coomera Waters Village & Resort Phase 3 Land – Cadastral Plan

Coomera Waters Village & Resort Phase 4 Land Cadastral Plan

Coomera Waters Village & Resort Open Space Inventory Plan

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**Use & Development Forms**

- Potential Development Footprint
- Hillside Architecture Potential Development Footprint
- (Note: Potential Development Footprints include local parks, conservation areas and wildlife corridors).
- Open Space
- Potential Child Care Centre
- Precincts (for density distribution)
- Subject Site
- Coomera Waters Village & Resort - existing Phase 1 & 2 Development Footprint
- USL Unallocated State Land
- Existing approved, or proposed Coomera Waters Recreation & Interpretative Centres (Phases 1-2)
- Existing or approved Marina Village
- HAT
- Potential development node entry roads (where inside subject site)
- Trail network - existing / approved / proposed for Phase 3 & 4



**NOTES:**  
 Specific constraints or features define parts of precinct boundaries for Precincts 3, 4, 5 & 6. For Precincts 3 & 4 these are shown on Precinct Plans (PMM drawing numbers 5495-249 & 5495-250). For Precinct 5 the south eastern boundary is defined by the extent of the approved Billabong Park. The south western boundary of Precinct 6 (near HAT) is defined by the extent of vegetation, in accordance with the Phase 2 Preliminary Approval. This line is shown as conceptual only for the purpose of this plan.

Potential Development Nodes (indicating integrated planning and development of areas & in context of existing adjoining Coomera Waters Phase 1 & 2):  
 a) Stages 19/20 & Phase 3 containing Precinct 3 & 5;  
 b) Stage 26 and Phase 4 containing Precinct 1, 2 & 4 and  
 c) Stage 28 containing Precinct 6  
 Staging of each node is likely.

Land and facilities shown on this plan outside the 'Subject Site' are depicted for contextual information purposes only.



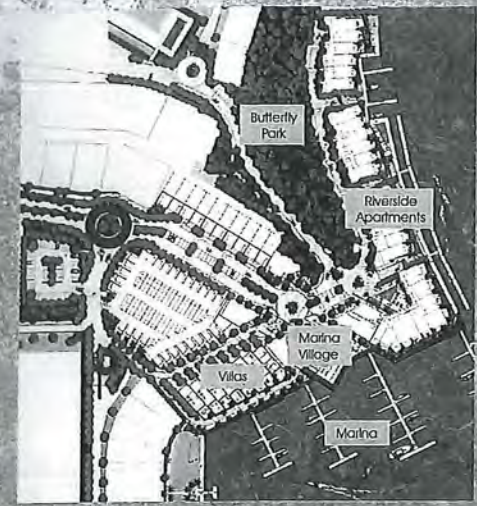
**COOMERA WATERS**  
 village and resort

DECEMBER 2004 SCALE: 1:15,000 REF: 5495-251

**STRUCTURE PLAN**  
**COOMERA WATERS VILLAGE & RESORT**



- Phase 1
- Phase 2
- Phase 3
- Phase 4A
- Phase 4B
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10
- Phase 11
- Phase 12
- Phase 13
- Phase 14
- Phase 15
- Phase 16
- Phase 17
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- Phase 19
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- Phase 24
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- Phase 37
- Phase 38
- Phase 39
- Phase 40
- Phase 41
- Phase 42
- Phase 43
- Phase 44
- Phase 45
- Phase 46
- Phase 47
- Phase 48



**m**  
**GROUP**  
 designers  
 planners  
 surveyors

  
**COOMERA WATERS**  
 village and resort

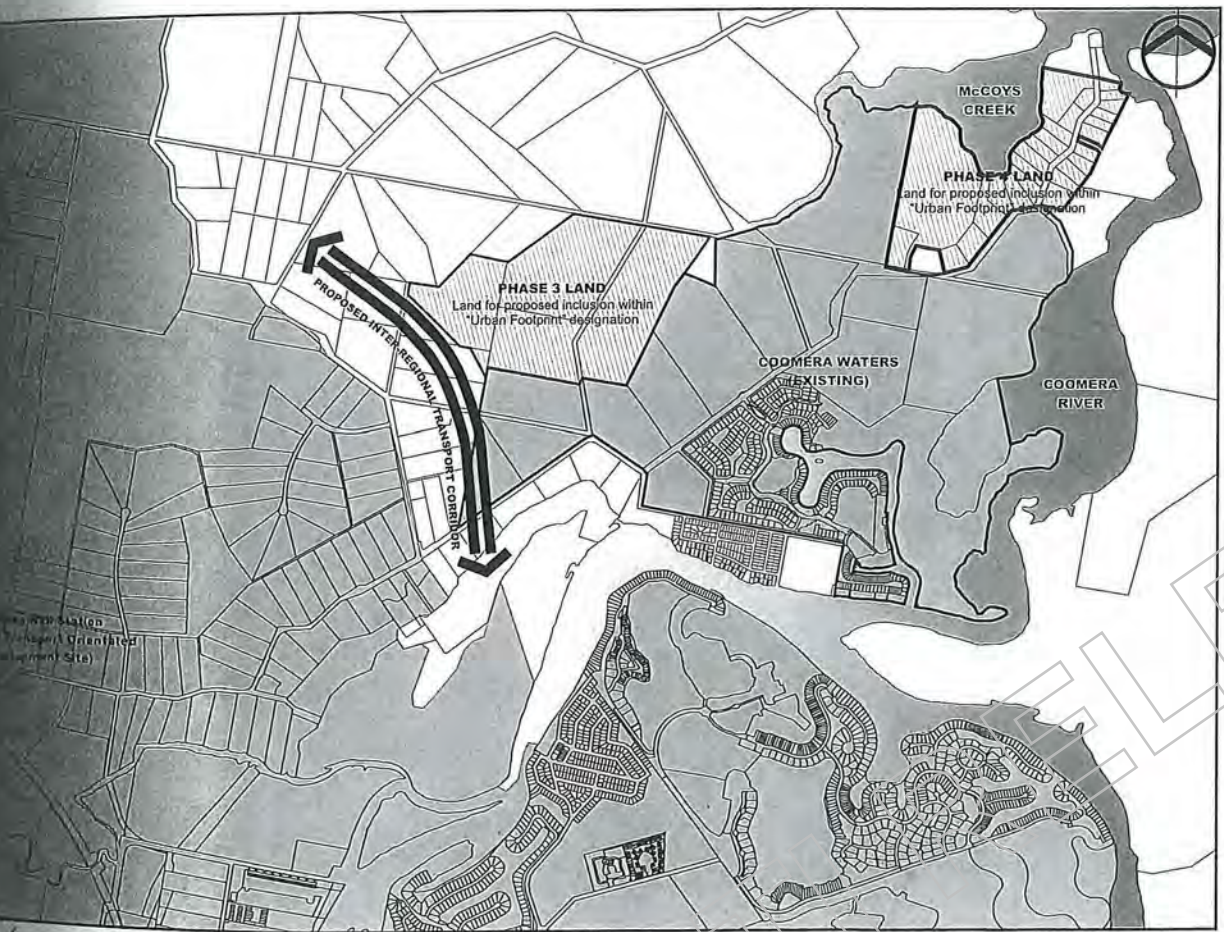
**OPEN SPACE INVENTORY PLAN**  
**COOMERA WATERS VILLAGE & RESORT**

APPROX : 1:6000@A1 REF: 5495-266





43

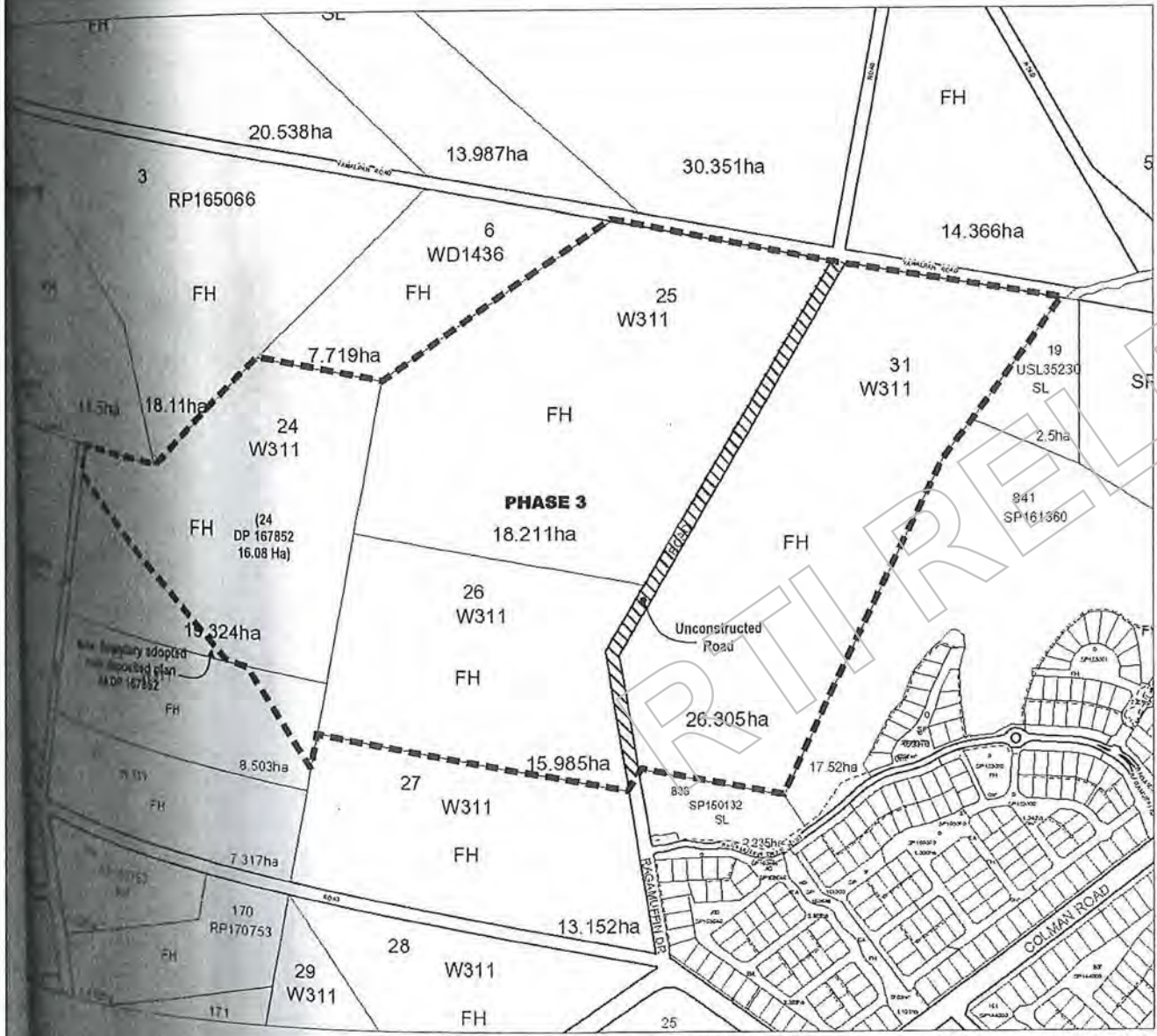
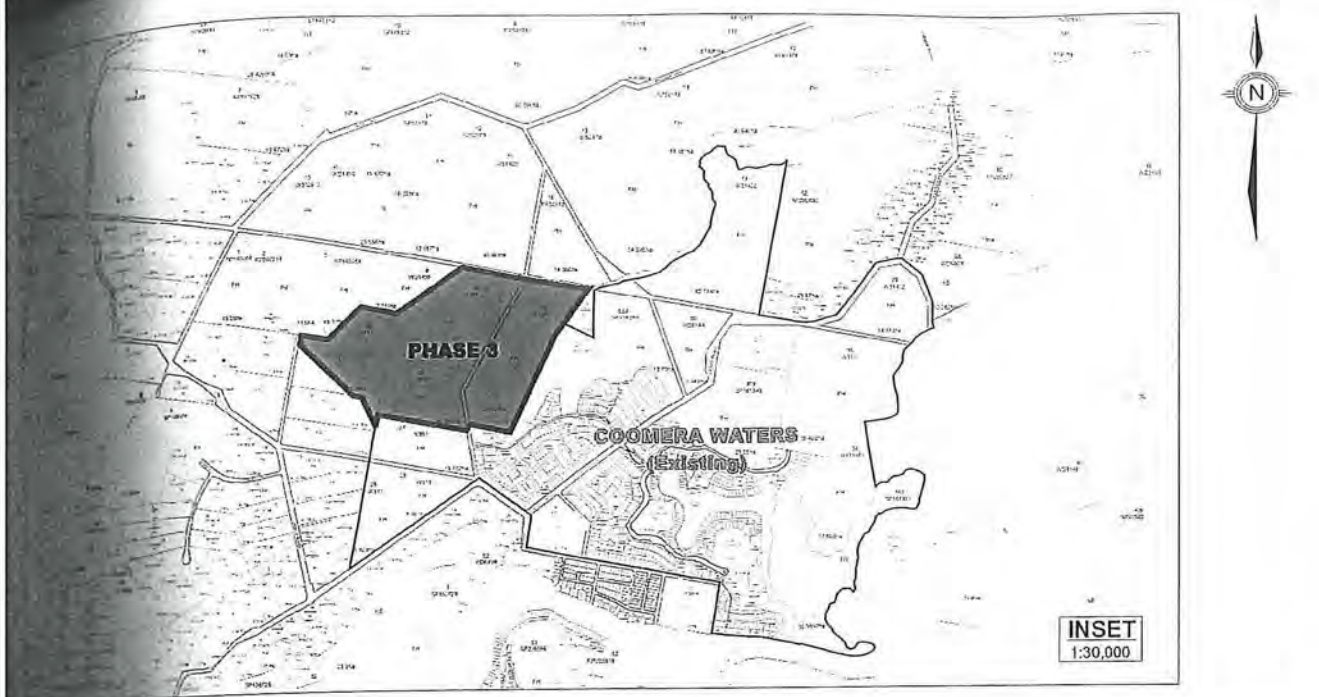


**PROPOSED URBAN FOOTPRINT PLAN**  
**COOMERA WATERS**

COOMERA WATERS  
Scale 1:1,000





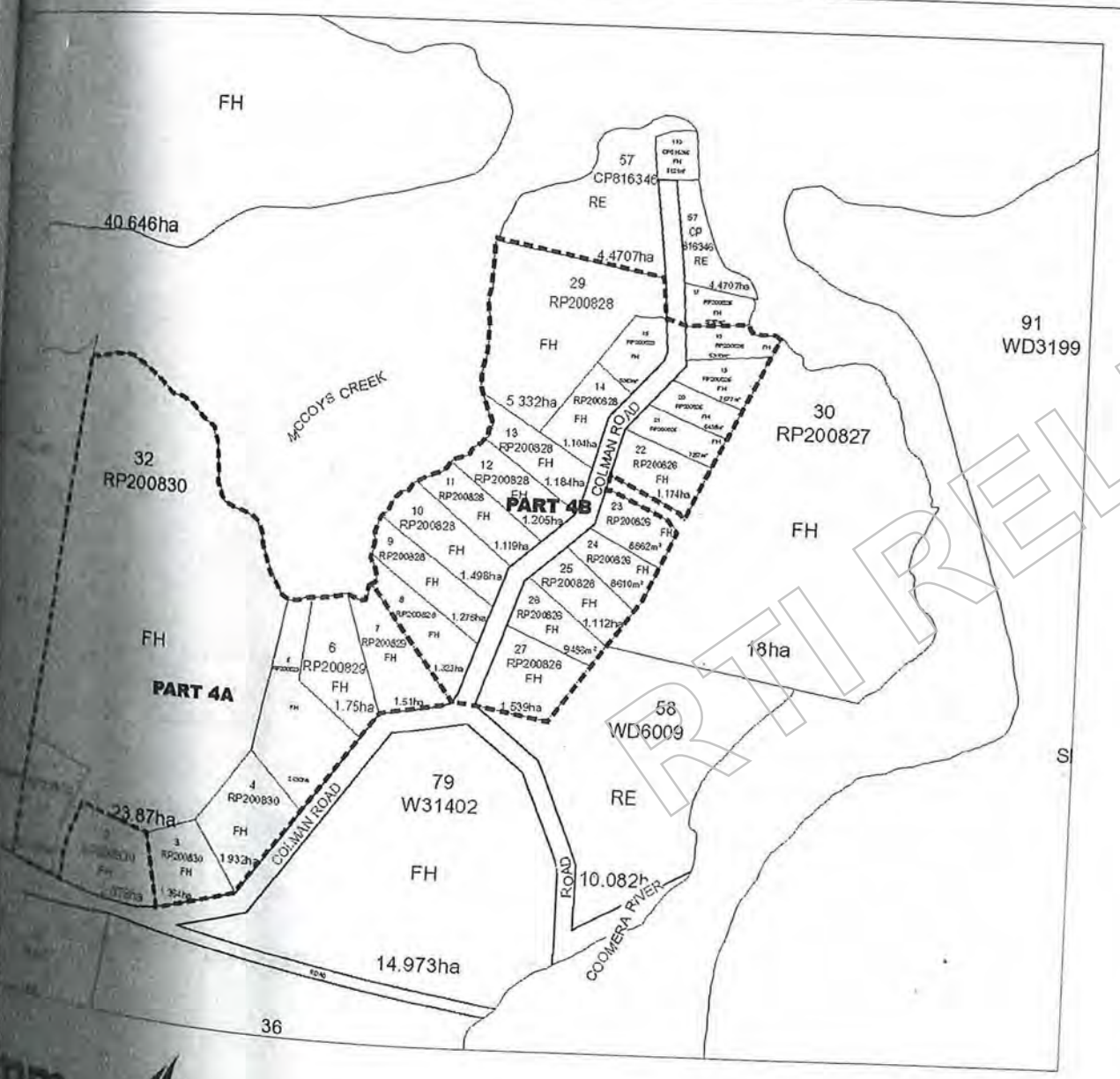
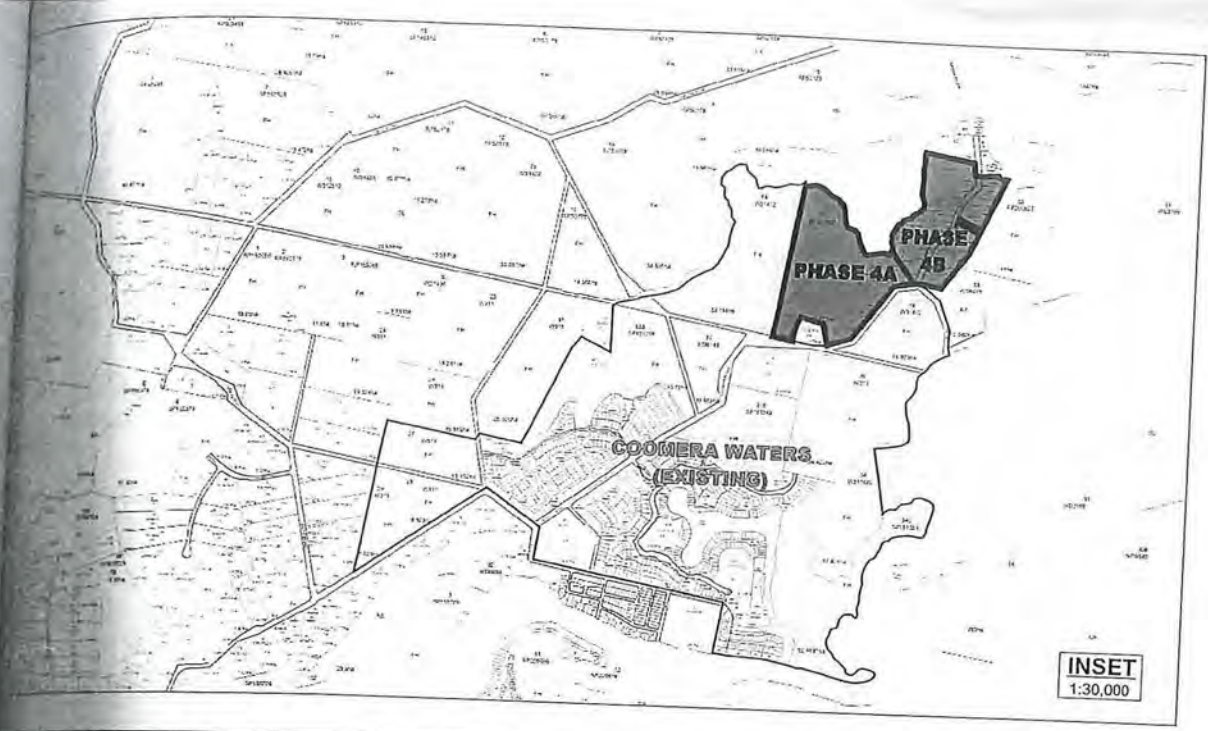


Note: Unconstructed road within Phase 3 not included in this application. Subject to future application.

Note: Boundary and area information for Lot 24 was obtained from DP 167852 which is in the Department of Natural Resources and Mines. Upon registration, Lots 23, 24 & 25 on DP 167852 will cancel Lots 23 & 24 on W.311.

**PHASE 3 LAND - CADASTRAL PLAN**  
**COOMERA WATERS VILLAGE & RESORT**





**PHASE 4 LAND - CADASTRAL PLAN**

COOMERA WATERS VILLAGE & RESORT RTIP1718-039 (part 2) page number 377

PRELEASE - DSDMIP



Submission 1862 - Map Reference 611 (East Coomera)



- Legend
- Property boundary
  - xSEORP Submission
  - SEQ Regional Plan 2009-2031
  - Regional Landscape and Rural Production Area
  - Rural Living Area
  - Urban Footprint
  - Draft SEQ Land Use Category
  - Draft Urban Footprint
  - Draft Rural Living Area
  - Draft Regional Landscape and Rural Production Area
  - Area proposed to be removed from the SEQ region

Current RLUC: Regional Landscape and Rural Production Area  
 Requested RLUC: Request Urban Footprint change  
 Final RLUC: Regional Landscape and Rural Production Area

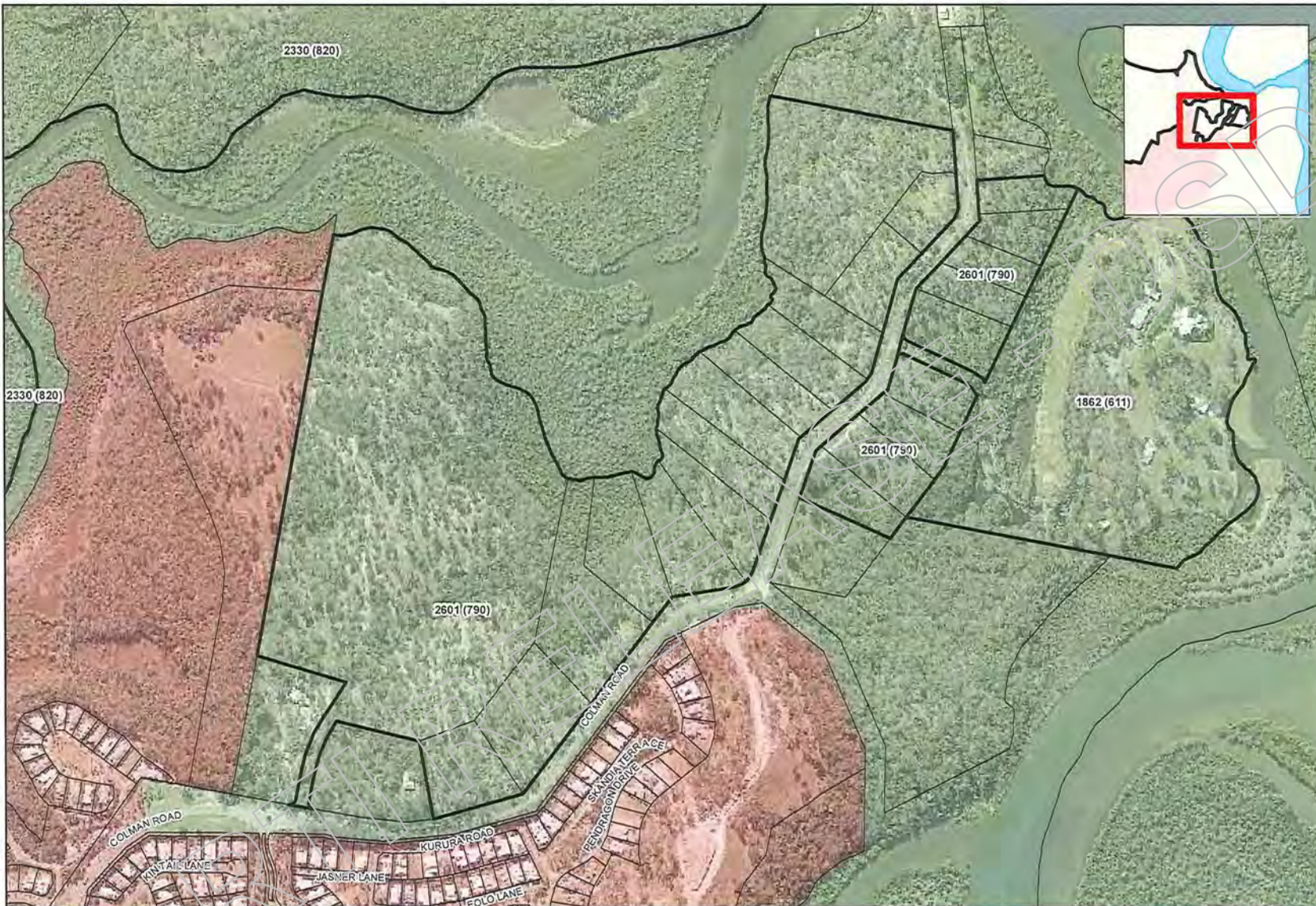


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Submission 2601 - Map Reference 790 (East Coomera)



- Legend**
- Property boundary
  - XSEORP Submission
  - SEQ Regional Plan 2009-2031
  - Regional Landscape and Rural Production Area
  - Rural Living Area
  - Urban Footprint
  - Draft SEQ Land Use Category
  - Draft Urban Footprint
  - Draft Rural Living Area
  - Draft Regional Landscape and Rural Production Area
  - Area proposed to be removed from the SEQ region

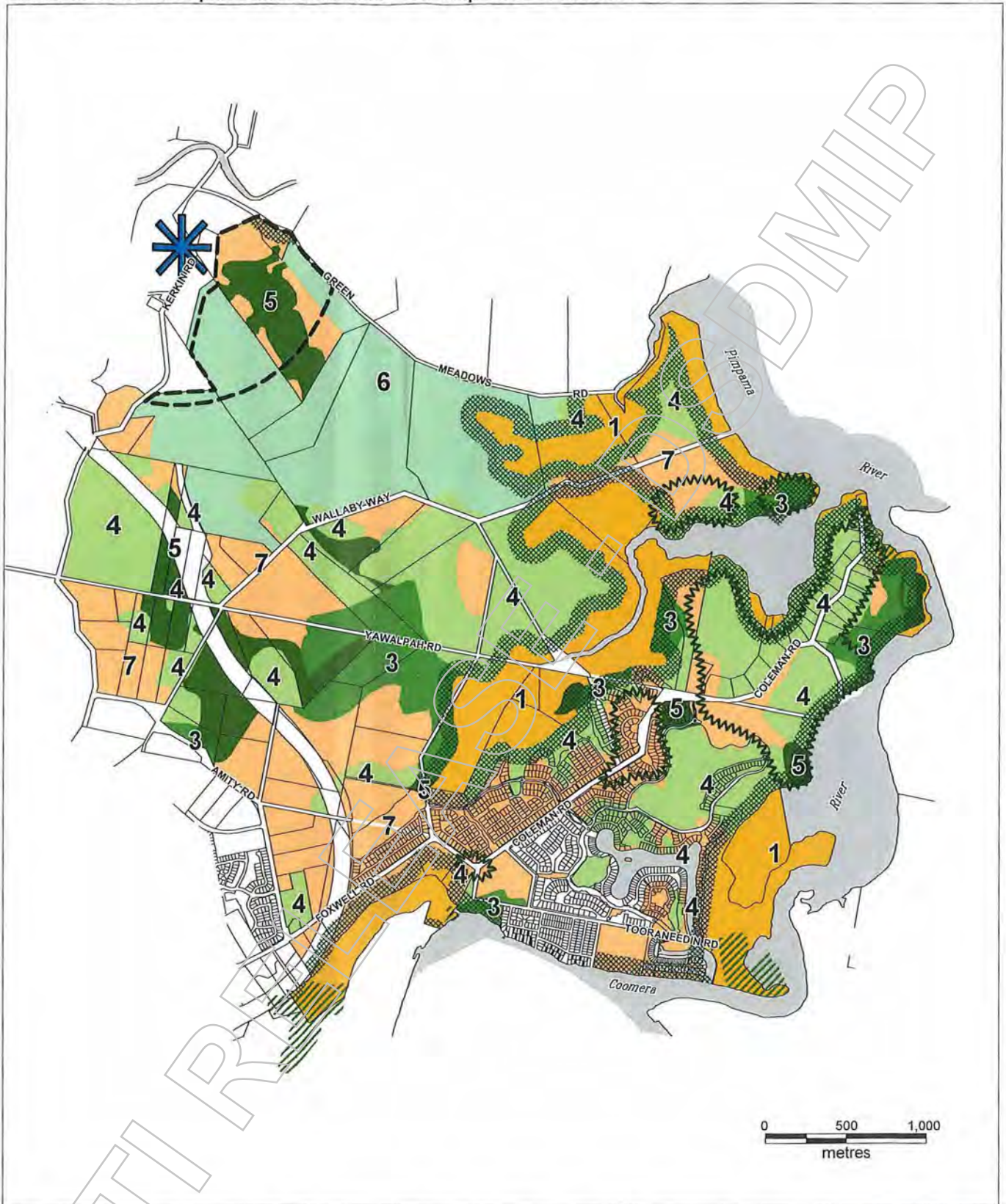
Current RLUC: Regional Landscape and Rural Production Area  
 Requested RLUC: Request Urban Footprint change  
 Final RLUC: Regional Landscape and Rural Production Area



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Legend

	EMU1 TIDAL AND INTERTIDAL AREAS		EMU6 SUGAR CANE AREAS
	EMU2 AREAS FRINGING TIDAL AND INTERTIDAL AREAS (100 METRES WIDE)		EMU7 PREFERRED DEVELOPMENT AREAS
	EMU3 HIGH TERRESTRIAL CONSERVATION SIGNIFICANCE AREAS		LANDSCAPE PROTECTION AREAS
	EMU4 MODERATE TERRESTRIAL CONSERVATION SIGNIFICANCE AREAS		PIMPAMA WATER RECLAMATION FACILITY
	EMU5 REHABILITATION AREAS - TERRESTRIAL		BUFFER TO WATER RECLAMATION FACILITY
	EMU5 REHABILITATION AREAS - WETLAND		INTRAREGIONAL TRANSPORT CORRIDOR

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## DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING

## Gold Coast

31 July 2017 – 4 August 2017

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<b>Deputation:</b>	<b>Zone Planning Group – David Ransom</b>
<b>Topic:</b>	<b>Submission to draft <i>ShapingSEQ</i></b>
<b>Political Representative:</b>	None
<b>Local Government:</b>	City of Gold Coast
<b>State Government:</b>	Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning
<b>Federal Government:</b>	None

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**Background:**

- On 3 March 2017, Zone Planning Group, on behalf of BPQ Pty Ltd, its entities Merle Norman Cosmetics Pty Ltd and TE Morris & Associates Pty Ltd made a submission to the draft *ShapingSEQ* to include land at 167-310 Colman Road, East Coomera within the Urban Footprint (UF).
- The area (**Attachment 1**) adjoins the UF and is currently in the Regional Landscape and Rural Production Area (RLRPA).
- The area is within council's rural, rural landscape and environment precinct zone and identified as non-urban under council's strategic framework.

**Issues:**

- The area is predominantly vegetated, containing regional biodiversity values and of concern remnant vegetation. It is partially affected by bushfire hazards (medium potential to high potential bushfire intensity), predominantly unaffected by local flooding, acid sulfate soils (above 5m AHD but land partially at or below 20m AHD) and coastal hazards.
- The site is located in an area of environmental significance, forming part of the peninsula sitting between the Coomera River and McCoys Creek.
- Through the submissions review process, the Department of Infrastructure, Local Government and Planning (DILGP) assessed and discussed the merits of the submission with officers from the City of Gold Coast (the council).
- Council officers confirmed that properties in this area could currently be cleared for a dwelling. The council also advised that initial investigations had found there may be potential for future development in this location, which would be investigated as part of a future planning scheme amendment.
- DILGP has recommended this area be retained in the RLRPA until the council has undertaken further investigations to determine whether this area is suitable for inclusion within the UF.
- The UF is designed to consolidate urban development with opportunities to increase the capacity of the UF taking priority over expanding the boundaries. This means that while land may be physically suitable for urban purposes, consideration must also be given to the demonstrated need for additional UF to accommodate future growth.
- It should be noted that if the council's investigations identify this area as suitable for urban purposes and undertake a scheme amendment to include this area within an urban zone, the regional plan's regulatory provisions will not apply. As such, any proposal will be subject to normal development assessment approval processes.



**Response:**

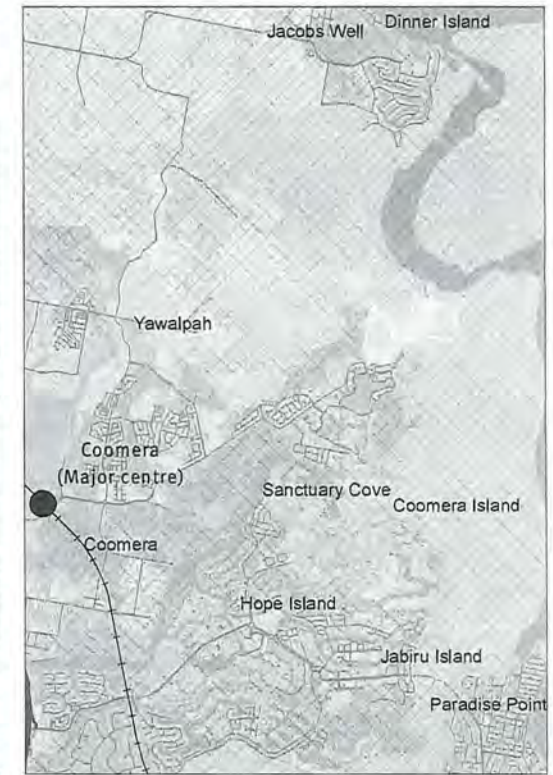
- I recognise that the area adjoins the Urban Footprint and could be considered a logical expansion to the Urban Footprint.
- However, the ability for this area to accommodate urban growth, including whether intensification of this area could be practically supported by urban infrastructure and services, will need to be investigated in consultation with council.
- It is important to note that the Department of Infrastructure, Local Government and Planning must have regard to a number of considerations, not just the suitability of the area, when assessing requests to change regional land use categories; including the demonstrated need for additional Urban Footprint to accommodate future projected growth, as well as the physical and environmental constraints of the land.
- I note the submission acknowledges that the site holds a range of environmental values given the proximity to McCoy Creek.
- The draft urban footprint has been appropriately sized to meet the above projected growth on the Gold Coast to 2041, meaning additional land is not currently required for the urban footprint at this stage.
- A key implementation action of *ShapingSEQ* is the SEQ Growth Management Program. This program will monitor and report annually on land supply and development activity to help implement the regional plan. This process creates greater transparency and accountability for identifying new urban growth areas.
- Information from this program will be used to inform periodic reviews of *ShapingSEQ* and potentially other state government initiatives.
- The Queensland Government has also committed to a Strategic Assessment for SEQ under the *Environmental Protection and Biodiversity and Conservation Act 1999*. This process seeks to provide a coordinated approach to protecting the SEQ regions important environmental values. This work by the Queensland Government may contribute and inform the council's planning investigations given the broader ecological values of the area and vegetation present on site.







- Rail station
- Major centre (SEQRP)
- Rail line
- Subject area
- Property boundary (Feb 2017)
- Council flood overlay
- SEQ Regional Plan 2009-2031
  - Regional Landscape and Rural Production Area
  - Rural Living Area
  - Urban Footprint
- Draft SEQ Land Use Category (2016)
  - Draft Urban Footprint
  - Draft Rural Living Area
  - Draft Regional Landscape and Rural Production Area
  - Area proposed to be removed from the SEQ region



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- The final regional plan should include a section titled 'Developing engaged, safe and healthy communities'.
- The final regional plan needs to ensure infrastructure supports rather than leads development.
- There was support for the appropriate timing of infrastructure to better support the growth pattern and policies identified in the regional plan.
- The final regional plan should have more emphasis on the need for further commercial and industrial land.
- The final regional plan should put a greater influence on creating and protecting jobs.
- The final regional plan should provide greater focus on retail development.
- The final regional plan should be amended to identify support for housing affordability and choice.
- The final regional plan should be amended to acknowledge the historical presence of Aboriginal and Torres Strait people in the region and the cultural and historical significance of this.
- The final regional plan should articulate health as a key outcome, with measurable health targets included.
- The final regional plan should put a greater influence on design excellence.

## Part C—Regional land use pattern

### Regional land use categories

- There was support for the proposed regional land use categories.
- There was support for and opposition to the removal of the Investigation Area land use category.
- There was concern that the designation of all SEQ land into three land use categories results in conflicts of use.
- There was concern the draft regional plan does not have appropriate regional land use categories.
- There was concern that the land use categories do not provide investor confidence in broadhectare projects.
- The final regional plan should include measures to further facilitate development within the Urban Footprint.
- The final regional plan should provide an additional land use category for conservation areas and national parks.
- The final regional plan should provide a prohibited development land use category to allow adequate protection against climate change risks.
- There was support for the concept of an Urban Footprint to contain urban development.
- There was support for development outside the Urban Footprint.
- There was support for statements indicating not all land in the Urban Footprint can be developed for urban purposes.
- There was support for the protection of areas of regionally significant ecological value, sites providing high scenic amenity, and waterways and estuaries within the Urban Footprint.
- There was support for the provisions to allow rural and ecotourism outside the Urban Footprint.
- There was support for existing or proposed inclusion of the following areas within the Urban Footprint:
  - Coolum Beach on the Sunshine Coast
  - Sippy Creek on the Sunshine Coast
  - Caboolture West in Moreton Bay
  - Southern Redland Bay in Redland
  - North East Gold Coast canelands
  - North Ormeau on the Gold Coast.
- There was opposition to existing or proposed inclusion of the following areas within the Urban Footprint:
  - Sippy Creek on the Sunshine Coast
  - Elimbah East in Moreton Bay
  - Coomera on the Gold Coast
  - Worongary on the Gold Coast
  - Steiglitz on the Gold Coast
  - Bonogin on the Gold Coast
  - Tamborine Mountain in the Scenic Rim.
- There was support for retaining the Maroochy River floodplain on the Sunshine Coast in the Regional Landscape and Rural Production Area to ensure ongoing rural land use and flood storage capacity.
- There was opposition to including Gatton in Lockyer Valley in the Urban Footprint, where land has rural production values.
- There was opposition to the size of the Urban Footprint.

- There was concern that planned urban development in the Sunshine Coast, Gold Coast and Logan (particularly Coomera, Ormeau, Caloundra South, Caloundra South Investigation Area, Greenbank, North Maclean, Flagstone, New Beith and Park Ridge), and population growth and development regionally, will have a detrimental effect on biodiversity values, including on vulnerable flora and fauna species.
- There was concern that significant biodiversity areas in the Western Lockyer are already fragmented and the final regional plan should prevent further fragmentation.
- There was concern that the Kenmore Bypass and current preferred alignment of the Southern Freight Corridor will destroy important wildlife habitat and other landscape values.
- There was concern that a Powerlink proposal on the Sunshine Coast is incompatible with regional biodiversity policies.
- There was concern that the Mt Lindesay growth corridor is being planned for development without sufficient ecological investigations.
- There was concern that new industrial development at North Maclean and Bromelton will impact on air quality.
- It was suggested that land in the designated Future Growth Areas of Kinross Road, South East Thornlands, Bunker Road, Double Jump Road and Thornlands Integrated Enterprise Area should be protected for landscape and habitat values.

## Desired regional outcome 3: Regional landscape

### Introduction

- There was concern that implementation of DRO<sub>3</sub> has had limited success since the 2005 SEQ Regional Plan and that the revised DRO introduces a range of new concepts and policies which are not well understood or developed.
- The final regional plan should include a clear implementation processes for the principles, policies and programs of DRO<sub>3</sub>.
- There was broad support for the reference to ecosystem services in this DRO, especially as an illustration of the community benefits of highly valued landscapes.

### 3.1 Regional landscape planning framework

- There was concern that this section remains too generic to enable successful implementation, especially in defining significant regional landscape values and in identifying what are 'incompatible land uses and activities' in relation to inter urban breaks.
- The final regional plan should clarify what the 'regional landscape planning framework' is, its values, how it will operate and how it will be implemented.
- The final regional plan should include direct recognition of the role of Aboriginal traditional owners, as well as other Aboriginal and Torres Strait Islander peoples with historic and contemporary associations with the region.
- It was suggested that the principle in section 3.1 be amended to include 'heritage'.
- It was suggested that the term 'peri-urban' be defined in the glossary.
- There was concern at continuing fragmentation of peri-urban areas by the take-up of currently vacant blocks and incompatible land uses.
- The final regional plan should recognise the significance of peri-urban issues and specific policy outcomes and programs should be developed to address the planning and management issues associated with: socio-economic aspects; land use, including fragmented private ownership; agriculture; and biophysical threats, including extreme fire events, loss of vegetation, weed and pest management and poor water management practices.
- It was suggested that the final regional plan should protect all urban and regional landscape values in perpetuity.
- There was support for protection of regional landscape values and concern at how long-term protection will be achieved.
- It was suggested there is a need to recognise key regional landscapes, and to develop design strategies to enhance, not just preserve, those landscapes.
- There were comments that too much infill will threaten natural corridors and buffer zones and stress catchments.
- There was disagreement with changes in the draft regional plan perceived to encourage the destruction of nature conservation, landscape and habitat areas, as well as regionally significant farmland.
- There was support for an urban form that protects human health and retains bushland and trees.