

14 September 2015

Hon Dr Steven Miles MP  
Minister for Environment and Heritage Protection  
Minister for the National Parks and the Great Barrier Reef  
GPO Box 2454  
Brisbane, Qld 4001

Dear Minister 

### Proposed Coastal Management District

Please find enclosed the Property Council's submission on the proposed new Coastal Management District declared under the *Coastal Protection and Management Act 1995*.

If you have any questions regarding the Property Council or this submission, please do not hesitate to contact me on 07 3225 3000, or [cmountford@propertycouncil.com.au](mailto:cmountford@propertycouncil.com.au).

Regards,



Chris Mountford  
**Queensland Executive Director**



## **Submission on the proposed new Coastal Management District**

**14 September 2015**

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## 1. Introduction

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Thank you for the opportunity to provide a submission on the proposed new Coastal Management District (CMD), to be declared under the *Coastal Protection and Management Act 1995*. As the CMD is estimated to impact over 22,500 lots throughout Queensland, the establishment of a new CMD is of keen interest to the Property Council's members.

While the CMD itself will have far-reaching implications for landholders in Queensland, the Property Council's particular concern lies in how the CMD and the recently released coastal hazard area mapping for the erosion prone area (EPA) and storm tide inundation area (STIA) will take effect through the land use planning framework.

When the former *Queensland Coastal Plan (QCP)* was released in 2011, the Property Council raised concerns with the then Labor Government regarding the widespread implications of the QCP on property rights up and down Queensland's coastline.

As a result, significant changes were made to the QCP's land use assessment triggers and codes to reflect the Property Council's concerns. However while some changes were made, the flawed mapping and many of the onerous provisions remained.

The QCP was subsequently repealed in 2012 as there was an acknowledgement by the LNP Government that a strategy for how the State plans to adapt to climate change is needed before imposing development restrictions on individual property owners.

With the introduction of the single State Planning Policy (SPP) in 2013, land use planning matters relating to coastal hazards were removed from the QCP and incorporated into this holistic planning instrument covering all matters of State interest.

It is understood that during the 2015 election campaign the Labor Government gave a commitment to reintroduce coastal planning laws.

As previously noted in correspondence from the Property Council to the Minister for Environment and Heritage Protection (5/08/2015), it is imperative that any new (or reinstated) coastal planning requirements are developed in conjunction with the Department of Infrastructure, Local Government and Planning (DILGP) within the existing policy framework i.e. the SPP, to ensure the land use planning implications are considered in a holistic manner.

The recent experience of Moreton Bay Regional Council with the release of its draft planning scheme in late 2014 should serve as a warning to the Government to take the time to consider the implications on individual landowners before introducing changes to existing coastal planning laws.

## 2. Summary of recommendations

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1. A holistic, state-wide adaptation strategy is developed prior to forcing individual development proponents and local governments to address the impacts of climate change on a site-by-site basis
2. Ensure any proposed changes to coastal planning laws are undertaken within the current planning framework, in conjunction with the Department of Infrastructure, Local Government and Planning
3. Develop interim provisions for addressing the impacts of climate change to 2100, rather than retaining the current single planning horizon
4. Ensure the CMD is confined, rather than extending its reach to include all erosion prone and coastal hazard areas
5. Take into consideration the immediate impact changes to mapping may have on property rights before releasing them into the public arena
6. Public consultation is undertaken on any revised mapping that has the potential to impact on property rights
7. Revise the definition of Coastal Hazard Area, High Coastal Hazard Area and Erosion Prone Area under the *Sustainable Planning Regulation* to reflect the three dimensions of space
8. Provide further guidance to local governments on how they are expected to implement changes to coastal planning laws
9. Ensure the State Assessment and Referral Agency (SARA) continues to administer the land surrender provisions under the *Coastal Management and Protection Act 1995*

### **3. Property industry's contribution to the Queensland economy**

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The property industry in Queensland creates the homes we live in, the offices in which we work, and the shopping centres and recreational areas where we spend our leisure time.

It has a larger footprint on the Queensland economy than any other industry<sup>1</sup>.

#### **3.1 Contribution to Gross State Product (GSP)**

The property industry directly contributed \$33.8 billion to GSP in Queensland in 2013-14, representing 11.4 per cent of total GSP.

It is estimated to have contributed a further \$49.9 billion to Queensland GSP through flow-on demand for goods and services.

#### **3.2 Contribution to employment**

The property industry directly employed 239,772 full time equivalent (FTE) employees in Queensland in 2013-14, representing 12.1 per cent of the state's workforce.

The industry also supported some 292,684 additional FTE jobs through flow-on activity.

Approximately 27.4 per cent of wages and salaries paid to Australian workers are generated by the property industry.

#### **3.3 Contribution to government revenues**

The property sector in Queensland contributed approximately \$9.9 billion in combined State Government tax revenues and local government rates, fees and charges revenue in 2013-14. This equates to 49.8 per cent of total State taxes and local government rates, fees and charges revenues in 2013-14.

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<sup>1</sup> All the statistics in this section are sourced from AEC group, 2015

#### 4. Queensland Climate Adaptation Strategy

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The Property Council reiterates its concerns that the Government is releasing technical mapping, together with statutory requirements that affect property rights, into the public arena before developing a comprehensive strategy for how that mapping will take effect.

The EPA and STIA mapping predict the extent of impacts on our coastline at the year 2100, but fail to provide an interim assessment of how these impacts will take effect at various stages between now and then.

Unlike other states, Queensland does not have a strategy outlining how it will adapt to the impacts of climate change over time. The development of a high level strategy is the necessary first step in determining the actions Queensland will take to adapt to change, protect our assets or retreat from our coastline.

The Government has taken a positive first step in establishing the Queensland Climate Adaptation Strategy Partners Group, which has been tasked with identifying key issues and solutions for consideration in the development of the *Queensland Climate Adaptation Strategy* (QCAS).

The Government has made clear that one of the foundations of its new approach is to avoid burdening local government authorities with the challenges and costs associated with developing plans and responses to the impacts of climate change prior to the preparation of the QCAS. The Property Council endorses this approach but is concerned that the same principle does not underpin the obligations placed on development proponents.

The practical effect of the new technical mapping and development assessment requirements is that individual development applications are required to consider and satisfactorily address the impacts of climate change. This divergent approach is not only inconsistent and inequitable but also creates ad hoc responses to the widespread and complex challenges presented by the impacts of climate change.

It is premature to enforce site-by-site compliance with technical mapping showing the estimated extent of impacts on the coastline at 2100 before a holistic strategy for the State has first been developed.

The *Climate Change: Adaptation for Queensland Issues Paper* developed in 2011 provided a great overview of the myriad issues facing our state. Unlike the QCP, the Issues Paper focused on the importance of adaptation rather than retreat, and the need for innovation and creativity in built form outcomes, rather than prohibiting all new development.

Queensland's new strategy must focus on the core principles of adaptation, resilience and innovation, and must be developed *ahead* of any new coastal planning laws that would give effect to these policy positions, rather than as a response.



## 5. Revised mapping

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### Coastal Management District

As already noted, the Property Council's core concerns relate to how the CMD is given effect through land use planning instruments, rather than the current extent of the CMD itself.

While the number of properties within the CMD has risen due to the incorporation of 0.8 metre sea level rise, the Property Council is pleased to note that the Department of Environment and Heritage Protection (DEHP) has undertaken a further round of refinement of the CMD using improved/updated mapping techniques, and that many of the existing exclusions have been retained.

The inclusion of new Erosion Prone Areas within the CMD will, however, give rise to further development assessment requirements for affected landholders (see 6. Implications for land use planning).

The Property Council is also concerned that with the increasing extent of the EPA, the CMD will progressively be moved into alignment with it. This would have a significant impact on a large number of landholders in Queensland and is not supported by the Property Council.

### Erosion Prone Area and Coastal Hazard Area

In July 2015, mapping showing the extent of the EPA and STIA in Queensland was updated- with no public consultation. The Property Council was notified of these changes the afternoon before they took effect.

While there is no formal requirement for the Government to consult with the community on this 'indicative' mapping, it has far-reaching consequences for landholders, many whom remain unaware that their property rights have already potentially been affected. Those consequences can be significant for landholders, including the effective prohibition of development and the surrender of land without compensation.

On the Government's own estimate, there are more than 135,000 tenured lots that fall within the EPA.

The EPA and STIA are theoretical maps, and as such rely on many assumptions about the nature of the coastline (open coast, closed coast) and the waterways (rivers, creeks) they cover. They also do not include many structures such as the construction of rock walls, or even filling of sites, that has taken place to protect given areas.

As a result of these assumptions, many properties in Queensland are affected by the mapping. The onus then falls on the landholder to undertake their own expensive technical assessment against the Government's *Coastal Hazard Assessment Guide* to disprove the mapping and subsequently request its amendment.

This is of significant concern not only to development proponents seeking to further develop their land, but also has ongoing implications for existing landholders, particularly when seeking insurance for their property.

As noted above, the EPA and STIA mapping has moved ahead of the policy that is needed to accompany it. The mapping indicates potential impacts at the year 2100,

however it does not reflect any policy decisions that will be taken to reduce the expected impacts on Queensland's coastal communities.

Additionally, as noted in the consultation sessions held by DEHP on the CMD, a reliable methodology has not yet been developed to determine the predicted extent of impacts on waterways, and as such a default buffer has been utilised, capturing many more properties than are likely to be affected.

## 6. Implications for land use planning

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### State Planning Policy

The Property Council's primary concern with the EPA and STIA mapping is how they are given effect through Queensland's land use planning framework.

Within the SPP, there are two separate State Interests covering coastal planning- *Coastal environment* and *Natural hazards, risk and resilience*- each referencing mapping that must be taken into consideration for plan making and development assessment.

It is through the SPP that these maps are linked to the land use planning framework. Local governments are required to reflect the EPA and STIA maps and integrate the associated requirements of the SPP in their planning schemes when making or amending a plan. Where the mapping or provisions have not yet been integrated into their planning scheme, local governments are required to consider them on a site-by-site basis through the development assessment process.

Local governments are able to undertake their own coastal hazard mapping to refine the indicative mapping developed by the State, however experience shows that the majority of local governments simply adopt the existing mapping.

Limited changes have been made to the CMD, which triggers referral to the State Government. The real concern is the extent of the new EPA and STIA mapping, which may trigger additional assessment by local governments where previously development assessment was not required. The new requirements may have significant impacts on the development outcomes permissible on a given site.

As seen in the SPP's interim development assessment requirements for *Natural hazards, risk and resilience*, below, by virtue of the definition of coastal hazard area, all proposed development within the EPA and STIA must be assessed against the SPP's interim development assessment requirements (in local government areas where the SPP has not already been integrated).

When releasing the new EPA and STIA mapping, no consideration was given to the immediate impact it would have on development assessment in Queensland, or to the landholders whose property rights have been affected.

Additionally, under the current drafting of the *Sustainable Planning Regulation*, the Coastal Hazard Area, High Coastal Hazard Area and Erosion Prone Area are all defined as areas in two dimensions. This has the practical consequence of removing the opportunity to fill or raise development to address coastal hazard risks. These definitions should be updated to include depth to enable filling and raising as a built form response.

## State interest—natural hazards, risk and resilience

### These requirements apply to development applications as follows:

A development application for a material change of use, reconfiguring a lot or operational works on land within:

- (1) a flood hazard area, or
- (2) a bushfire hazard area, or
- (3) a landslide hazard area, or
- (4) a coastal hazard area.

### The development application is to be assessed against the following requirements:

#### For all natural hazards:

Development:

- (1) avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level, and
- (2) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and
- (3) directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and
- (4) avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and
- (5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and

#### For coastal hazards—erosion prone area:

Development:

- (6) is not located in an erosion prone area within a coastal management district unless:
  - (a) it cannot feasibly be located elsewhere, and
  - (b) is coastal-dependent development, or temporary, readily relocatable or able-to-be-abandoned development, and
- (7) that is the redevelopment of existing permanent buildings or structures, is located outside an erosion-prone area or, where this is not feasible, redevelopment:
  - (a) is located:
    - i. as far landward from the seaward property boundary as possible, or
    - ii. landward of the seaward alignment of the neighbouring buildings, and
  - (b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures, such as a seawall, and
- (8) proposes to undertake coastal protection work (excluding beach nourishment) only as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:
  - (a) the property cannot reasonably be relocated or abandoned, and
  - (b) any coastal protection works to protect private property is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable, and
  - (c) the coastal protection work mitigates any increase in coastal hazard risk for adjacent areas.

Source: State Planning Policy, July 2014

### Increased complexity, uncertainty, delay and risk

The new coastal planning mapping and laws are complicated and are not well understood, including by local governments that have an important implementation role. The Property Council is aware that some local governments are mistakenly operating on the understanding that it is the responsibility of State agencies alone to apply the new laws and policies. This approach is incorrect; local government is responsible for administering the Interim Development Assessment Provisions which include development assessment requirements that are triggered by the new EPA and CHA mapping.

The poor understanding of the regulatory framework is creating additional complexity, uncertainty, delay and risk not only for our members but for all participants in the planning system. It is already directly affecting the delivery of projects.

Further examples of the additional complexity, uncertainty, delay and risk that have already become apparent are provided below:

1. The applicability and effect of the provisions of the State Development Assessment Provisions (SDAP) Module 10 cannot be easily understood by landowners and development proponents without commissioning specialist technical investigations. For example, Performance Outcome PO2 at Table 10.1.1 of SDAP requires development to respond to the risks of the Defined Storm Tide Event (DSTE), but the DSTE is not mapped by either the Government or councils. It is therefore necessary for landowners and proponents to go to the time and expense of commissioning specialist modelling and reporting simply to understand whether the value of the landholding or prospects of development have been adversely affected. Such an approach is counter-productive to the Government's objective of introducing a better and simpler planning system for Queensland.
2. High coastal hazard areas are not clearly identified by the Coastal hazard areas map – erosion prone area that supports the operation of the SDAP. The second limb of the High coastal hazard area definition captures land that is expected to be permanently inundated due to a sea level rise. The mapping layers and categories on the Coastal hazard areas map – erosion prone area do not clearly identify whether the mapping categories within the indicative erosion prone area are exclusive. It is unclear whether land that is mapped as being subject to 'Erosion due to storm impact and long term trends including sediment supply deficit and channel migration' is also being mapped as 'Erosion from permanent tidal inundation due to sea level rise'.
3. The lack of clarity in the mapping and definition of High coastal hazards area (land that is expected to be permanently inundated due to a sea level rise) directly affects the application of development assessment provisions included in Module 10 of the SDAP.

### **Application of the land surrender provisions**

Under current legislation, it has been the State Referral and Assessment Agency (SARA) in its role as the concurrence agency for development applications, not DEHP, that has administered the Government's land surrender powers under the *Coastal Management and Protection Act 1995*. The Property Council believes that it is SARA, as a land use planning and development assessment regulator, that is best placed to continue to administer land surrender requirements under any new or amended coastal planning laws.

Any power to require landowners to surrender land, without compensation or recourse, must be exercised in a way that is equitable, consistent and responsive to the facts and

circumstances of each situation. Such decisions are effectively matters of land use planning and development assessment which SARA is best placed to administer.



## 7. Case studies

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Given the complexity of Queensland's coastal planning laws, the Property Council has developed a number of case studies to further demonstrate the impacts of the proposed change to the CMD and the already-implemented changes to the EPA and STIA on a number of development sites.

While some of these case studies demonstrate significant impacts on development rights and additional cost imposts on proponents, others are provided to demonstrate the complexity and/or inequity in the application of Queensland's coastal planning laws.

**Appendix One** provides four case studies on the impact of the proposed new CMD on four different developments:

### Greenfield residential development, Mount Low, Townsville

- This site was previously outside of the CMD, but is proposed to be moved into the new CMD.
- As a site identified for future residential development, the move into the CMD will bring significant cost to development, as any proposal will require technical assessment by the State Government against the SDAP.
- The move will potentially affect the desired development outcome, as the SDAP prohibits residential development in certain areas, which will therefore limit the yield of the site and affect the local government's density targets.
- The CMD triggers land surrender provisions under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.

### Industrial development, Arundel, Gold Coast

- This site was previously outside of the CMD, but is proposed to be moved into the new CMD.
- It is largely unconstrained by coastal hazards, with its inclusion into the CMD misrepresenting the scale of the risk to the site.
- Adding the site into the CMD will bring significant cost to development, as any proposal will require technical assessment by the State Government against the SDAP.
- Including the site in the CMD adds additional and unnecessary barriers to investment, particularly in a sector that is important for the diversification of the Gold Coast economy.

### Health facility, Brighton, Brisbane

- This site was previously outside of the CMD, but is proposed to be moved into the new CMD.

- Should the Government move to redevelop the site to its best and highest use, i.e. residential, the move into the CMD will bring significant cost to development, as any proposal will require technical assessment by the State Government against the SDAP.
- Assessment under SDAP brings with it additional design constraints, with no certainty that proposed performance solutions will be accepted by the assessment manager.
- The CMD triggers land surrender provisions under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.

#### Boundary realignment, Brighton, Brisbane

- This site was previously outside of the CMD, but is proposed to be moved into the new CMD.
- Should the land owner make an application to realign a boundary with their neighbor, the move into the CMD will bring significant cost to development, as any proposal will require technical assessment by the State Government against the SDAP.
- The CMD triggers land surrender provisions under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.

**Appendix Two** includes seven case studies on the impact of coastal hazard mapping on a variety of development sites. Some of these are located within the CMD, while others are not.

On many sites, the mapping triggers additional development assessment requirements, both at a local and State Government level.

On other sites, for example those that sit outside of local government planning schemes or have the benefit of coastal defence barriers, the case studies reinforce the variability in the application of the mapping.

#### Ocean front development site, Palm Beach, Gold Coast

- The site was previously in the CMD, and is proposed to remain in the new CMD.
- The site is partly mapped as a high coastal hazard area, which imposes additional restrictions on development in areas outside of the CMD. The draft City Plan 2015 does not include specific mapping that relates to erosion prone areas or coastal hazard areas.
- The CMD triggers land surrender provisions under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.



- As a result of the CMD and coastal hazard mapping, only a small proportion of the site is able to be utilized for the purpose articulated in the planning scheme i.e. medium density residential (where outside the CHA).
- The sea wall protecting the site does not appear to have been considered in terms of the revised mapping.

#### Waterfront PDA, Townsville

- The site was previously in the CMD, and is proposed to remain in the new CMD.
- It is highly constrained, with EPA and STIA mapping covering the subject site.
- Under the proposed development scheme, high density residential and a range of cultural and community facilities are anticipated on the site.
- As the subject site is within a Priority Development Area, the SDAP does not apply, and restrictions relating to development in high coastal hazard areas are not applicable.
- The development scheme foreshadows the construction of a storm tide barrier, which demonstrates the importance of developing a local government strategy to reduce risk, rather than introducing blanket prohibitions on development.

#### Residential subdivision, Agnes Water, Gladstone

- The site was previously in the CMD, and is proposed to remain in the new CMD.
- In addition to falling within the CMD, it is located in a high coastal hazard area, which imposes additional restrictions on development.
- The CMD triggers land surrender provisions under the *Coastal Management and Protection Act 1995*, which may see parcels of land identified as erosion prone areas compulsorily acquired by the Government.
- Assessment would be required against SDAP Module 10, with residential development required to occur outside of areas identified as subject to erosion.
- Subsequently, the land available for residential subdivision may be significantly reduced, affecting the local government's density targets.

#### Single dwelling, Bowen, Whitsundays

- The site is not in the CMD and is not proposed to be included in the new CMD.
- The site is subject to erosion however the mapping does not provide adequate distinction between *Erosion due to storm impact and long term trends including sediment supply deficit and channel migration*, and *Erosion from permanent tidal inundation due to sea level rise*.

- As the site does not fall within the CMD and is for a single dwelling house, Module 10 of SDAP does not apply.
- The local government's performance-based approach to development within the coastal protection area ensures the development can proceed where Council is satisfied the planning scheme's provisions are being met.

#### Cultural precinct, Surfers Paradise, Gold Coast

- The site is located in the CMD and is proposed to remain in the CMD.
- In addition to falling within the CMD, it is located in a high coastal hazard area, which imposes additional restrictions on development through assessment against SDAP Module 10.
- City of Gold Coast proposes to develop a cultural precinct on the subject site, however it would need to demonstrate that exposure of people and permanent structures to coastal hazard impacts are minimized, within the high coastal hazard area.
- Referral would be required to the State Government, where the Minister may reduce the extent of Council's proposal, or may decide a cultural precinct is not desirable in this location.

#### Apartment complex, Hope Island, Gold Coast

- The site is located in the CMD and is proposed to remain in the CMD. It is the only site on Hope Island that falls within the CMD.
- Although located within the CMD, the subject site is not identified as being within a High coastal hazard area. Despite this, it would still require referral to the State Government as part of the development assessment process.
- As residential developments are progressing on Hope Island, a revetment wall is being constructed adjacent to the canal frontage, enabling the subject site to be defended.
- The unnecessary inclusion of the site within the CMD adds additional time and cost imposts on development proponents and on assessment managers.

#### Jewel, Surfers Paradise, Gold Coast

- The site is not in the CMD and is not proposed to be included in the CMD.
- The site is subject to erosion however it is not located within the high coastal hazard area.
- There are no coastal planning provisions within the local government planning scheme, meaning the SPP's interim development assessment provisions would

apply in terms of coastal hazards. However the interim provisions only apply to erosion prone areas *within the CMD*.

- The site is also protected by a seawall, which needs to be considered in terms of the mapping.
- Despite its proximity to the ocean, the development would be able to proceed.

In addition to these seven case studies, Appendix Two also includes a table providing an overview of how coastal planning laws impact each identified property.

## 8. Conclusion

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The Property Council would like to again thank the Government for the opportunity to provide feedback on the proposed new Coastal Management District to be declared under the *Coastal Protection and Management Act 1995*.

Queensland's coastal planning laws directly impact over 135,000 properties, and as such any proposed changes must be viewed with the greatest consideration of their implications on the property rights of Queenslanders.

If you have any further questions about the Property Council or the detail included in this submission, please contact Chris Mountford on 07 3225 3000, or [cmountford@propertycouncil.com.au](mailto:cmountford@propertycouncil.com.au).

Yours sincerely



**Chris Mountford**  
Queensland Executive Director

## Contacts

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## Appendix One- impacts of the new CMD on development

### Case study one

Greenfield residential development, Garland Road, Mount Low, Townsville City local government area

#### Overview

- This site was previously **outside of the CMD**, but is proposed to be **moved into** the new CMD.
- As a site identified for future residential development, the move into the CMD will bring **significant cost** to development, as any proposal will require technical assessment by the State Government against the SDAP.
- The move will potentially **affect the desired development outcome**, as the SDAP prohibits residential development in certain areas, which will therefore limit the yield of the site and affect the local government's density targets.
- The CMD **triggers land surrender provisions** under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.

#### Background

Townsville is the capital of northern Queensland and the largest city in northern Australia; in 2011, the City had a population of around 190,000, which is set to grow to 270,000 to 300,000 by 2031.

The *Townsville City Plan* provides the City's 25 year plan to accommodate growth and identifies Greenfield Development Areas at Burdell, Cosgrove, Mount Low, Rocky Springs and Shaw to assist in meeting the City's new dwelling target of 45,000 dwellings over the next 25 years.

Mount Low is an emerging residential community located 16km west-north-west of the Townsville CBD.

The *Townsville City Plan* designates land located in Garland Road, Mount Low, in the Emerging Community Zone for future urban residential development.

Lot 2011 on SP221995 (314.2ha in area) and Lot 93 on SP222103 (68.45ha) (**the site**) (**Figure 1**) are located in the Mount Low Greenfield Development Area, which, collectively, could yield over 5,500 dwellings at the intended net residential density of 15 dwellings per hectare for greenfield development, and make a significant contribution to the achievement of the City's new dwelling target of 45,000 dwellings over the next 25 years.





Figure 1- The site (Source: Google Earth/Queensland Globe)

Existing CMD to be abolished and draft CMD to be declared

The site is not located in the existing CMD to be abolished.

However, the site is located in the draft CMD to be declared (**Figure 2**).

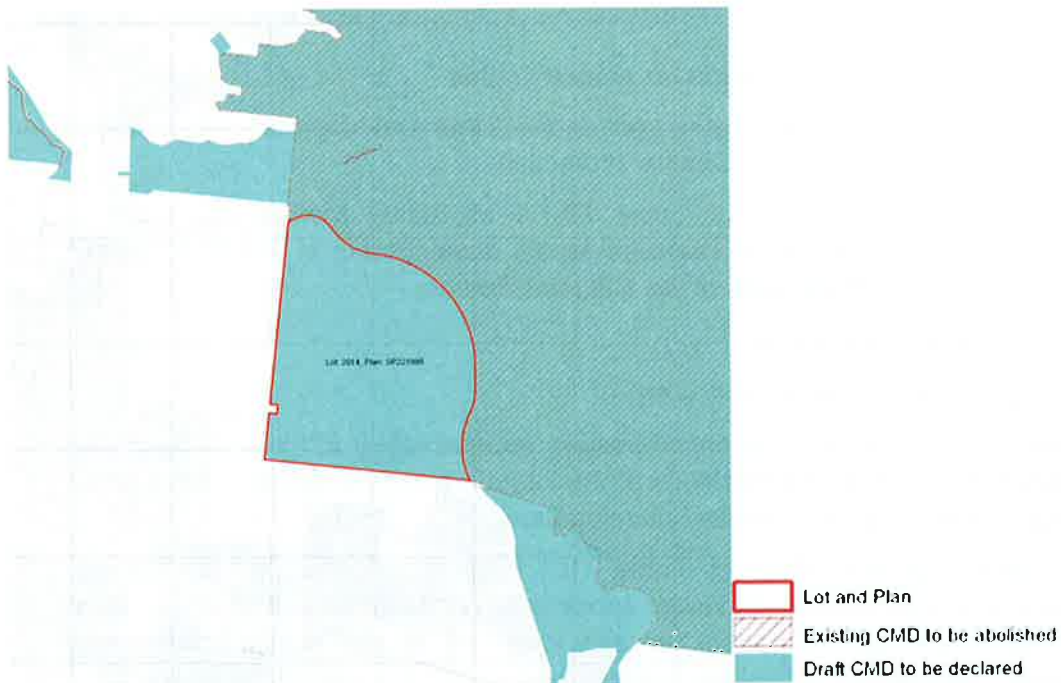


Figure 2 – Proposed Changes to the Coastal Management District

### Erosion prone area and storm tide inundation area

The DILGP DA mapping system identifies parts of the site as land as:

- > erosion prone area;
- > high storm tide inundation area; and
- > medium storm tide inundation area (**Figure 3**).



Figure 3 – DILGP DA mapping system – coastal hazard areas relevant to the site

### Practical implications of the location of the site in the draft CMD to be declared

The proposal to include the site in the draft CMD has the following practical implications:

#### Additional development costs and impacts on property rights

- > Development requires assessment against the State Development Assessment Provisions (SDAP) Module 10: Coastal protection;
- > Performance Outcome PO1 of Table 10.1.1 of SDAP Module 10: Coastal protection effectively prohibits urban residential development in the *high coastal hazard area*, that is, those parts of the site identified as:
  - erosion prone area; or
  - high storm tide inundation area;
- > The *high coastal hazard area* encompasses approximately 37ha or 10% of site area, which equates to 550 dwellings at the intended net residential density of 15 dwellings per hectare for greenfield development;
- > Performance Outcome PO2 of Table 10.1.1 of SDAP Module 10: Coastal protection imposes additional design constraints on development in the *coastal hazard area*, that is, the part of the site identified as the medium storm tide inundation area, which is likely to lead to *ad hoc* design responses to a macro scale planning issue, with no certainty of a performance solution being accepted by the assessment manager for a development application;



- > The medium storm tide inundation area encompasses an additional 39ha or 10% of site area (580 dwellings);
- > DILGP becomes a concurrence agency for the development application;
- > The Coastal Act land surrender provisions are enlivened, whereby, where a development application for a development permit for reconfiguring a lot is made, the Minister administering the Coastal Act may impose a condition of development approval that requires the surrender of the part of the site identified as erosion prone area to the State for coastal management purposes; and

#### Future growth of Townsville City

- > A key Greenfield Development Area that contributes to Townsville's much needed future urban land supply will be constrained by up to 20% of site area, through either the potential land surrender condition or the effective prohibition of development under Performance Outcome PO1 of Table 10.1.1 of SDAP Module 10: Coastal protection.

## Case study two

Industrial development- Kingston and Newheath Drive, Arundel, Gold Coast City local government area

### Overview

- This site was previously **outside of the CMD**, but is proposed to be **moved into** the new CMD.
- It is largely unconstrained by coastal hazards, with its inclusion into the CMD **misrepresenting the scale of the risk** to the site.
- Adding the site into the CMD will bring **significant cost** to development, as any proposal will require technical assessment by the State Government against the SDAP.
- Including the site in the CMD adds additional and **unnecessary barriers to investment**, particularly in a sector that is important for the diversification of the Gold Coast economy.

### Background

Land located on Kingston and Newheath Drive, Arundel provides greenfield industrial land development opportunities in the northern Gold Coast and a competitive advantage for business in a location that provides excellent access to the Pacific Motorway.

The *Gold Coast Planning Scheme 2003* locates the area in the Industry 2 (Low Impact) Domain.

The *draft Gold Coast City Plan 2015* locates the area in the Low Impact Industry Zone.

Lot 37 SP216812 (3,183m<sup>2</sup> in area) and Lot 331 on SP216812 (3.62ha) (**the site**) (**Figure 4**) provide development ready industrial land.



Figure 4 – The site (Source: Google Earth/Queensland Globe)

Existing CMD to be abolished and draft CMD to be declared

The site is not located in the existing CMD to be abolished.

However, the site is located in the draft CMD to be declared (**Figure 5**).



Figure 5 – Proposed Changes to the Coastal Management District

Erosion prone area and storm tide inundation area

The DILGP DA mapping system identifies the eastern margins of the site as:

- > erosion prone area; and
- > medium storm tide inundation area (**Figure 6**).



Figure 6 – DILGP DA mapping system – coastal hazard areas relevant to the site

Practical implications of the location of the site in the draft CMD to be declared

The proposal to include the site in the draft CMD has the following practical implications:

Calibration of the draft CMD to the coastal hazard risk

- > **Figure 6** above demonstrates that the site is largely unconstrained by coastal hazard areas; the proposal to include the site in the coastal management district misrepresents the scale of the constraint and, therefore, the coastal hazard risk to the site;

Additional development costs and impacts on property rights

- > Development requires assessment against the State Development Assessment Provisions (SDAP) Module 10: Coastal protection;
- > DILGP becomes a concurrence agency for the development application;

Future growth of Gold Coast City

- > The development of industry is important to the diversification of the City's economic base away from reliance on construction, services and tourism;
- > In this regard, industry land should remain free of unnecessary constraints to facilitate development where possible; and
- > The proposal to include the site in the draft CMD will discourage investment in the development of the site.



### Case study three

Health facility- Brighton health Campus, Brighton, Brisbane City local government area

#### Overview

- This site was previously **outside of the CMD**, but is proposed to be **moved into** the new CMD.
- Should the Government move to redevelop the site to its best and highest use, i.e. residential, the move into the CMD will bring **significant cost** to development, as any proposal will require technical assessment by the State Government against the SDAP.
- Assessment under SDAP brings with it additional design constraints, with **no certainty** that proposed performance solutions will be accepted by the assessment manager.
- The CMD **triggers land surrender provisions** under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.

#### Background

The Queensland Health Brighton Health Campus is located at 29 Nineteenth Avenue, Brighton, on land more properly described as Lot 5 on SP233993 (**the site**) (**Figure 7**).

The site provides a significant redevelopment opportunity, being 10.33ha in area.

The *Brisbane City Plan 2014* locates the site in the CF7 Community facilities (Health care purposes) Zone.



Figure 7 – The site (Source: Google Earth/Queensland Globe)

Existing CMD to be abolished and draft CMD to be declared

The site is not located in the existing CMD to be abolished.

However, the site is located in the draft CMD to be declared (**Figure 8**).

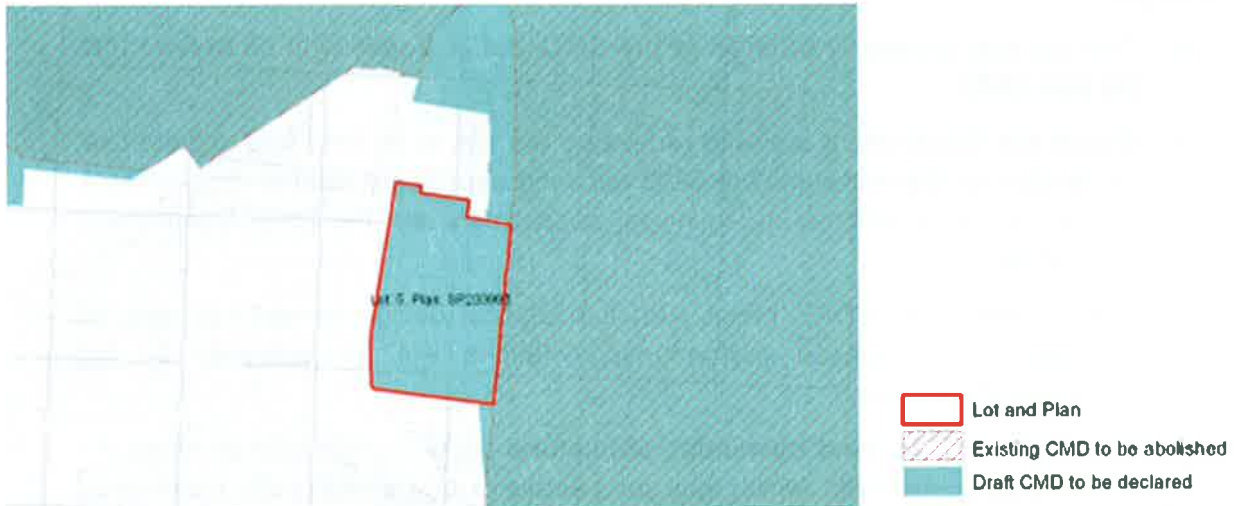


Figure 8 – Proposed Changes to the Coastal Management District

Erosion prone area and storm tide inundation area

The DILGP DA mapping system identifies the parts of the site as:

- > erosion prone area;
- > high storm tide inundation area; and
- > medium storm tide inundation area (**Figure 9**).

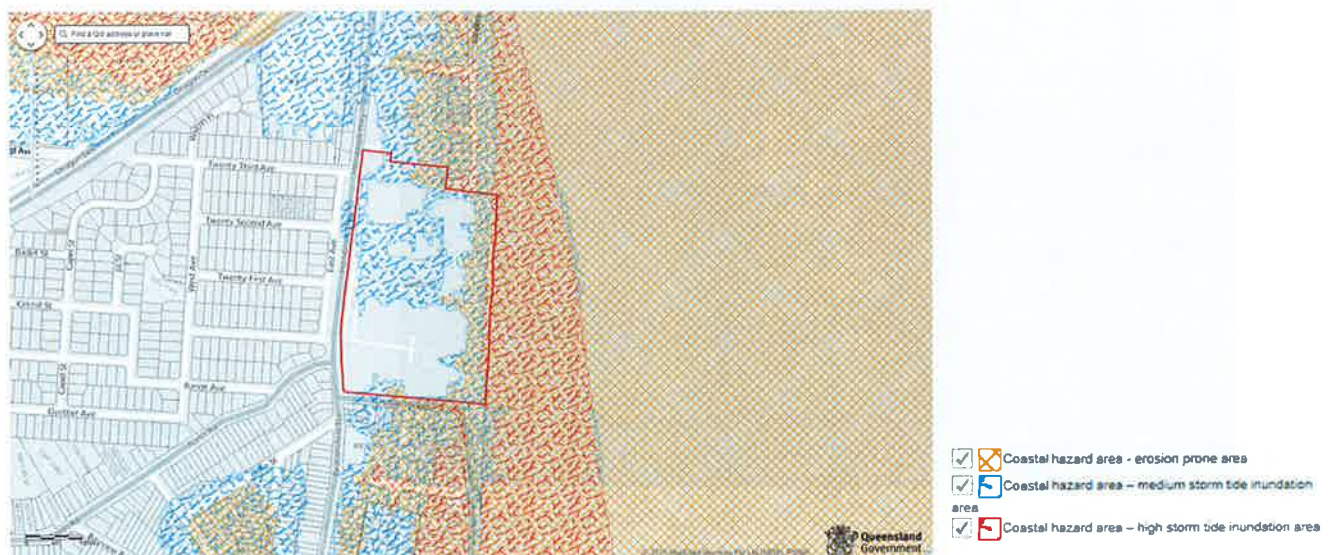


Figure 9 – DILGP DA mapping system – coastal hazard areas relevant to the site

Practical implications of the location of the sites in the draft CMD to be declared

In the event that the Queensland Government were to vacate the site and the site was subdivided and redeveloped for its highest and best use, that is, residential, the proposal to include the site in the draft CMD would have the following practical implications:

Additional development costs and impacts on property rights

- > Development requires assessment against the State Development Assessment Provisions (SDAP) Module 10: Coastal protection;
- > Performance Outcome PO1 of Table 10.1.1 of SDAP Module 10: Coastal protection effectively prohibits urban residential development in the *high coastal hazard area*, that is, those parts of the site identified as:
  - erosion prone area; or
  - high storm tide inundation area;
- > Performance Outcome PO2 of Table 10.1.1 of SDAP Module 10: Coastal protection imposes additional design constraints on development in the *coastal hazard area*, that is, the part of the site identified as the medium storm tide inundation area, which is likely to lead to *ad hoc* design responses to a macro scale planning issue, with no certainty of a performance solution being accepted by the assessment manager for a development application;
- > DILGP becomes a concurrence agency for the development application;
- > The Coastal Act land surrender provisions are enlivened, whereby, where a development application for a development permit for reconfiguring a lot is made, the Minister administering the Coastal Act may impose a condition of development approval that requires the surrender of the part of the site identified as erosion prone area to the State for coastal management purposes; and
- > The part of the site identified as erosion prone area, and, therefore subject to the potential land surrender condition is in the order of 2ha of the 10.33ha site (i.e. 20% of the site area).



### Case study four

Boundary realignment- Brighton, Brisbane City local government area

#### Overview

- This site was previously **outside of the CMD**, but is proposed to be **moved into** the new CMD.
- Should the land owner make an application to realign a boundary with their neighbor, the move into the CMD will bring **significant cost** to development, as any proposal will require technical assessment by the State Government against the SDAP.
- The CMD **triggers land surrender provisions** under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.

#### Background

The site the subject of this case study is located at 122 Holmes Street, Brighton, on land more properly described as Lot 4 on RP883825 (**the site**) (**Figure 10**).

The site is 5.753ha in area and is currently occupied by a dwelling house.

The *Brisbane City Plan 2014* locates the site in the following three (3) zones:

- > EC Emerging community;
- > EM Environmental management; and
- > RU Rural.



Figure 10 – The site (Source: Google Earth/Queensland Globe)



Existing CMD to be abolished and draft CMD to be declared

The site is not located in the existing CMD to be abolished.

However, the site is located in the draft CMD to be declared (**Figure 11**).



Figure 11 – Proposed Changes to the Coastal Management District

Erosion prone area and storm tide inundation area

The DILGP DA mapping system identifies the parts of the site as:

- > erosion prone area;
- > high storm tide inundation area; and
- > medium storm tide inundation area (**Figure 12**).

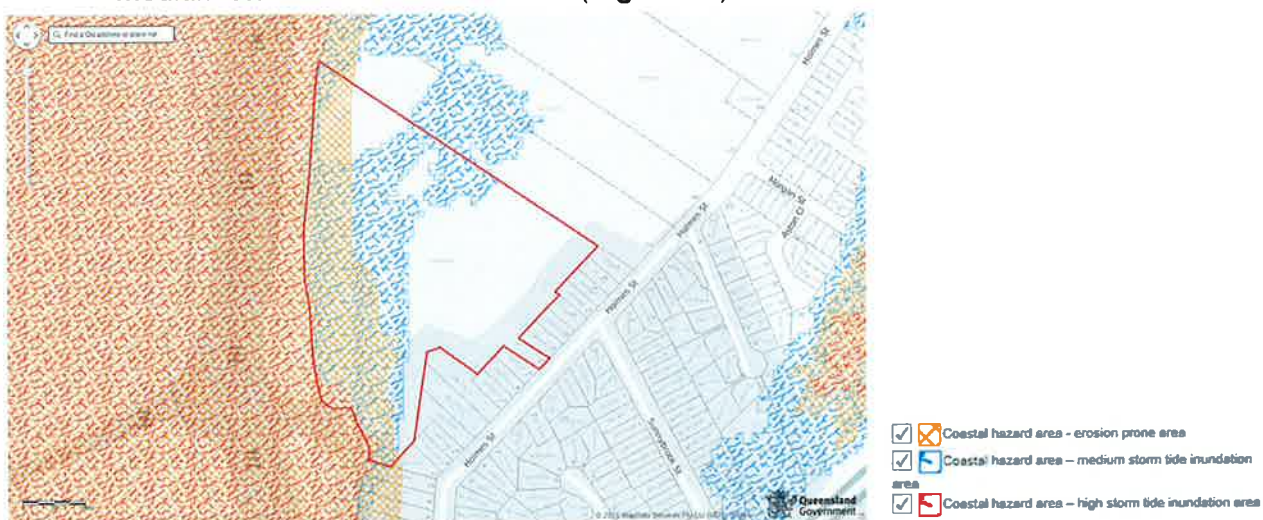


Figure 12 – DILGP DA mapping system – coastal hazard areas relevant to the site

Practical implications of the location of the site in the draft CMD to be declared

In the event that the owner the site made a development application for a Development Permit for Reconfiguring a Lot to effect a boundary realignment with their neighbour, the proposal to include the site in the draft CMD would have the following practical implications:

Additional development costs and impacts on property rights

- > Development requires assessment against the State Development Assessment Provisions (SDAP) Module 10: Coastal protection;
- > DILGP becomes a concurrence agency for the development application; and
- > The Coastal Act land surrender provisions are enlivened, whereby, where a development application for a development permit for reconfiguring a lot is made, the Minister administering the Coastal Act may impose a condition of development approval that requires the surrender of the part of the site identified as erosion prone area to the State for coastal management purposes; and
- > The part of the site identified as erosion prone area, and, therefore subject to the potential land surrender condition is in the order of 2ha of the 5.753ha site (i.e. one-third of the site area).

## Appendix Two- impacts of coastal hazard mapping on development

### Case study one

332-336 The Esplanade, Palm Beach- Ocean front development site

#### Overview

- The site was previously in the CMD, and is **proposed to remain** in the new CMD.
- The site is partly mapped as a **high coastal hazard area**, which imposes additional restrictions on development in areas outside of the CMD. The draft City Plan 2015 does not include specific mapping that relates to erosion prone areas or coastal hazard areas.
- The CMD **triggers land surrender provisions** under the *Coastal Management and Protection Act 1995*, which may see parcels of land compulsorily acquired by the Government.
- As a result of the CMD and CHA mapping, **only a small proportion of the site is able to be utilized** for the purpose articulated in the planning scheme i.e. medium density residential (where outside the CHA).
- The **sea wall protecting the site** does not appear to have been considered in terms of the revised mapping.

#### Background

The Gold Coast is the sixth largest City in Australia.

Currently, approximately 550,000 people live in the City, and the population is expected to increase by 320,000 over the next 20 years.

The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban areas will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities and in the Coomera Town Centre area where supplies of undeveloped land in the urban area still exist.

Several immediate opportunities will provide long-term economic benefits. The introduction of the Southport Central Business District (CBD) and light rail network in 2014, the Gold Coast Cultural Precinct and the Commonwealth Games in 2018 for example will be integral to the City Plan and how it can secure real legacy outcomes for the city's future.

Subject Site

Address	1293-1297 Gold Coast Highway and 332-336 The Esplanade, Palm Beach
Real Property Description	Lots 10-12 and 25-27 on RP41329
Total Site Area	2,478m <sup>2</sup>
Local Government Area	City of Gold Coast
Current Use	The site is vacant.
Proposed Use <sup>2</sup>	Development of an apartment complex.

Current 2003 Gold Coast Planning Scheme

An overview of the current 2003 Gold Coast Planning Scheme (the current planning scheme) as it relates to the subject site is as follows:

Domain	> Tourist and Residential
Land Use and Level of Assessment	> Apartment > Code assessment
Code assessable development parameters	> Density: 1 bedroom/33m <sup>2</sup> of net site area > Building Height: 7 storeys
Identified Coastal Constraints	> None
Other planning scheme matters	> The subject site is protected by a foreshore seawall as indicated on Overlay Map 12-15.

Draft City Plan 2015

The Draft City Plan 2015 (the draft planning scheme) was publicly notified between 07 June 2014 and 29 July 2014.

Council has considered the public submissions received during the notification period. The draft planning scheme was updated in response and sent to the Department of Infrastructure, Local Government and Planning (DILGP) for Ministerial approval on 27 May 2015 (the ministerial approval version of the draft planning scheme).

An overview of the draft planning scheme as it relates to the subject site is as follows:

<sup>2</sup> For the purposes of this review process

Zone	> Medium density residential
Development parameters	> Density: 1 bedroom/33m <sup>2</sup> of net site area. > Building Height: 29m (code assessable height limit)
Identified Coastal Constraints	> None
Other planning scheme matters	> The subject site is protected by a foreshore seawall on the Coastal erosion hazard overlay map. > The draft planning scheme does not include specific mapping that relates to erosion prone areas or coastal hazard areas.

#### Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Applicable (only associated with Lots 10-12)
Draft Coastal Management District to be declared	Applicable (only associated with Lots 10-12)
Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Applicable
Erosion from permanent tidal inundation due to sea level rise	Not applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Not applicable
Storm tide inundation – medium hazard (less than 1.0m water depth)	Not applicable

In accordance with the Module 10 of the SDAP code, a portion of the subject site would be classified as being within a High coastal hazard area<sup>3</sup>.

<sup>3</sup> High coastal hazard areas means one of more of the following:

- (1) the part of the erosion prone area that is within the coastal management district
- (2) land that is expected to be permanent inundated due to sea-level rise
- (3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.



### Practical Effect and Implication of Module 10 of the SDAP Code

1. Module 10 of the SDAP Code would apply to the portion of subject site identified as being within the Coastal Management District (i.e. Lots 10-12, which constitutes half of the total site area). Referral to DILGP will also be required as part of the development application assessment process.
2. In addition to (1), a portion of the subject site is identified as being within a High coastal hazard area. This means that PO1 and AO1.1 are of relevance. Through the application of these provisions, development of Lots 10-12 for the purposes of an apartment complex would not be possible<sup>4</sup>. AO6.1 also confirms that built structures out beyond the erosion prone area when in the Coastal Management District. An apartment could only be developed on Lots 25-27 as they are not identified as being within the Coastal Management District or High coastal hazard area.
3. Land use rights for Lots 10-12 have been effectively surrendered through the application of Module 10 of the SDAP Code.
4. The site is identified as being protected by a seawall. The relevance of the seawall and the protection it provides needs to be considered in terms of the DILGP mapping. Other areas of the City appear to be excluded from the Coastal Management District, which could be on the basis of the seawall location.

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<sup>4</sup> AO1.1 details that development is to be located outside a high coastal hazard area unless the form of development constitutes any of items (1) to (6).

## Case study two

17-29 Saunders Street- Proposed Townsville City Waterfront PDA Development Scheme

### Overview

- The site was previously in the CMD, and is **proposed to remain** in the new CMD.
- It is highly constrained, with **EPA and STIA mapping covering the subject site**.
- Under the development scheme, **high density residential** and a range of cultural and community facilities are anticipated on the site.
- As the subject site is **within a Priority Development Area, the SDAP does not apply**, and restrictions relating to development in high coastal hazard areas are not applicable.
- The development scheme foreshadows the construction of a **storm tide barrier**, which demonstrates the importance of developing a **local government strategy to reduce risk**, rather than introducing blanket prohibitions on development.

### Background

The City of Townsville is the largest city in Northern Australia. With more than 190,000 residents, Townsville is the major economic and service centre for North Queensland. The population is expected to increase to between 270,000 and 300,000 over the next 25 years.

The Port of Townsville is a key productive precinct and is recognised for its particular strategic and economic value to the community.

The Townsville City Waterfront PDA covers land located on both sides of Ross Creek, which is directly adjacent to Townsville's Central Business District (CBD), within the Townsville City Council Local Government Area. The PDA has an area of approximately 97.2 hectares, including 63.7 hectares over land and 33.5 hectares over water.

### Subject Site

Address	17-49 Saunders Street, Railway Estate
Real Property Description	Lot 1 on SP155392
Total Site Area	17.3ha
Local Government Area	Townsville City
Current Use	The site is improved by an existing railway shed. The site is otherwise vacant.

Proposed Use <sup>5</sup>	Development in accordance with the Proposed Townsville City Waterfront PDA Development Scheme
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Proposed Townsville City Waterfront PDA Development Scheme

The proposed Townsville City Waterfront PDA Development Scheme (the development scheme) was publicly notified between 07 July 2015 and 18 August 2015. The development scheme was prepared in accordance with the provisions of the *Economic Development Act 2012*.

An overview of the development scheme as it relates to the subject site is as follows:

Precincts	<ul style="list-style-type: none"> <li>&gt; Precinct 2 – Waterside Living (approximately one third of the site area)</li> <li>&gt; Precinct 3 – Culture and Entertainment (approximately two thirds of the site area)</li> </ul>
Preferred Land Uses – Precinct 2	<ul style="list-style-type: none"> <li>&gt; High density residential, including multiple dwellings and short-term accommodation</li> <li>&gt; A neighbourhood centre</li> </ul>
Preferred Land Uses – Precinct 3	<ul style="list-style-type: none"> <li>&gt; An integrated stadium and entertainment centre</li> <li>&gt; A range of cultural and community facilities</li> <li>&gt; Cafes and dining opportunities</li> </ul>
Development Parameters	<ul style="list-style-type: none"> <li>&gt; The development scheme is silent on residential densities.</li> <li>&gt; A building height of up to 12 storeys is envisaged for Precinct 2, whilst a height of 3 storeys is anticipated for Precinct 3.</li> </ul>
Identified Coastal Constraints	<ul style="list-style-type: none"> <li>&gt; Storm-tide inundation area</li> <li>&gt; Erosion prone area</li> </ul>

There appears to be no limit on the extent of proposed residential density within Precinct 2.

Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Applicable
Draft Coastal Management District to be declared	Applicable

<sup>5</sup> For the purposes of this review process



Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Applicable
Erosion from permanent tidal inundation due to sea level rise	Applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Applicable
Storm tide inundation – medium hazard (less than 1.0m water depth)	Applicable

In accordance with the Module 10 of the SDAP code, the subject site would be classified as being within a High coastal hazard area<sup>6</sup>.

Practical Effect and Implication of Module 10 of the SDAP Code

1. The development scheme identifies site constraints in relation to storm-tide inundation<sup>7</sup> and erosion<sup>8</sup>. The development scheme adopts a performance based approach to these constraints<sup>9</sup>. Development is not precluded due to the identification of these constraints.
2. If the site was not included within the development scheme, development of uses to the extent anticipated in Precincts 2 and 3 of the development scheme would not be possible due to the fact that the site is identified as being within a high coastal hazard area<sup>10</sup>. Furthermore, the application of AO6.1 of Module 10 precludes new development from erosion prone areas within the Coastal Management District.
3. Module 10 of the SDAP code does not apply to the assessment of an application lodged under the development scheme. The development scheme prevails where there is an inconsistency with another Act (including a code that is made under the *Sustainable Planning Act 2009*). The SDAP is prescribed in the *Sustainable Planning Regulation 2009*, and as identified in (2), development to the extent anticipated in the development scheme would not be possible through the application of the SDAP code.
4. The development code also outlines that the PDA area is to be defended from storm surge risk through public works, which will involve the construction of a barrier.

<sup>6</sup> High coastal hazard areas means one of more of the following:

- 1) the part of the erosion prone area that is within the coastal management district
- 2) land that is expected to be permanent inundated due to sea-level rise
- 3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.

<sup>7</sup> Correlates with the High hazard and Medium hazard areas identified on the DILGP mapping.

<sup>8</sup> Correlates with the Erosion due to storm impact and long term trends including sediment supply deficit and channel migration as identified on the DILGP mapping.

<sup>9</sup> Section 3.4.6 (i), (j) and (k) of the development scheme

<sup>10</sup> Through the application of PO1 and AO1.1 of Module 10

5. A performance based approach to management coastal hazard risks is appropriate for a PDA, but not for areas affected by the same mapping layers where development is governed by a Local Government planning scheme.

### Case study three

565 Springs Road, Agnes Water- Land in proximity to the ocean

#### Overview

- The site was previously in the CMD, and is **proposed to remain** in the new CMD.
- In addition to falling within the CMD, it is located in a **high coastal hazard area**, which imposes additional restrictions on development.
- The CMD **triggers land surrender provisions** under the *Coastal Management and Protection Act 1995*, which may see parcels of land identified as erosion prone areas compulsorily acquired by the Government.
- Assessment would be required against SDAP Module 10, with residential development **required to occur outside of areas identified as subject to erosion**.
- Subsequently, the land available for residential subdivision may be significantly reduced, affecting the **local government's density targets**.

#### Background

Agnes Water is a small coastal township situated within the Gladstone Regional Council area. As at 2006, the population of Agnes Water (and the nearby township of Seventeen-seventy) was approximately 1,790 people. In 2031, the population could increase to a figure of approximately 6,800 people.

#### Subject Site

Address	565 Springs Road, Agnes Water
Real Property Description	Lot 4 on RP907757
Total Site Area	8.805ha
Local Government Area	Gladstone Region
Current Use	The site contains an existing dwelling.
Proposed Use <sup>11</sup>	Reconfiguration of the subject site to create 11 allotments.

#### Current 2009 Miriam Vale Shire Council Planning Scheme

An overview of the current 2009 Miriam Vale Shire Council Planning Scheme (the current planning scheme) as it relates to the subject site is as follows:

<sup>11</sup> For the purposes of this review process

Zone	<ul style="list-style-type: none"> <li>&gt; Special Residential</li> <li>&gt; The purpose of the zone is to provide for residential living in a manner sensitive to the natural environment.</li> </ul>
Minimum Lot Area and Level of Assessment	<ul style="list-style-type: none"> <li>&gt; 2,000m<sup>2</sup> when connected to reticulated water and sewer infrastructure</li> <li>&gt; 4,000m<sup>2</sup> when not connected to reticulated water and sewer infrastructure</li> <li>&gt; Code assessable. The level of assessment does not appear to be elevated if areas less than that described above are proposed.</li> </ul>
Identified Coastal Constraints	<ul style="list-style-type: none"> <li>&gt; Coastal control district/coastal building line (Coastal management overlay)</li> <li>&gt; The level of assessment is maintained at Code assessment for the Coastal management overlay.</li> </ul>

Gladstone Regional Council has prepared a draft planning scheme that was forwarded to DILGP on 15 April 2015 for its initial review.

#### Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Applicable
Draft Coastal Management District to be declared	Applicable
Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Applicable
Erosion from permanent tidal inundation due to sea level rise	Not applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Not applicable
Storm tide inundation – medium hazard (less than 1.0m water depth)	Not Applicable

In accordance with the Module 10 of the SDAP code, the subject site would be classified as being within a High coastal hazard area<sup>12</sup>.

<sup>12</sup> High coastal hazard areas means one of more of the following:

- 1) the part of the erosion prone area that is within the coastal management district
- 2) land that is expected to be permanent inundated due to sea-level rise
- 3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.

Practical Effect and Implication of Module 10 of the SDAP Code

1. Module 10 of the SDAP Code would apply as the subject site is identified as being within the Coastal Management District. Referral to DILGP will also be required as part of the development application assessment process.
2. In addition to (1), the subject site is identified as being within a High coastal hazard area. This means that PO1 and AO1.1 are of relevance. In accordance with AO1.1, the proposed allotments for residential purposes would be required to be located beyond the portion of the subject site that is identified as being Erosion due to storm impact and long term trends including sediment supply deficit and channel migration.
3. Given that a reconfiguration of a lot is proposed, and that the Coastal Act land provisions are enlivened, the Minister administering the Coastal Act may impose a condition of approval that requires that the part of the subject site identified as being an erosion prone area must be surrendered to the State for coastal management purposes.
4. The impact of (3) is that the area of land available for the allotment reconfiguration is reduced. A total of 11 parcels may still be achievable, but this would be subject to the necessary assessment against the provisions of the current planning scheme.



## Case study four

14 Howard Street, Bowen- Land in proximity to the ocean

### Overview

- The site is **not in the CMD** and is **not proposed to be included** in the CMD.
- The site is **subject to erosion** however the **mapping does not provide adequate distinction** between *Erosion due to storm impact and long term trends including sediment supply deficit and channel migration*, and *Erosion from permanent tidal inundation due to sea level rise*.
- As the site does not fall within the CMD and is for a single dwelling house, Module 10 of **SDAP does not apply**.
- The local government's **performance-based approach** to development within the coastal protection area ensures the **development can proceed** where Council is satisfied the planning scheme's provisions are being met.

### Background

Bowen is a township situated within the Whitsunday Regional Council area. As at 2013, the population of Bowen was approximately 10,000 people. In 2036, the population could increase to a figure of approximately 14,500 people.

### Subject Site

Address	14 Howard Street, Bowen
Real Property Description	Lot 57 on RP705715
Total Site Area	809m <sup>2</sup>
Local Government Area	Whitsunday Region
Current Use	The site is vacant.
Proposed Use <sup>13</sup>	Development of a single residential dwelling.

### Current 2006 Bowen Shire Planning Scheme

An overview of the current 2006 Bowen Shire Planning Scheme (the current planning scheme) as it relates to the subject site is as follows:

<sup>13</sup> For the purposes of this review process

Zone	> Residential – Precinct R1
Land Use and Level of Assessment	> Dwelling House > Self-assessable if on a lot 600m <sup>2</sup> or greater
Identified Coastal Constraints	> Storm surge hazard – Zone 4 (3.1m to 3.5m AHD) > The level of assessment for the Dwelling house is elevated to code assessment due to the site's inclusion on the Storm surge hazard overlay map.

Draft Whitsunday Regional Council Planning Scheme 2015

The Draft Whitsunday Regional Council Planning Scheme 2015 (the draft planning scheme) is in the process of being publicly notified (this period extended from 21 August 2015 until 02 October 2015).

An overview of the draft planning scheme as it relates to the subject site is as follows:

Zone	> Low density residential
Land Use and Level of Assessment	> Dwelling House > Self-assessable if complying with the acceptable outcomes of the applicable code/s
Identified Coastal Constraints	> Medium Hazard (Map 1 – Storm tide inundation) > Coastal erosion sub-category (Map 2 – Erosion prone areas and permanent inundation). > The level of assessment for a Dwelling house is not elevated so long as the project complies with the acceptable outcomes of the Coastal protection overlay code.

Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Not Applicable
Draft Coastal Management District to be declared	Not Applicable
Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Applicable
Erosion from permanent tidal inundation due to sea level rise	Not applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Not applicable

Storm tide inundation – medium hazard (less than 1.0m water depth)	Applicable
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For the purposes of this exercise, it is assumed that the subject site is not associated with Erosion from permanent tidal inundation due to sea level rise. The DILGP mapping is however; unclear in terms of clearly detailing whether there is any overlap between the Erosion due to storm impact and long term trends including sediment supply deficit and channel migration and the Erosion from permanent tidal inundation due to sea level rise layers.

In accordance with the Module 10 of the SDAP code, the subject site would not be classified as being within a High coastal hazard area<sup>14</sup>.

#### Practical Effect and Implication of Module 10 of the SDAP Code

1. Module 10 of the SDAP Code would not apply as the subject site is not identified or proposed as being within the Coastal Management District. The purpose of Module 10 relates to tidal works and development in the coastal management district.
2. On the basis of the constraint mapping in the current and draft planning scheme, a performance based approach to development within coastal protection areas is taken. A new dwelling could be developed if Council was satisfied that the provisions in the relevant planning scheme were adequately addressed.

<sup>14</sup> High coastal hazard areas means one of more of the following:

- 1) the part of the erosion prone area that is within the coastal management district
- 2) land that is expected to be permanent inundated due to sea-level rise
- 3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.

## Case study five

135 Bundall Road, Surfers Paradise- Ocean front development site (Gold Coast Cultural Precinct)

### Overview

- The site is **located in the CMD** and is **proposed to remain** in the CMD.
- In addition to falling within the CMD, it is located in a **high coastal hazard area**, which imposes additional restrictions on development.
- City of Gold Coast proposes to develop a cultural precinct on the subject site, however it would need to demonstrate that **exposure of people and permanent structures to coastal hazard impacts are minimized**, within the high coastal hazard area.
- Referral would be required to the State Government, where the **Minister may reduce the extent of Council's proposal**, or may decide a cultural precinct is not desirable in this location.

### Background

The Gold Coast is the sixth largest City in Australia.

Currently, approximately 550,000 people live in the City, and the population is expected to increase by 320,000 over the next 20 years.

The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban areas will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities and in the Coomera Town Centre area where supplies of undeveloped land in the urban area still exist.

Several immediate opportunities will provide long-term economic benefits. The introduction of the Southport Central Business District (CBD) and light rail network in 2014, the Gold Coast Cultural Precinct and the Commonwealth Games in 2018 for example will be integral to the City Plan and how it can secure real legacy outcomes for the city's future.

### Subject Site

Address	135 Bundall Road, Surfers Paradise
Real Property Description	Lot 4 on SP148594
Total Site Area	16.8861ha
Local Government Area	City of Gold Coast
Current Use	The site is utilised for Council's Chambers and the City's Arts Centre.
Proposed Use <sup>15</sup>	Council intend to redevelop the site for the purposes of a major cultural precinct.

### Current 2003 Gold Coast Planning Scheme

An overview of the current 2003 Gold Coast Planning Scheme (the current planning scheme) as it relates to the subject site is as follows:

Domain	> Community Purposes
Code assessable development parameters	> Density: 1 dwelling/lot > Building Height: 2 storeys
Identified Coastal Constraints	> None
Other planning scheme matters	> None of relevance as they relate to coastal planning.

### Draft City Plan 2015

The Draft City Plan 2015 (the draft planning scheme) was publicly notified between 07 June 2014 and 29 July 2014.

Council has considered the public submissions received during the notification period. The draft planning scheme was updated in response and sent to the Department of Infrastructure, Local Government and Planning (DILGP) for Ministerial approval on 27 May 2015 (the ministerial approval version of the draft planning scheme).

An overview of the draft planning scheme as it relates to the subject site is as follows:

Zone	> Innovation > Gold Coast Cultural Precinct
Development parameters	> Density: Approximately one third of the subject

<sup>15</sup> For the purposes of this review process



	<p>site that fronts Bundall Road is assigned a residential density. This density ranges between 1 bedroom/33m<sup>2</sup> of net site area and 1 bedroom/50m<sup>2</sup> of net site area.</p> <p>&gt; Building Height: ranges between 27m and 140m (code assessable height limit)</p>
Identified Coastal Constraints	> None
Other planning scheme matters	> The draft planning scheme does not include specific mapping that relates to erosion prone areas or coastal hazard areas.

### Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Applicable
Draft Coastal Management District to be declared	Applicable
Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Applicable
Erosion from permanent tidal inundation due to sea level rise	Applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Applicable
Storm tide inundation – medium hazard (less than 1.0m water depth)	Applicable

In accordance with the Module 10 of the SDAP code, a portion of the subject site would be classified as being within a High coastal hazard area<sup>16</sup>. It is noted that this classification only applies to the northern and eastern areas of the subject site as it adjoins the canal. The entirety of the subject site is within the Coastal Management District.

### Practical Effect and Implication of Module 10 of the SDAP Code

1. Module 10 of the SDAP Code would apply as the subject site is identified as being within the Coastal Management District. Referral to DILGP will also be required as part of the development application assessment process.

<sup>16</sup> High coastal hazard areas means one of more of the following:

- (1) the part of the erosion prone area that is within the coastal management district
- (2) land that is expected to be permanent inundated due to sea-level rise
- (3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.

2. In addition to (1), a portion of the subject site is identified as being within a High coastal hazard area. This means that PO1 and AO1.1 are of particular relevance. AO1.2 would also apply on the basis of the existing buildings that exist on the site. The Council's vision could be established within the portion of the subject site identified as being within High coastal hazard area on the basis that it is demonstrated that exposure of people and permanent structures to coastal hazard impacts are minimised.
3. The area of the subject site not associated with the identified High coastal hazard area would be assessed against the remainder of Module 10 as applicable. Council's vision for the subject site could be realised through the appropriate demonstration of compliance with the relevant provisions.
4. Despite (3), and depending on the extent of development ultimately proposed, the Minister may determine that the project does not comply with PO3 and AO3.1 of Module 10. If this case eventuated, development of the subject site for the purposes of the cultural precinct may not be possible, or the extent of development is not as extensive as envisaged by Council.
5. On the basis of (4), PO3 of Module 10 could be satisfied, potentially if it was demonstrated that the subject site can be defended against erosion and coastal hazards. In any case, there is confusion as to how PO3 will be interpreted if PO2 can be satisfied as part of an application assessment process.

## Case study six

2-4 Grant Avenue, Hope Island- Canal front development site

### Overview

- The site is **located in the CMD** and is **proposed to remain** in the CMD. It is the only site on Hope Island that falls within the CMD.
- Although located within the CMD, the subject site is **not identified as being within a high coastal hazard area**. Despite this, it would **still require referral** to the State Government as part of the development assessment process.
- As residential developments are progressing on Hope Island, a **revetment wall is being constructed** adjacent to the canal frontage, enabling the subject site to be defended.
- The **unnecessary inclusion** of the site within the CMD **adds additional time and cost** imposes on development proponents and on assessment managers.

### Background

The Gold Coast is the sixth largest City in Australia.

Currently, approximately 550,000 people live in the City, and the population is expected to increase by 320,000 over the next 20 years.

The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban areas will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities and in the Coomera Town Centre area where supplies of undeveloped land in the urban area still exist.

Several immediate opportunities will provide long-term economic benefits. The introduction of the Southport Central Business District (CBD) and light rail network in 2014, the Gold Coast Cultural Precinct and the Commonwealth Games in 2018 for example will be integral to the City Plan and how it can secure real legacy outcomes for the city's future.

### Subject Site

Address	2-4 Grant Avenue, Hope Island
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Real Property Description	Lot 115 on SP258610
Total Site Area	1.1355ha
Local Government Area	City of Gold Coast
Current Use	The site is vacant.
Proposed Use <sup>17</sup>	Development of an apartment complex.

#### Current 2003 Gold Coast Planning Scheme

An overview of the current 2003 Gold Coast Planning Scheme (the current planning scheme) as it relates to the subject site is as follows:

Domain	> Hope Island Local Area Plan > Precinct 4 – Hope Island Central
Land Use and Level of Assessment	> Apartment > Code Assessment
Code assessable development parameters	> Density: 1 dwelling/400m <sup>2</sup> of net site area > Building Height: 3 storeys
Identified Coastal Constraints	> None
Other planning scheme matters	> None of relevance as they relate to coastal planning.

#### Draft City Plan 2015

The Draft City Plan 2015 (the draft planning scheme) was publicly notified between 07 June 2014 and 29 July 2014.

Council has considered the public submissions received during the notification period. The draft planning scheme was updated in response and sent to the Department of Infrastructure, Local Government and Planning (DILGP) for Ministerial approval on 27 May 2015 (the ministerial approval version of the draft planning scheme).

An overview of the draft planning scheme as it relates to the subject site is as follows:

Zone	> Medium density residential
Development parameters	> Density: The majority of the subject site is 1 bedroom/50m <sup>2</sup> of net site area, whilst a portion of the subject site adjoining Grant Avenue is 1 bedroom/33m <sup>2</sup> of net site area.

<sup>17</sup> For the purposes of this review process

	> Building Height: The majority of the subject site is 25m, whilst a portion of the subject site adjoining Grant Avenue is 32m (code assessable height limits).
Identified Coastal Constraints	> None
Other planning scheme matters	> The draft planning scheme does not include specific mapping that relates to erosion prone areas or coastal hazard areas.

### Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Applicable
Draft Coastal Management District to be declared	Applicable
Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Not applicable
Erosion from permanent tidal inundation due to sea level rise	Not applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Not applicable
Storm tide inundation – medium hazard (less than 1.0m water depth)	Applicable

In accordance with the Module 10 of the SDAP code, the subject site would not be classified as being within a High coastal hazard area<sup>18</sup>. Even though the subject site is in the Coastal Management District, the mapping indicates that it is not affected by the Erosion due to storm impact and long term trends including sediment supply deficit and channel migration and Erosion from permanent tidal inundation due to sea level rise layers.

### Practical Effect and Implication of Module 10 of the SDAP Code

1. Module 10 of the SDAP Code would apply as the subject site is identified as being within the Coastal Management District. Referral to DILGP will also be required as part of the development application assessment process.
2. In addition to (1), the subject site is not identified as being within a High coastal hazard area, meaning that PO1 and AO1.1 do not apply. Through the application

<sup>18</sup> High coastal hazard areas means one of more of the following:

- (1) the part of the erosion prone area that is within the coastal management district
- (2) land that is expected to be permanent inundated due to sea-level rise
- (3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.



of PO2, AO2.1 and AO2.2, an apartment complex could be development subject to demonstrating that residual impacts are mitigated.

3. Depending on the extent of the proposed development, the Minister may determine that the project does not comply with PO3 and AO3.1 of Module 10. If this case eventuated, development of the subject site for the purposes of an apartment complex may not be possible, or the extent of development is not as extensive as envisaged by, particularly, the draft planning scheme.
4. The subject site is the only parcel of land on the central island of Hope Island that is identified as being within the Coastal Management District. The central island of Hope Island is in the process of being development for a range of residential land uses. As the allotments are developed a boardwalk and revetment wall are constructed adjacent to the canal frontage. The central island can therefore be defended, meaning that the subject site should be able to be developed for residential purposes in accordance with what is envisaged in the planning scheme.
5. On the basis of (4), PO3 of Module 10 could be satisfied. In any case, there is confusion as to how PO3 will be interpreted if PO2 can be satisfied as part of an application assessment process.

### Case study seven

36-44 Old Burleigh Road, Surfers Paradise- Key redevelopment site adjacent to the ocean (Jewel)

#### Overview

- The site is **not in the CMD** and is **not proposed to be included** in the CMD.
- The site is subject to erosion however it is **not located within the high coastal hazard area**.
- There are no coastal planning provisions within the local government planning scheme, meaning the **SPP's interim development assessment provisions would apply** in terms of coastal hazards. However the interim provisions **only apply to erosion prone areas within the CMD**.
- The site is also **protected by a seawall**, which needs to be considered in terms of the mapping.
- Despite its proximity to the ocean, the proposed development **would be able to proceed**.

#### Background

The Gold Coast is the sixth largest City in Australia.

Currently, approximately 550,000 people live in the City, and the population is expected to increase by 320,000 over the next 20 years.

The Gold Coast needs around 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years. Because the Gold Coast's urban areas will not significantly expand, the majority of these dwellings will occur as infill development within the city's urban areas. Of these areas, around two-thirds are planned to be accommodated in renewed and transformed centres and key inner-city urban neighbourhoods, with the remaining one-third planned for new communities and in the Coomera Town Centre area where supplies of undeveloped land in the urban area still exist.

Several immediate opportunities will provide long-term economic benefits. The introduction of the Southport Central Business District (CBD) and light rail network in 2014, the Gold Coast Cultural Precinct and the Commonwealth Games in 2018 for example will be integral to the City Plan and how it can secure real legacy outcomes for the city's future.

Subject Site

Address	36-44 Old Burleigh Road, Surfers Paradise
Real Property Description	Lots 1-3 on RP79431, Lots 1-2 on RP63403, Lot 1 on SP278149, Lot 2 on SP278148, Lot 3 on SP278145, Lot 4 on SP278147 and Lot 5 on SP278146
Total Site Area	1.1355ha
Local Government Area	City of Gold Coast
Current Use	The existing residential uses have been demolished and construction has commenced on the approved high rise development (3 towers in total) containing a resort hotel, apartments, café, convenience shop, office (recording studio), restaurant, shop, take-away food premises and vehicle hire office.
Proposed Use <sup>19</sup>	Whether the same development footprint (and therefore the extent of development) could be established on the subject site as recently approved.

Current 2003 Gold Coast Planning Scheme

An overview of the current 2003 Gold Coast Planning Scheme (the current planning scheme) as it relates to the subject site is as follows:

Domain	> Tourist and Residential
Code assessable development parameters	> Density: 1 bedroom/33m <sup>2</sup> of net site area > Building Height: 30 storeys
Identified Coastal Constraints	> None
Other planning scheme matters	> The subject site is protected by a foreshore seawall as indicated on Overlay Map 12-6.

Draft City Plan 2015

The Draft City Plan 2015 (the draft planning scheme) was publicly notified between 07 June 2014 and 29 July 2014.

Council has considered the public submissions received during the notification period. The draft planning scheme was updated in response and sent to the Department of Infrastructure, Local Government and Planning (DILGP) for Ministerial approval on 27 May 2015 (the ministerial approval version of the draft planning scheme).

<sup>19</sup> For the purposes of this review process

An overview of the draft planning scheme as it relates to the subject site is as follows:

Zone	> High density residential
Development parameters	> Density: 1 bedroom/13m <sup>2</sup> of net site area > Building Height: unlimited
Identified Coastal Constraints	> None
Other planning scheme matters	> The subject site is protected by a foreshore seawall on the Coastal erosion hazard overlay map. > The draft planning scheme does not include specific mapping that relates to erosion prone areas or coastal hazard areas.

#### Coastal Hazard Mapping Designations

The DILGP mapping identifies the following with respect to the subject site:

Coastal Hazard Layer	Applicability
Existing Coastal Management District to be abolished	Not Applicable
Draft Coastal Management District to be declared	Not Applicable
Erosion due to storm impact and long term trends including sediment supply deficit and channel migration	Applicable (only Lot 1 on RP79431 and Lot 1 on RP63403 are not affected by this designation)
Erosion from permanent tidal inundation due to sea level rise	Not applicable
Storm tide inundation – high hazard (greater than 1.0m water depth)	Not applicable
Storm tide inundation – medium hazard (less than 1.0m water depth)	Not Applicable

In accordance with the Module 10 of the SDAP code, the subject site would not be classified as being within a High coastal hazard area<sup>20</sup>.

<sup>20</sup> High coastal hazard areas means one of more of the following:

- (1) the part of the erosion prone area that is within the coastal management district
- (2) land that is expected to be permanent inundated due to sea-level rise
- (3) the part of the storm tide inundation area that is expected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event.

Practical Effect and Implication of Module 10 of the SDAP Code

1. Module 10 of the SDAP Code would not apply as the subject site is not identified or proposed as being within the Coastal Management District. The purpose of Module 10 relates to tidal works and development in the coastal management district.
2. There are no coastal protection provisions in the current or draft planning schemes, meaning that the State Planning Policy (SPP) would apply in terms of coastal hazards. The interim assessment provisions only apply to erosion prone area in a Coastal Management District. The SPP would therefore not apply to the subject site in this regard.
3. On the basis of the above, then a development concept similar to, if not the same, as what was recently approved could be achieved if a new application was lodged today.
4. The site is identified as being protected by a seawall. The relevance of the seawall and the protection it provides needs to be considered in terms of the DILGP mapping.



Candidate site	State electoral district	Proposed development	CMD to be abolished (Yes/No)	Draft CMD to be declared (Yes/No)	Coastal hazard areas	
					Erosion prone area (Yes/No)	Storm tide inundation area (Yes/No)
<b>Regional Queensland</b>						
17-49 Saunders Street, Railway Estate Townsville City LGA (Lot 1 on SP155392)	Townsville	<ul style="list-style-type: none"> <li>Proposed Townsville City Waterfront PDA Development Scheme locates site in Waterside Living and Culture and Entertainment precincts</li> <li>Proposed apartment development</li> </ul>	Yes	Yes	Yes	Yes (High storm tide inundation area)
14 Howard Street, Bowen Whitsunday Region LGA (Lot 57 on RP705715)	Burdekin	<ul style="list-style-type: none"> <li>Bowen Shire Planning Scheme 2006 locates site in Residential Zone</li> <li>Proposed dwelling house on vacant lot</li> </ul>	No	No	Yes	Yes (Medium storm tide inundation area)
565 Springs Road, Agnes Water Gladstone Region LGA (Lot 4 on RP907757)	Burnett	<ul style="list-style-type: none"> <li>Miriam Vale Planning Scheme locates site in the Special Residential Zone</li> <li>Proposed reconfiguring a lot (11 lots)</li> </ul>	Yes	Yes	Yes (part)	No
<b>South East Queensland</b>						
36-44 Old Burleigh Road, Surfers Paradise	Surfers Paradise	<ul style="list-style-type: none"> <li>Jewel – Development Permit for Material Change of Use for a mixed use</li> </ul>	No	No	Yes (part)	No

Candidate site	State electoral district	Proposed development	CMD to be abolished (Yes/No)	Draft CMD to be declared (Yes/No)	Coastal hazard areas	
					Erosion prone area (Yes/No)	Storm tide inundation area (Yes/No)
Gold Coast City LGA (Lot 1 on RP79431) (Lot 2 on RP79431) (Lot 3 on RP79431) (Lot 1 on RP63403) (Lot 2 on RP63403)  (Lot 3 on SP278145) (Lot 5 on SP278146)  (Lot 4 on SP278147)  (Lot 2 on SP278148) (Lot 1 on SP278149)		development comprising three high rise buildings containing a resort hotel, apartments, café, convenience shop, office (recording studio), restaurant, shop, take-away food premises and vehicle hire office	No No No No No  No No  No No  No No	No No No No No  No No  No No  No No	Yes Yes No Yes (part) Yes Yes (part) Yes (part) Yes (part) Yes Yes Yes Yes	No No No No No  No No  No No  No No
2-4 Grant Avenue, Hope Island Gold Coast City LGA	Coomera	<ul style="list-style-type: none"> <li>Gold Coast Planning Scheme 2003 locates the site in the Hope Island LAP (Hope Island Central)</li> </ul>	Yes	Yes	Yes (part)	Yes (High storm tide inundation area – part) (Medium storm tide inundation)

Candidate site	State electoral district	Proposed development	CMD to be abolished (Yes/No)	Draft CMD to be declared (Yes/No)	Coastal hazard areas	
					Erosion prone area (Yes/No)	Storm tide inundation area (Yes/No)
(Lot 115 on SP258610)		<ul style="list-style-type: none"> <li>Precinct</li> <li>Proposed apartment development</li> </ul>				area – part)
135 Bundall Road, Surfers Paradise Gold Coast City LGA (Lot 4 on SP148594)	Surfers Paradise	<ul style="list-style-type: none"> <li>Proposed Gold Coast Cultural Precinct</li> </ul>	Yes	Yes	Yes (part)	Yes (High storm tide inundation area – part) (Medium storm tide inundation area – part)
1293-1297 Gold Coast Highway and 332-336 The Esplanade, Palm Beach Gold Coast City LGA (Lot 10 on RP41329) (Lot 11 on RP41329) (Lot 12 on RP41329) (Lot 25 on RP41329) (Lot 26 on RP41329) (Lot 27 on RP41329)	Burleigh	<ul style="list-style-type: none"> <li>Site is protected by A-line</li> <li>Gold Coast Planning Scheme 2003 locates the site in the Tourist and Residential Domain</li> <li>Proposed apartment development</li> </ul>	Yes	Yes	Yes	No
			Yes	Yes	Yes	No
			Yes	Yes	Yes	No
			No	No	Yes	No
			No	No	Yes	No
			No	No	Yes	No

