

Date rec. in MO/ODG
 2/1/2018
 Date received by DLO:
 03/01/18

**Department of Local Government,
 Racing and Multicultural Affairs**
 Director-General correspondence action sheet

Date due to ESU: 1/1
 Tracking ref: PACU8/14
 File No: FLG/15367

Type **Minister** **Director-General**

Triage category

- 1 DLO to respond immediately (NRN, call, email or template letter); OR formal ESU referral
- 2 Operational corro – Department to action (DFAA, call, email or response letter). Escalate if necessary.
- 3 DG office signatory (DG delegation; statutory requirement; from DG/CEO; strategic or contentious)
- 4 Minister Office signatory (Minister delegation; statutory requirement; from minister, mayor or MP; strategic or contentious, constituent)

Copies of incoming to: (ESU to organise – e.g. corro from peak bodies, mayors, ministers, MPs etc)

- CoS
- Advisor /CLO
- Other.....

Action required

- No response req – file & note
- Ack - courtesy & final (ESU)
- Ref to other Minister/s (list)

Response letter / email:

- Interim (ESU to coordinate)
- Priority – 5 days
- Standard – 10 days
- Complex – 15 days

Signatory:

- Minister **CONSTITUENT?**
- CoS
- Director-General / CEO
- ED (or DDG if appropriate)

Other

- Dept. to call & resolve - 2 days
- Dept. for appropriate action
- Dot points

Contact person: (for letter)

- CoS
- Appropriate dept. officer
- Other.....

Briefing note required?

- Decision Meeting
- Noting If dept. deems necessary

Allocation (allocate to one only - that area to liaise with other divisions as necessary)

Drafting instructions for the department

	Allocate	Copy	
ODG	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SGE	<input type="checkbox"/>	<input type="checkbox"/>
LGRS	<input type="checkbox"/>	<input type="checkbox"/>
Racing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multicultural Affairs	<input type="checkbox"/>	<input checked="" type="checkbox"/> refer to SQMP
		
		
		
		
		
		
		

Details.....

Name/signed: *[Signature]* Date actioned by DLO: 03/01/18

Pages 87 through 96 redacted for the following reasons:

Defer access

RTI RELEASE - DSDMIP

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

MO REF MO/18/		DEPT REF F18/		DEPT REF MC18/102		DEPT REF MBN18/	
DATE RECEIVED MO <u>22/12/2018</u>		DATE RECEIVED DEPT ___/___/2018				DATE DUE MO ___/___/2018	
Response required				Other			
<input type="checkbox"/>	Minister signatory			<input type="checkbox"/>	Decision brief		
<input type="checkbox"/>	DG or CG signatory			<input type="checkbox"/>	Noting brief		
<input type="checkbox"/>	DDG signatory			<input type="checkbox"/>	Meeting brief		
<input checked="" type="checkbox"/>	Dept to respond			<input type="checkbox"/>	Dot points		
<input type="checkbox"/>	Referral to (agency).....			<input type="checkbox"/>	Dept to call and resolve		
<input type="checkbox"/>	No response necessary – file & note			<input type="checkbox"/>	Other.....		
Contact person (for response)		Minister <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input checked="" type="checkbox"/>	Other <input type="checkbox"/>		
Response rime		Copy to (actioned by Minister's Office)					
<input type="checkbox"/>	Urgent (5 days)		<input type="checkbox"/>	Minister		<input type="checkbox"/>	Chief of Staff
<input checked="" type="checkbox"/>	Standard (10 days)		<input type="checkbox"/>	Senior Media Advisor		<input type="checkbox"/>	Policy Advisor
<input type="checkbox"/>	Complex (15 days)		<input type="checkbox"/>	Caucus Liaison		<input type="checkbox"/>	Executive Assistant
<input type="checkbox"/>	Statutory / other.....		<input type="checkbox"/>	DG/CG		<input type="checkbox"/>	Other.....
Minister's Office comments/drafting instructions <u>4/1 TO B.K</u>							
Prepared by: <u>Joe coll</u>							
DLO USE							
BU	Allocate	Copy	BU	Allocate	Copy	DLO comments/drafting instructions <u>please cancel MC 18/265 – duplicate</u> <u>Dept to respond to MC 18/102</u> <div style="border: 1px solid red; padding: 2px; display: inline-block;">Sch. 4(4)(6) - Disclosing perso</div> <u>11/1</u> Prepared by: [REDACTED]	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	OCG	<input type="checkbox"/>	<input type="checkbox"/>		
EID	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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RED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>		
BSP	<input type="checkbox"/>	<input type="checkbox"/>	SB	<input type="checkbox"/>	<input type="checkbox"/>		
Approved by Director-General/Coordinator-General date:							

Virginia Bruce

From: donotreply_webcontactform@cabinet.qld.gov.au
Sent: Friday, 22 December 2017 2:25 PM
To: StateDevelopment@ministerial.qld.gov.au
Subject: City of Gold Coast TLPI No 5
Attachments: Letter to Minister - TLPI No 5.pdf

Importance: High

Cabinet Contact email for Cameron Dick MP Minister for State Development, Manufacturing, Infrastructure and Planning

Subject: City of Gold Coast TLPI No 5 Title: Ms First Name:

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

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

Please give regard to the attached correspondence

RTI RELEASE - DSDMIP

Our Ref: Z17139



22 December 2017

GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au

zoneplanning.com.au

ABN 36 607 362 238

The Hon Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning
Unit 1, 80 Wembley Road
Woodridge Qld 4114

Dear Sir

CITY OF GOLD COAST TEMPORARY LOCAL PLANNING INSTRUMENT (TLPI) NO. 5 (MINIMUM LAND ABOVE DESIGNATED FLOOD LEVEL AND RESIDENTIAL RISK REDUCTION) 2017

We write to you as an industry stakeholder and on behalf of our client, Myall Group, regarding City of Gold Coast's recent TLPI No 5 which it is understood is currently with your office for your endorsement.

Firstly, we would like to make it very clear that we do not support development occurring in locations which place undue risk to persons and/or property. We also understand that the recent litigation cases occurring in relation to the Brisbane 2011 are fresh on everyone's mind.

However, we have concerns in regard to the proposed TLPI No 5 in that trying to achieve a certain outcome, decisions are being made in haste of which have had little (if any) peer review, or consultation with key external stakeholders, experts in the area of flooding and natural hazard risk management, or industry in general.

The purpose of the TLPI is to, *"...prevent the potential loss of the City's flood resilience and enable the sustainable mitigation of flood hazard on land included on City Plan's Flood overlay map. The provision seeks to strengthen Council's commitment to ensure development in flood affected areas is safe and resilient"* with proposed amendments to the Flood Overlay Code to ensure:

- a. Residential uses are only exposed to medium or less flood hazard; and
- b. ROL's provide sufficient land at or above the Designated Flood Level.

(Source: <http://www.goldcoast.qld.gov.au/planning-and-building/temporary-local-planning-instrument-no-5-2017-43294.html>)

Additionally, the amendments seek to *"...discourage the proliferation of Residential Uses constructed on platforms above Flood Affected Land"*.

This provision is clear in its intent that podium development does not occur in the City. However, no peer reviewed technical data has been made available to support that this type of development (construction method) is ineffective or that it creates a danger to persons or property in a severe weather event. In fact, local based hydraulic modelling data indicates otherwise and this type of development is supported by structural engineers and qualified natural hazard risk management experts.

Additionally, this type of development is considered a more sustainable construction method compared to traditional cut and fill processes (of which Council officers have confirmed they are supportive of) due to their limited impact on the environment – being piers/columns verses substantial earthworks and recontouring of the natural environment.

Furthermore, in seeking to introduce the term 'flood resilience' in to the TLPI, Council has offered no explanation as to what this means and how it can be achieved. The term resilience is a broadly used term and varies across different contexts; however, it is mostly referred to the ability to bounce back or recover from a significant event and / or the ability to adapt to different situations. In the context of disaster management, flood resilience can be explained as reducing the devastating impacts of floods before a flood event occurs. In the case of podium development, this type of development seeks to do just this – despite the TLPI seeking to *"...discourage the proliferation of Residential Uses constructed on platforms above Flood Affected Land"*.

Should the proposed TLPI be endorsed in its current form, Myall Group, as a local developer with international investment ties, will be directly affected by these changes. Myall Group lodged a development application into Council on 27 November 2017 with no knowledge of the impending release of the TLPI. In this specific situation, a prelodgement meeting was held with Council officers in August 2017 prior to lodging the development application; of which officers were supportive of the proposed podium residential development (which adjoins a Court approved podium residential development), giving Myall Group confidence to move forward with the development.

At the specific request of Council's Hydraulic officers, substantial flood modelling was 'required' to be undertaken and Council's Prelodgement Meeting Minutes did not indicate that the proposed development format was unacceptable. That is, there was no indication that a podium format would be unsupported by Council providing visual amenity and technical aspects could be achieved, including flood mitigation to a 500 year ARI flood event. As local flood data was not available from Council in relation to the subject site, detailed flood modelling was undertaken at considerable cost to Myall Group to ensure the development was technically sound – of which the hydraulic modelling data confirmed to be the case. In regard to the visual amenity, landscape buffers the full perimeter of the podium were proposed as requested by officers.

Discussion with Council officers, both within the Council's policy and development assessment sections, indicate that they are not prepared in dealing with the TLPI and are unable to provide any advice in regard to applications currently being assessed through the development assessment process. Furthermore, the hundreds of thousands of dollars invested in the preparation of expert reports in support of the development (some 'required' by Council officers), along with tens of thousands of dollars in Council application fees should also be considered.

Again, we are not supporting inappropriate development in unsafe locations, podium development has proven to be a structurally and technically sound construction method in areas of inundation over many years, both locally and internationally.

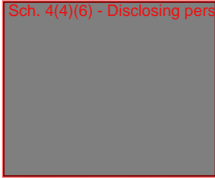
It is respectfully requested that due consideration be given to the facts and peer reviewed technical evidence be sought prior to making a decision in regard to TLPI No 5.

Additionally, consideration is also requested in regard to the substantial investment that has been made by developers in preparing their development applications and expert reports for Council's assessment, with no prior knowledge or consultation in regard to Council's proposed TLPI No 5.

Should you have any queries concerning the above please contact myself or [REDACTED] of this office on [REDACTED]. We look forward to receiving your response to the items raised in this correspondence at your earliest convenience.

Yours sincerely

Sch. 4(4)(6) - Disclosing pers



[REDACTED]
ZONE PLANNING GROUP

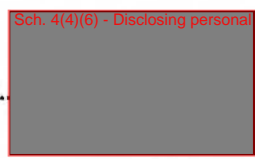
CC:

1. Kim Kirstein
Manager, Gold Coast SARA
South East Queensland (South)
Department of
PO Box 3290
Australia Fair
Southport Qld 4215
Email: GCSARA@dilgp.qld.gov.au
2. Amanda Tzannes
Manager, City Planning
City of Gold Coast
PO Box 5042
GCMC QLD 9729
Email: atzannes@goldcoast.qld.gov.au / mail@goldcoast.qld.gov.au

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO <i>7/2/2018</i>	DATE RECEIVED DEPT <i>8/2/2018</i>	DATE DUE MO <i>1/3/2018</i>	DEPT REF MC18/ <i>78B</i>
Author: <i>Mr Tony Tippett</i>		Company: <i>Robina Group</i>	
Response required		Other	
<input type="checkbox"/> Minister signatory	CONSTITUENT? <input type="checkbox"/>	<input type="checkbox"/> Decision brief	
<input type="checkbox"/> DG or CG signatory	Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/> Noting brief	
<input checked="" type="checkbox"/> DDG signatory		<input type="checkbox"/> Meeting brief	
<input type="checkbox"/> Dept signatory (ED or Director)		<input type="checkbox"/> Dot points	
<input type="checkbox"/> Dept for appropriate action		<input type="checkbox"/> Dept to call and resolve	
<input type="checkbox"/> Referral to (agency).....(DLO to action)		<input type="checkbox"/> Other.....	
<input type="checkbox"/> No response necessary – file & note		<input type="checkbox"/>	
Contact person (for response)	Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input type="checkbox"/> Other <input type="checkbox"/>
Response time	5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input checked="" type="checkbox"/> MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date
Minister's Office comments/drafting instructions <i>JC - 7-2-18</i>			
Approved by: <i>Jae</i> Date: <i>7/2/18</i>			

DLO USE						DLO comments/drafting instructions <i>DDG response please.</i>
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EID	<input type="checkbox"/>	<input type="checkbox"/>	IPP	<input type="checkbox"/>	<input type="checkbox"/>	
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>	
MPP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input type="checkbox"/>	<input type="checkbox"/>	SB	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
OCG	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.						Approved by:..... Date: <i>7/2/18</i>



Approved by Director-General/Coordinator-General signature & date:/...../18

Rebecca Reynolds

From: Woodridge Electorate Office <Woodridge@parliament.qld.gov.au>
Sent: Wednesday, 7 February 2018 9:21 AM
To: State Development
Subject: FW: City of Gold Coast Proposed Temporary Local Planning Instrument No. 5
Attachments: 20180206 ltr RG to Qld Govt - TLPI 5.pdf

Morning V

This one is for you.

☺ Kyles

[Redacted]
Electorate Officer
Office of Hon Cameron Dick MP
State Member for Woodridge
Minister for State Development, Manufacturing, Infrastructure and Planning
P O Box 2486
LOGAN DC QLD 4114
P: (07) 3445 4100
E: woodridge@parliament.qld.gov.au



From: [Redacted]@pbina.com.au]
Sent: Wednesday, 7 February 2018 8:56 AM
To: Woodridge Electorate Office <Woodridge@parliament.qld.gov.au>
Subject: City of Gold Coast Proposed Temporary Local Planning Instrument No. 5

Please find attached correspondence from [Redacted] Robina Group, in relation to the above matter.

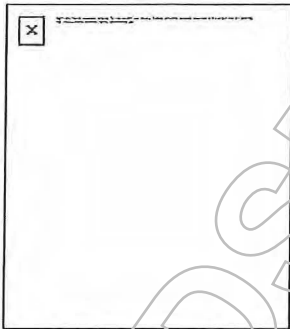
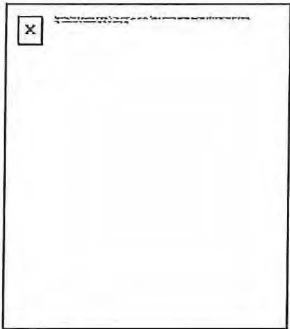
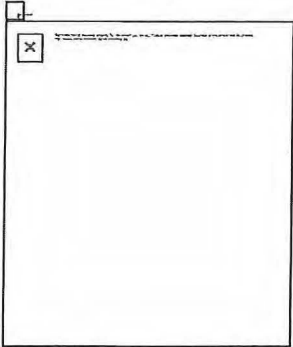
regards

[Redacted]





Level 8, The Rocket 203 Robina Town Centre Drive, Robina 4226



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The Robina Group

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[E] info@robina.com.au
www.robina.com.au

TTCr9015

6 February 2018

Hon. Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

By email: Woodridge@parliament.qld.gov.au

Dear Minister Dick

**CITY OF GOLD COAST PROPOSED TEMPORARY LOCAL PLANNING INSTRUMENT NO. 5
(MINIMUM LAND ABOVE DESIGNATED FLOOD LEVEL AND RESIDENTIAL RISK
REDUCTION) 2017**

Robina Group is a significant investor and stakeholder within the Robina Principal Regional Activity Centre on the Gold Coast.

The Council of the City of Gold Coast has recently released its proposed *Temporary Local Planning Instrument No. 5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (Proposed TLPI)*. The Proposed TLPI is proposed to take effect from 08 December 2017, subject to your approval.

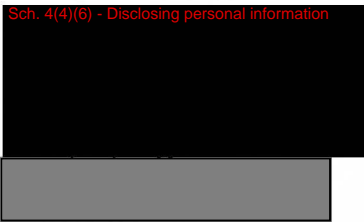
Robina Group understand that the Proposed TLPI has been prepared in response to particular development applications (made by other proponents) that are currently before Council. Against that background, Robina Group has concerns regarding the drafting and broad application of the Proposed TLPI (including the potential for unintended consequences).

In the circumstances, Robina Group requests that you require the Proposed TLPI to be amended such that it is limited in its application to the particular development application/s which gave rise to its preparation. In particular, the area within the Robina Central Planning Agreement should be specifically excluded from the proposed TLPI area.

Alternatively, if it is the Council's objective to introduce a new policy position and development requirements relating to flood hazard more broadly, we respectfully suggest that the better approach would be to prepare and implement a package of amendments to the existing City Plan following the standard statutory process. This approach would provide greater opportunities for scheme drafting and stakeholder consultation. We note that the development assessment requirements relating to natural hazards set out in the current State Planning Policy could be relied upon in development assessment during this process to ensure public safety and resilience.

Please contact me directly if you would like to discuss this matter further.

Yours sincerely

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


ROBINA GROUP

cc Kim Kirstein
Manager - Planning and Development Services (SEQ South)
Department of State Development, Manufacturing, Infrastructure and Planning

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO <u>10/1/2018</u>	DATE RECEIVED DEPT ____/____/2018	DATE DUE MO ____/____/2018	DEPT REF MC18/ <u>4104</u>
Author: <u>ANNA COY + SEAN SANDFORD</u>		Company: <u>URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA</u>	
Response required		Other	
<input type="checkbox"/> Minister signatory	CONSTITUENT? <input type="checkbox"/>	<input type="checkbox"/> Decision brief	
<input type="checkbox"/> DG or CG signatory	Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/> Noting brief	
<input checked="" type="checkbox"/> DDG signatory		<input type="checkbox"/> Meeting brief	
<input type="checkbox"/> Dept signatory (ED or Director)		<input type="checkbox"/> Dot points	
<input type="checkbox"/> Dept for appropriate action		<input type="checkbox"/> Dept to call and resolve	
<input type="checkbox"/> Referral to (agency).....(DLO to action)		<input type="checkbox"/> Other.....	
<input checked="" type="checkbox"/> No response necessary – file & note		<input type="checkbox"/>	
Contact person (for response)	Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input type="checkbox"/> Other <input type="checkbox"/>
Response time	5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input type="checkbox"/> MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date

Minister's Office comments/drafting instructions

Incorporated into TLPI Assessment

Approved by:..... Date: 7/2/18

DLO USE						DLO comments/drafting instructions
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EID	<input type="checkbox"/>	<input type="checkbox"/>	IPP	<input type="checkbox"/>	<input type="checkbox"/>	
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MPP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SB	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
CCG	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.						Approved by:..... Date: <u>2/2/18</u>

Approved by Director-General/Coordinator-General signature & date:/...../18

Rebecca Reynolds

From: [redacted]@udiaqld.com.au>
Sent: Friday, 19 January 2018 3:29 PM
To: State Development
Subject: Correspondence from UDIA Qld regarding City of Gold Coast proposed TLPI
Attachments: UDIA Letter Min GC re TLPI Flood.pdf

Dear Minister,

Please find **attached** correspondence from the Urban Development Institute of Australia Queensland signed by Gold Coast Logan Branch President [redacted] and Director of Regional Services [redacted]

Kind regards,

[redacted]

Urban Development Institute of Australia Queensland

Level 12, 120 Edward Street, Brisbane QLD 4000
GPO Box 2279 Brisbane QLD 4001

[redacted]

W: udiaqld.com.au | envirodevelopment.com.au
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19 January 2018



The Honourable Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
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CITY EAST QLD 4002

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Brisbane QLD 4001
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www.udiaqld.com.au

ACN 020 007 084
ABN 32 885 108 968

BY EMAIL – statedevelopment@ministerial.qld.gov.au

Dear Minister,

Re: City of Gold Coast proposed Temporary Local Planning Instrument No. 5

As you are aware, the Urban Development Institute of Australia Queensland (the Institute) is a national not-for-profit organisation representing the property development industry and the Queensland office is the largest of the state bodies. The role of the institute is to assist our members to deliver jobs, diverse housing, and thriving communities.

New economic modelling commissioned by the Institute shows that the property development industry is the third largest employer in Queensland. The Institute considers it is aligned to and has an important role to play in assisting delivery of the key economic and other policies put forward by Labor in the recent election campaign.

Further information regarding the Institute is included in our recent letter to you.

The Institute's recommendations and advocacy action is derived from member input and our independent Research Foundation. While we consider there is much to discuss and collaborate on, in this instance the Institute must express our significant concerns with the proposed TLPI and recommends that it not be approved. We **enclose** a letter from the Institute to the City of Gold Coast that reviews the proposed Temporary Local Planning Instrument No. 5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (TLPI) and details several concerns.

The TLPI is expected to impact development expectations of thousands of properties in the council area and significantly reduce potential additional dwelling supply in the City. Given the TLPI is intended to be put in effect retrospectively, the instrument would also impact existing projects that are well advanced, financed and being produced based on long standing local government rules.

In brief, the Institute is concerned that the TLPI:

- Has not been the subject of adequate consultation with the industry

- Has not been satisfactorily justified or relevant background information provided for industry review and feedback
- Is not properly framed in that its provisions do not accord with its objective and the definition of flood resilience is unclear
- Will exclude cut and fill and podium style development in flood affected areas
- Will impact supply of a diversity of housing and achievement of South East Queensland regional plan housing supply expectations
- Would negatively affect the value of many land holdings and owners' financial situation
- Has a range of unintended effects citywide (such as to redevelopment in existing areas)
- Lacks identification of the adequacy of technical or professional engineering advice obtained during its preparation
- Effects are unclear as the current City Plan Major Update is unresolved and does not accurately portray the impact of the TLPI changes

The Institute is also concerned that the proposal does not meet the legislative requirements. It is the Institute's view that the TLPI will significantly impact state economic interests as it would apply to existing proposed developments without rights to compensation and create uncertainty and reduced development opportunity. The TLPI is also considered not to be warranted by any significant risk that would be increased by delay to planning scheme change. The Council's current planning framework already provides measures to ensure flood resilience within the city and it is likely that the TLPI will provide little additional benefit to flood mitigation but result in significant negative impacts on development and construction activity within the city.

The Institute would appreciate your close examination of this TLPI and the opportunity to meet with you to discuss this matter. If you have any questions, please contact [REDACTED]

Yours sincerely
Urban Development Institute of Australia Queensland

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

[REDACTED]

Director Regional Services

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

[REDACTED]

President Gold Coast Logan Branch



20 December 2017

Mr Dale Dickson
Chief Executive Officer
City of Gold Coast
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Dear Mr Dickson,

**Proposed Temporary Local Planning Instrument No. 5
(Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017**

We note from the City of Gold Coast (City) Planning and Development Alert dated 8 December that the City has resolved to prepare and endorse a Temporary Local Planning Instrument No.5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (TLPI). We also note that Council has asked the Minister to approve backdated commencement of the TLPI from 8 December.

The Urban Development Institute of Australia (the Institute) has concerns regarding the detail and development of the TLPI, which are detailed below.

However, before detailing these concerns, we would like to take this opportunity as we come to the end of 2017 to express our thanks for Council's contribution to the productive working relationship that has existed between the Institute's Gold Coast Logan Branch and the Council throughout 2017. The year has been a successful year for the Institute and Gold Coast with a high number of development applications lodged and finalised by Council and progress on many policy issues. We look forward to continuing this relationship into 2018.

As you are aware, the Institute is a national not-for-profit organisation representing the property development industry and the Queensland office is the largest of the state bodies. The role of the Institute is to assist our members to deliver jobs, diverse housing, and thriving communities. In this context, we must indicate serious concerns of the industry with the TLPI. On the basis of the concerns outlined below, the Institute recommends the TLPI be withdrawn and that informational and other issues be resolved with industry.

The key concerns regarding the proposed TLPI are:

- Inadequate consultation has occurred with the industry
- The need for a TLPI has not been provided or satisfactorily justified
- The TLPI is not properly framed in that its provisions do not accord with its object and the definition of flood resilience is unclear
- The TLPI excludes cut and fill and podium style development in flood affected areas

- The impacts on supply of a diversity of housing and achievement of SEQ regional plan housing supply expectations
- Negative effect on the value of many land holdings and owners' financial situation if the TLPI is applied including potential loss of rights to compensation
- The TLPI has a range of unintended effects citywide (such as to redevelopment in existing areas)
- The unclear extent of external technical or professional engineering advice obtained during the preparation of the TLPI
- The issuing of the TLPI prior to the City Plan Major Update does not accurately portray the impact of the TLPI changes
- Issues with the City Plan Major Update that affect the TLPI impacts remain unresolved.

Regarding the recent City Plan Major Update, the Institute provided a submission and material which identified serious concerns with the included flood modelling, specifically:

- Inadequate information including:
 - Material for professionals to review the assumptions of the modelling
 - The basis for both the 10% increase in rainfall intensity and adoption of 50% of total wave setup at the mouth of the Tallebudgera and Currumbin Creeks
 - Whether November 2016 revision of Australian Rainfall and Runoff was considered
 - Inclusion of the flood mitigation benefits of Hinze Dam Stage 3
 - The reason for the use of 2100 as the year for the 80cm sea level increase
 - The lack of detail on any peer review of materials that may have been undertaken
 - Indication of the designated flood level
 - Identification of areas that are likely affected by the designated flood level
 - Identification of areas that are likely to be greater than 0.6 metres in depth to the designated flood level.
- Inadequate consideration of the effects of the Hinze Dam stage 3 project on flood levels.

Further information and recommendations on these points are provided below.

Inadequate consultation

The TLPI has appeared without prior notice in the industry's busiest season. No consultation period was included in the notice on 8 December and the proposals indicate a very substantial change that will have very substantial impacts upon existing and intended projects.

While TLPIs do not require consultation, we consider this creates a greater moral obligation that they are only rarely, justifiably used. The Institute is not aware of any issue that justifies a departure from standard consultation requirements regarding planning scheme amendments nor any emergency or new evidence of serious risk of harm to persons or property from flooding that warrants this change.

We also note that the recent planning scheme amendment, City Plan Major Update, proposed significant changes to Council flood mapping. The Institute flagged in its submission on 15 November a number of concerns and questions. To date, we have not received clarification on those issues that are relevant to this TLPI. Adequate consultation regarding the City Plan Major Update has not yet occurred to resolve its inherent issues. The TLPI is relevant to that work and compounds our concerns that consultation has been insufficient.

The Institute recommends that, at the least, the assumptions and modelling that have resulted in the TLPI proposals should be subject to an independent technical review. The Institute would, of course, cooperatively involve itself in any review of material.

Inadequate information

The Institute, in its submission on 15 November regarding the City Plan Major Update scheme amendment, indicated concerns with:

- Lack of transparency of the material available and the lack of supporting and background information
- Inadequate material for professionals to review the assumptions that underpin the flood modelling
- The basis for both the 10% increase in rainfall intensity and adoption of 50% of total wave setup at the mouth of the Tallebudgera and Currumbin Creeks
- Whether November 2016 revision of Australian Rainfall and Runoff was considered in the material
- The non-inclusion of the flood mitigation benefits of Hinze Dam Stage 3 to preserve and improve the City's flood resilience
- Use of 2100 as the year for the 80cm sea level increase
- The lack of any detail on any peer review of materials that may have been undertaken.

The draft City Plan Major Update planning scheme included flood levels that resulted in sites being indicated as liable to flooding that previously were not. We note that Council has removed this information from the interactive website mapping. This is a significant concern for the industry as it seeks to ensure development is well based and raises duty of care concerns.

The flood modelling issues of the previous City Plan Major Update remain outstanding. The Institute recommends that these issues be resolved prior to progress of the TLPI as they affect understanding of the impact of the TLPI and indeed its necessity. The Institute recommends that the TLPI is paused and relevant information distributed with a view to achieving greater agreement on the assumptions. This would underpin a robust and more widely accepted action on flood resilience for the region. The Institute considers the following additional critical information on flood modelling should be made available for review:

- Indication of the new defined Q100 level
- Updated defined Q100 flood level mapping
- Mapping of areas that would be deeper than 0.6 metres under the new level.

In addition to the underlying flood modelling information, the Institute seeks further information that is critical to enable understanding of the impact of the TLPI changes.

A statement was made by officers at the information session on 14 December that less than 2,500 properties in total are expected to be affected by the changes. However, it is clear to the Institute that the affect would most likely be more significant if the new flood levels are imposed as per the recent City Plan Major Update.

Our view on the available information is that it is likely the TLPI will affect most sites in the Gurangunbah Flood Plain, Mudgeeraba, Currumbin Creek, Tallebudgera Creek, Coomera River, and other areas that are subject to flooding. Also, the TLPI specifically lacks adequate information to clarify that some existing development approaches are permitted (further information on this is provided in the next section). The lack of resolved information is a critical shortcoming of the TLPI.

TLPI provisions and technical issues

The Institute is concerned that the TLPI would remove the ability to continue cut and fill and podium style development in flood affected areas. This type of development has been accepted on the Gold Coast for at least a decade, with cutting and filling in the flood plain facilitating an increase in the area of flood free land, whilst maintaining flood storage. Also, in recent times, podiums have

been built above the flood level (not impacting flood storage) to allow for apartments and/or townhouses.

Podium style development places dwellings completely above flood level, often with access that is maintained in a flood event. We also note that in some cases there are 'remain in place' facilities that provide refuge whilst the flood passes. Members advise that in the Cyclone Debbie floods earlier this year, the latest podium style developments maintained safety, as well as power, water, sewerage, and access.

Podium style developments have been conceived and certified by Registered Professional Engineers who are registered by the Board of Professional Engineers Queensland. The standards to which these designs and certifications are undertaken are some of the most stringent in existence.

Council Officers have indicated that cut and fill and podiums may still be permitted under the TLPI. However, the TLPI is strongly worded and leads to the conclusion that this development would not be supported. Performance Outcome (PO) 16 of the TLPI is clearly against development in areas with a flood inundation depth exceeding 0.6 metres and has no Acceptable Outcomes (AO). The Institute recommends the TLPI be redrafted to clearly provide for ongoing cut and fill and podium development approaches.

TLPI object and definition issues

We note the City has used the term 'flood resilience' in the TLPI and elsewhere, and that this is a foundation term for the TLPI. The Institute considers that this term should be better defined as, at present, there is uncertainty regarding this term.

Also, the statement included in the TLPI, *'The object of the temporary local planning instrument is to prevent the potential loss of the city's flood resilience and enable the sustainable mitigation of flood hazard on land in flood affected areas...'* is considered at odds with the TLPI controls. Current scheme provisions do not permit impact on flood resilience and mitigation of flood hazard, and the proposed detailed changes will only have the impact of reducing development activity and the number of residential lots that may be created. Additional consequences could include devaluing property and impacting flood free area per lots. The Institute recommends the TLPI be reviewed to clarify the purpose and effects of the document.

Impact of changes to Hinze Dam stage 3

The draft City Plan Major Update indicated flood levels without adequately accounting for the flood retention effects of the Hinze Dam stage 3 project. This is a major omission that undermines the City Plan Major Update and the need for or area of impact of the TLPI.

The Institute recommends the TLPI be withdrawn until peer reviewed consideration is given to the appropriate role of effects of the Hinze Dam stage 3 project on flood levels.

Consequences for the Planning Scheme

The TLPI would prevent infill development within existing urban areas of the Gold Coast. In particular, our members have identified areas such as Paradise Point, Mermaid Beach, Palm Beach, and Burleigh Waters where many existing houses are affected by a water depth of greater than 0.6m. When combined with the updated flood levels in the City Plan Major Update, substantial areas of these redevelopment locations will be precluded from redevelopment.

These sites were often developed by either a small cut and fill operation or a suspended floor above the flood plain. A suspended floor lifting the house above the flood level is a Queensland staple and has been an acceptable outcome for nearly a century.

The TLPI will substantially impact otherwise developable properties and will significantly reduce potential additional dwelling supply in the City. This could have critical impacts on diversity of housing options and housing supply in some locations as many City lot development and key infill locations are subject to flooding. A serious reduction of housing supply would exacerbate already concerning affordability levels in the region.

It is also expected the TLPI may impact achievement of SEQ regional plan housing supply expectations, particularly for consolidating development, in the region. We note infill makes up a very large proportion of the SEQ Regional Plan and City Plan's housing supply intention for the Gold Coast. It appears that the TLPI is premature and needs to be reviewed in terms of its effect on housing development. The Institute recommends the City give further consideration to the housing supply impacts of the TLPI, particularly the significant population growth demands being made on the region.

Compensation

The TLPI has substantial implications for the value of many land holdings and their owners' financial situations as it is not an adverse planning change for which compensation is payable. This would not be the case in a such a sudden and irrevocable manner if the changes were included in an ordinary planning scheme amendment. The Institute considers it is inappropriate to seek removal of compensation rights without well resolved background information. Also, if proposed, the community should well understand the need for such an action. The Planning Act in Section 23 (7)(b) indicates that a TLPI is not an adverse planning scheme change that would otherwise trigger rights for compensation by affected land owners.

23 Making or amending TLPIs

(7) A TLPI—

- (a) does not create a superseded planning scheme; and*
- (b) is not an adverse planning change.*

The Institute considers that the TLPI should not be approved in its present form as it can have severe impacts on land holders without adequate justification. The Institute does not consider there is sufficient available evidence that there is significant risk of serious adverse environmental or other conditions that require this urgent action.

The Institute considers that the TLPI planning scheme policy changes are preemptive and poorly based. The changes should not proceed without resolution of the issues raised in the Institute's submission to the City Plan Major Update or the issues raised in this submission.

Conclusion

In summary, the institute recommends Council withdraw or pause the proposed TLPI. The Institute considers that there are a number of issues that should be resolved, including:

- Lack of supporting information
- Construction of the TLPI
- Incorporation of Hinze Dam stage 3 and other factors in the flood modelling
- Impact on housing supply
- Impact on land owners' assets and rights for compensation.

The lack of resolved information is a critical shortcoming of the TLPI. Developers may commit to a site today based on current designated flood level, but following City Plan amendments will then be precluded from developing it. This type of uncertainty has the direct result of preventing the industry from delivering economic stimulus and creating jobs on the Gold Coast. It may also cause unnecessary fear and alarm amongst new and existing residents and impact on the ability of developers within the region to acquire financing.

As indicated above, the Institute places a high value on the productive working relationship between Council and its members and would welcome the opportunity to discuss this issue further. If you have any questions relating to the detail of this submission, please contact [REDACTED]

Yours sincerely
Urban Development Institute of Australia Queensland

Sch. 4(4)(6) - Disclosing per

[REDACTED]

President Gold Coast Logan Branch

RTI RELEASE - D

**DIRECTOR-GENERAL, DEPARTMENT OF STATE DEVELOPMENT, MANUFACTURING,
INFRASTRUCTURE AND PLANNING**
Executive correspondence action sheet

DATE RECEIVED DEPT <u>22</u> / <u>1</u> /2018		DATE DUE TO DG ___/___/2018		DEPT REF DGC18/..... <u>76</u>
Response required			Other	
<input checked="" type="checkbox"/>	DG DDG signatory (under DGC18/14)		<input type="checkbox"/>	Decision brief
<input type="checkbox"/>	DDG signatory		<input type="checkbox"/>	Noting brief
<input type="checkbox"/>	Dept to respond		<input type="checkbox"/>	Meeting brief
<input type="checkbox"/>	Dept to review for appropriate action		<input type="checkbox"/>	Dot points
<input type="checkbox"/>	Referral to (agency).....		<input type="checkbox"/>	Dept to call and resolve
<input checked="" type="checkbox"/>	No response necessary – file & note		<input type="checkbox"/>	Complaint
Response time		5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input type="checkbox"/>
		Other <input type="checkbox"/>days		

DEPARTMENTAL ALLOCATION					
BU	Lead	Copy/ consult	BU	Lead	Copy/ consult
ODG	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EID	<input type="checkbox"/>	<input type="checkbox"/>	IPP	<input type="checkbox"/>	<input type="checkbox"/>
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>
MPP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>
RED	<input type="checkbox"/>	<input type="checkbox"/>	SB	<input type="checkbox"/>	<input type="checkbox"/>
(Legal) BSP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>
OCG	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>

Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure the brief/response addresses all matters within the department's remit.

ESU's comments/drafting instructions

Refers to DGC18/14 - please address this correspondence under existing response .
Finalise .

Completed by: C. Aggett Date: 22/1/18

Pages 118 through 148 redacted for the following reasons:

Defer access

Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

Sch. 4(4)(4) - Disclosing deliberative processes

RTI RELEASE - DSDMIP

Appendix 3 – Details of correspondence received by the Planning Minister or the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on the Temporary Local Planning Instrument No. 5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (proposed TLPI)

Reference number and contact	Date received	Specific development noted in correspondence	Summary of correspondence	Department assessment
MC18/3: Property Council of Australia	21 December 2017	Nil	<p>Questions the need for the proposed TLPI and the earlier effective day given existing requirements of the City Plan.</p> <p>Objects to the proposed TLPI due to:</p> <ul style="list-style-type: none"> the perceived land supply issues it will cause the perceived significant, negative impacts on development in the Gold Coast while providing no benefit to flood mitigation or resilience. <p>Requests the Planning Minister refuse the earlier effective day and require council undertake further community and industry consultation</p>	<p>The department does not agree with the submission on the basis that the proposed TLPI will be reducing the risk to people and property from high and extreme flood hazards, which is consistent with the state interest in natural hazards, risk and resilience (flood). Further, the land supply calculations made as part of the development of the Gold Coast City Plan (City Plan) did not envisage land supply being accommodated in high or extreme flood hazard areas.</p> <p>The <i>South East Queensland Regional Plan (ShapingSEQ) 2017</i> also envisages infill development at a ratio of 80 percent, with greenfield at only 20 percent on the Gold Coast. Based in the studies undertaken as part of the release of Shaping SEQ, the proposed TPLI will not affect the land supply intended to be available to accommodate future growth.</p>
MC18/404: Urban Development Institute of Australia (Queensland)	19 January 2018	Nil	<p>Objects to the proposed TLPI due to:</p> <ul style="list-style-type: none"> lack of community consultation involved in the preparation of the proposed TLPI adverse impacts the proposed TLPI and earlier effective day will have on current and pending development in the Gold Coast lack of supporting technical information for the proposed TLPI. <p>States the proposed TLPI does not meet the relevant statutory requirements, specifically:</p> <ul style="list-style-type: none"> it will adversely affect economic State interests there is no significant risk that would be increased by a delay in implementing the provisions of the proposed TLPI 	<p>The propose TLPI is not required to undergo public consultation in accordance with legislative requirements. It is noted that the Gold Coast City Council (the council), has undertaken an industry briefing session to inform industry and the community about the proposed TLPI.</p> <p>The department has reviewed development applications currently being considered by the council which would be affected by the proposed TLPI, and notes that the proposed TLPI will be addressing a failure in the operation of the Flood Overlay Code since the commencement of the City Plan.</p> <p>The impacts of a flood event have been evaluated and informed by the Guragunbah (Merrimac/Carrara) Flood Plain Structure Plan and Hydraulic Master Plan.</p>

				<p>The matter of assessing state interests involves balancing the interests where they are competing. With respect to the state interest in development and construction, it is considered that the risk to property and life is significant. The proposed TLPI is not envisaged to adversely impact the integration of the state-interest in development and construction as a result of the proposed TLPI.</p> <p>The delay in incorporating the provisions of the proposed TLPI would result in over 2800 residential dwellings being supported in flood hazard areas, therefore it is considered that there is a significant risk in the delay in implementing the proposed TLPI.</p>
MC18/783: Robina Group	7 February 2018	Nil	<p>States the provisions of the proposed TLPI would be better implemented through the standard statutory process for amending a planning scheme.</p> <p>Requests the proposed TLPI be amended so that its effect is limited to particular development applications and/or excludes development within the Robina Centre Planning Agreement area.</p>	<p>Due to the risk associated with the delay in implementing the proposed TLPI, it would be inappropriate for this to be delayed until it has been incorporated through a major amendment.</p> <p>It would be inappropriate for the proposed TLPI to apply differently across the local government area. The risk is required to be managed.</p>

Defer access

RTI RELEASE



		<ul style="list-style-type: none"> currently awaiting a response to the council's information request 		
<p>MC18/44 and MC18/293: Burchills Engineering Solutions</p>	<p>20 December 2017</p>	<p>Merrimac development:</p> <ul style="list-style-type: none"> 3.6 hectare area 56 residential units and 74 town house dwellings <p>Italo Club Retirement Village</p> <ul style="list-style-type: none"> 3.8 hectares 94 residential units <p>Parkwood Golf Course</p> <ul style="list-style-type: none"> 56 hectare area 260 room retirement facility <p>Link Way Project</p> <ul style="list-style-type: none"> 60 hectare area 928 units and 339 townhouses 928 units and 339 townhouses <p>Green Heart Gardens</p> <ul style="list-style-type: none"> 75 hectare area 5,000 multi-residential units 8,000 square metres of commercial floor space <p>Robina Transit/Palmer Colonial</p> <ul style="list-style-type: none"> 70 hectare area 2,500 residential units 	<p>Objects to the:</p> <ul style="list-style-type: none"> lack of community consultation involved in the preparation of the proposed TLPI perceived adverse impacts the proposed TLPI and earlier effective day will have on current and pending development in the Gold Coast provisions of the proposed TLPI due to the perception the current provisions of the City Plan sufficiently mitigate flood hazard risk perceived lack of supporting technical information for the proposed TLPI. 	<p>The propose TLPI is not required to undergo public consultation in accordance with legislative requirements.</p> <p>The proposed TLPI will be mitigating the risk to residential development from high and extreme flood hazard, which should be considered when preparing and assessing a development application.</p> <p>Based on the current operation, residential development is able to occur in high and extreme flood hazard areas, which therefore necessitates the proposed TLPI.</p> <p>The impact of the proposed TLPI on state interests has been assessed, and the department has found that there is no adverse impact on state interests.</p> <p>The impacts of a flood event have been evaluated and informed by the Guragunbah (Merrimac/Carrara) Flood Plain Structure Plan and Hydraulic Master Plan.</p>
<p>MC18/411: Sch. 4(4)(6) - Disclosing personal</p>	<p>20 January 2018</p>	<p>Nil</p>	<p>Objects to the proposed TLPI due to the perceived adverse impact on housing affordability.</p>	<p>The measures which are being implemented that include pole and pier/platform style engineered solutions which are exposing development to high and extreme flood hazard areas do not demonstrate an achievement of housing affordability. The concerns raised are purely perceived, and has not considered the long term expense of maintaining highly</p>

				engineered solutions, and the long term risk to these developments from flood.
MC18/379: Zone Planning Group	22 December 2017	Nil	<p>Objects to the:</p> <ul style="list-style-type: none"> perceived lack of supporting technical information for the proposed TLPI <p>States the current provisions of the City Plan are sufficient to mitigate flood hazard risk.</p> <p>Requests the Planning Minister request peer reviewed technical supporting evidence on the proposed TLPI prior to making a decision on the proposed TLPI.</p>	<p>The impacts of a flood event have been evaluated and informed by the Guragunbah (Merrimac/Carrara) Flood Plain Structure Plan and Hydraulic Master Plan.</p> <p>The proposed TLPI is to address the failure of the Flood Overlay Code to satisfactorily address the risk to residential development in high and extreme flood hazard areas.</p>
MC18/111: Oxmar Properties	2 January 2018	Link Way, Mudgeeraba, intended for 1776 residential units.	<p>Objects to the perceived:</p> <ul style="list-style-type: none"> lack of consultation involved in the preparation of the proposed TLPI. lack of engineering or planning assessment supporting the proposed TLPI. adverse impacts the proposed TLPI and earlier effective day will have on current and pending development in the Gold Coast. <p>Requests the State Government, working with the council, seek to establish an industry and government working group to discuss how flood-resilient development should be sustainably located and designed across the Gold Coast.</p>	<p>The propose TLPI is not required to undergo public consultation in accordance with legislative requirements.</p> <p>The impacts of a flood event have been evaluated and informed by the Guragunbah (Merrimac/Carrara) Flood Plain Structure Plan and Hydraulic Master Plan.</p> <p>The state interest in natural hazards, risk and resilience is clear in avoiding, then reducing the risk of hazards. In order to rectify the failure in operation of the Flood Overlay Code, the proposed TLPI is supported by the department.</p>
MC18/127: Michael Bale & Associates Pty Ltd	4 January 2018	Nil	<p>Objects to the perceived:</p> <ul style="list-style-type: none"> adverse impacts the proposed TLPI and earlier effective day will have on current and pending development in the Gold Coast. specific provisions of the TLPI. <p>States that pole and pier construction is safe and does not expose future residents to unacceptable risk</p>	<p>The state interest in natural hazards, risk and resilience is not to merely elevate residents above a hazard. The state interest seeks in the first instance avoidance of the risk, then appropriate mitigation. Pole and pier construction does not mitigate the risk to property, and does not address the lifespan of the development being impacted by a range of flood events.</p>
MC18/214: Arcadis Australia Pacific Pty Ltd	3 January 2018	Nil	<p>Objects to the:</p> <ul style="list-style-type: none"> lack of consultation involved in the preparation of the proposed TLPI 	<p>The propose TLPI is not required to undergo public consultation in accordance with legislative requirements.</p>

			<ul style="list-style-type: none"> perceived impact future updates to flood mapping will have on the extent of land affected by the proposed TLPI specific provisions of the proposed TLPI, including the lack of AO's for one of the PO's perceived adverse impact the proposed TLPI will have on development in areas such as Surfers Paradise, Budds Beach, Labrador, Paradise Point, Chevron Island, stating that the proposed TLPI will not permit houses and duplex. 	<p>The flood mapping is not being affected by the proposed TLPI.</p> <p>There is no requirement for an AO to be included against a PO.</p> <p>Insufficient information has been provided on specific properties, however, these developments will be subject to an assessment against the City Plan.</p>
MC18/233: Walker Robina Pty Ltd	18 December 2017	Breakwater Development <ul style="list-style-type: none"> 2,000 dwellings 1,000 square metres of commercial activity centre 35.8 hectares of public open space 	<p>Objects to the proposed TLPI based on:</p> <ul style="list-style-type: none"> lack of consultation involved in the preparation of the proposed TLPI. as there is no perceived significant risk of adverse cultural, economic, environmental or social consequences to the local area as the council's Flood Overlay Code adequately controls development within a flood plain no perceived urgent need it will adversely affect State interests. 	<p>The propose TLPI is not required to undergo public consultation in accordance with legislative requirements. It is noted that the Gold Coast City Council (the council), has undertaken an industry briefing session to inform industry and the community about the proposed TLPI.</p> <p>The proposed TLPI will be mitigating the risk to residential development from high and extreme flood hazard.</p> <p>Based on the current operation, residential development is able to occur in high and extreme flood hazard areas, which therefore necessitates the proposed TLPI.</p> <p>The impact of the proposed TLPI on state interests has been assessed, and the department has found that there is no adverse impact on state interests.</p>
MC18/379 and MC18/102: Zone Planning Group	22 December 2017	Myall Group Development <ul style="list-style-type: none"> lodged with the council on 27 November 2017 	<p>Objects to the proposed TLPI based on a:</p> <ul style="list-style-type: none"> perceived lack of supporting technical information for the proposed TLPI perceived lack of community and industry consultation involved in its preparation. 	<p>The propose TLPI is not required to undergo public consultation in accordance with legislative requirements. It is noted that the Gold Coast City Council (the council), has undertaken an industry briefing session to inform industry and the community about the proposed TLPI.</p> <p>The impacts of a flood event have been evaluated and informed by the Guragunbah (Merrimac/Carrara) Flood Plain Structure Plan and Hydraulic Master Plan.</p>

#	Proposed changes	Council explanation	State interests	State comments												
1	<p>Part 4 – Effect on the City Plan</p> <p>9 Affected provisions of the City Plan</p> <p>This temporary local planning instrument affects the operation of the Flood Overlay Code in the City Plan by:</p> <p>(a) Inserting the following additional overall outcomes in Section 8.2.8.2(3) of the Flood Overlay Code:</p> <ul style="list-style-type: none"> (f) avoiding development of Residential Uses on land that is exposed to high and extreme flood hazards; (m) avoiding the development of lots that do not have a sufficient area of land above the Designated Flood Level; and (n) discouraging the proliferation of Residential Uses constructed on platforms above Flood Affected Land. <p>(b) Replacing the assessable development benchmarks PO9 and AO9 in Part B Table 8.2.8-2 Flood overlay code – for assessable development with the following:</p> <p>Table 8.2.8-2: Flood overlay code – for assessable development</p> <table border="1"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable outcomes</th> </tr> </thead> <tbody> <tr> <td colspan="2">Hazard considerations for development</td> </tr> <tr> <td> PO9 Development for land uses listed in Table 8.2.8-4 must be designed and constructed to avoid causing undue exposure to flood hazard. The application of this performance outcome to Residential Uses is subject to the application of performance outcome PO16, which is to prevail. </td> <td> AO9 Development is to be designed and constructed so that the development does not give rise, or cause exposure, to more than the degree of flood hazard specified in Table 8.2.8-4 determined by applying the criteria and standards set out in Table 8.2.8-5. The application of this acceptable outcome to Residential Uses is subject to the application of performance outcome PO16, which is to prevail. </td> </tr> </tbody> </table> <p>(c) Inserting the following additional assessable development benchmarks into Part B Table 8.2.8-2 Flood overlay code – for assessable development:</p> <p>Table 8.2.8-2: Flood overlay code – for assessable development</p> <table border="1"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable outcomes</th> </tr> </thead> <tbody> <tr> <td colspan="2">Hazard considerations for residential development</td> </tr> <tr> <td> PO16 To ensure that development for Residential Uses is located so as to effectively mitigate risks to life and property, such development must not occur on land that is exposed to either or both of the following flood hazards: (a) Flood inundation depth exceeding 0.6 metres; and (b) Flood water velocity exceeding 0.8 metres per second. Note: This also applies to development elevated above Designated Flood Level. </td> <td> AO16 No acceptable outcome is provided. </td> </tr> </tbody> </table> <p>Performance outcomes</p> <p>Minimum area above Designated Flood Level</p> <p>PO17 Development involving reconfiguring a lot must ensure that any lot created has a sufficient area of land above the Designated Flood Level to effectively accommodate the associated intended use while also adequately mitigating the risks and/or hazards associated with flooding.</p> <p>AO17.1 Where development associated with reconfiguring a lot is for a Residential Use and involves lot sizes of 500m² or greater, 50% of the area of each lot or 400m² of each lot (whichever is greater) must be at or above the Designated Flood Level.</p> <p>AO17.2 Where development associated with reconfiguring a lot is for a Residential Use and involves lot sizes of less than 500m², 70% of the area of each lot or 300m² of each lot (whichever is greater) must be at or above the Designated Flood Level.</p> <p>AO17.3 Where development associated with reconfiguring a lot is for a Commercial Use or an Industrial Use, 60% of the area of each lot must be at or above the Designated Flood Level.</p>	Performance outcomes	Acceptable outcomes	Hazard considerations for development		PO9 Development for land uses listed in Table 8.2.8-4 must be designed and constructed to avoid causing undue exposure to flood hazard. The application of this performance outcome to Residential Uses is subject to the application of performance outcome PO16, which is to prevail.	AO9 Development is to be designed and constructed so that the development does not give rise, or cause exposure, to more than the degree of flood hazard specified in Table 8.2.8-4 determined by applying the criteria and standards set out in Table 8.2.8-5. The application of this acceptable outcome to Residential Uses is subject to the application of performance outcome PO16, which is to prevail.	Performance outcomes	Acceptable outcomes	Hazard considerations for residential development		PO16 To ensure that development for Residential Uses is located so as to effectively mitigate risks to life and property, such development must not occur on land that is exposed to either or both of the following flood hazards: (a) Flood inundation depth exceeding 0.6 metres; and (b) Flood water velocity exceeding 0.8 metres per second. Note: This also applies to development elevated above Designated Flood Level.	AO16 No acceptable outcome is provided.	<p>The object of the temporary local planning instrument is to prevent the potential loss of the city's flood resilience and enable the sustainable mitigation of flood hazard on land in flood affected areas in the planning scheme area by—</p> <p>(a) identifying land that is at or above the Designated Flood Level as minimum flood free land;</p> <p>(b) affecting the operation of the City Plan by including additional assessment benchmarks in the Flood Overlay Code so that:</p> <p>(A) development for Residential Uses (including development elevated above Designated Flood Level) only occurs in areas that are exposed to flood inundation depths and velocities not exceeding those applicable to medium flood hazard and does not occur in areas that are exposed to a high flood hazard or extreme flood hazard; and</p> <p>(B) lots have a sufficient area of land above the Designated Flood Level to effectively and adequately mitigate the risks and/or hazards associated with flooding.</p> <p>This temporary local planning instrument applies to development applications being assessed against the assessment benchmarks in Part B of the Flood Overlay Code for assessable development pursuant to the City Plan.</p>	<p>State Planning Policy (SPP) – Natural hazards, risk and resilience: Flood</p> <p>SPP – Emissions and hazardous activities</p>	<p>Hazardous Industries and Chemicals Branch (HICB)</p> <p>In regards to the primary area of interest under the SPP for Emissions and hazardous activities, being the flood overlay #9, the state interest is being provided for when supported by the existing City Plan requirements for flood hazards with regard to hazardous chemicals. HICB has no further comment in regards to the other areas identified for HICB in the SIR document such as #4, #19, & 21 regarding emissions.</p> <p>Department of State Development, Manufacturing, Infrastructure and Planning – Policy and Statutory Planning (PSP)</p> <p>Provide a risk assessment that demonstrates that the amendments to the flood provisions in City Plan achieve an acceptable or tolerable level of risk to people and property.</p> <p>Policy 2 of the state interest states that a fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas. This needs to be provided to support the amendments to the flood provisions.</p> <p>A risk assessment needs to be provided to support the amendments to flood provisions.</p> <p>Guidance on risk assessments can be found in the SPP guidance material for flood.</p> <p>Further advice is given for PO17 as the amount of land that can be below the defined flood level (DFL) in the new provision, could potentially expose people and property to intolerable risks from flood. It is recommended that no new lots for residential, commercial, or industrial uses are to be below the DFL.</p> <p>To support the proposed PO17 council are to provide a risk assessment to demonstrate that PO17 still achieves an acceptable or tolerable level of risk from flood hazards. For example, the risk assessment should demonstrate that although part of the lot is below the DFL, there are evacuation provisions in the code that mitigate the risks.</p> <p>To achieve PO17 applicants could potentially impose fill on the site to meet the area of land to be above the DFL. This presents a risk, as the fill could potentially increase the severity or exposure of the flood hazard. The risk assessment needs to demonstrate that there are provisions to mitigate this risk.</p> <p>Department of Housing and Public Works – Housing and Homelessness Services (DHPW - HHS)</p> <p>Thank you for forwarding the Gold Coast City Council's TLPI in relation to land above the designated flood level and residential risk reduction. Housing and Homelessness Services, Department of Housing and Public Works (DHPW) has reviewed this amendment and the further information provided in this round for review, and advises it has no requirements in relation to its housing state interests.</p> <p>Please note due to DHPW's range of interests that you may receive comments from other areas of DHPW (such as the Accommodation Office and Building Industry and Policy).</p> <p>Department of Housing and Public Works – Building Industry and Policy (DHPW - BIP)</p> <p>Please amend or remove highlighted provisions [below].</p> <p>PO9 Development for land uses listed in Table 8.2.8-4 must be designed and constructed to avoid causing undue exposure to flood hazard. The application of this performance outcome to Residential Uses is subject to the application of performance outcome PO16, which is to prevail.</p> <p>AO9 Development is to be designed and constructed so that the development does not give rise, or cause exposure, to more than the degree of flood hazard specified in Table 8.2.8-4 determined by applying the criteria and standards set out in Table 8.2.8-5. The application of this acceptable outcome to Residential Uses is subject to the application of performance outcome PO16, which is to prevail.</p> <p>PO16 To ensure that development for Residential Uses is located so as to effectively mitigate risks to life and property, such development must not occur on land that is exposed to either or both of the following flood hazards: (a) Flood inundation depth exceeding 0.6 metres; and (b) Flood water velocity exceeding 0.8 metres per second. Note: This also applies to development elevated above Designated Flood Level.</p> <p>PO17 Development involving reconfiguring a lot must ensure that any lot created has a sufficient area of land above the Designated Flood Level to effectively accommodate the associated intended use while also adequately mitigating the risks and/or hazards associated with flooding.</p>
Performance outcomes	Acceptable outcomes															
Hazard considerations for development																
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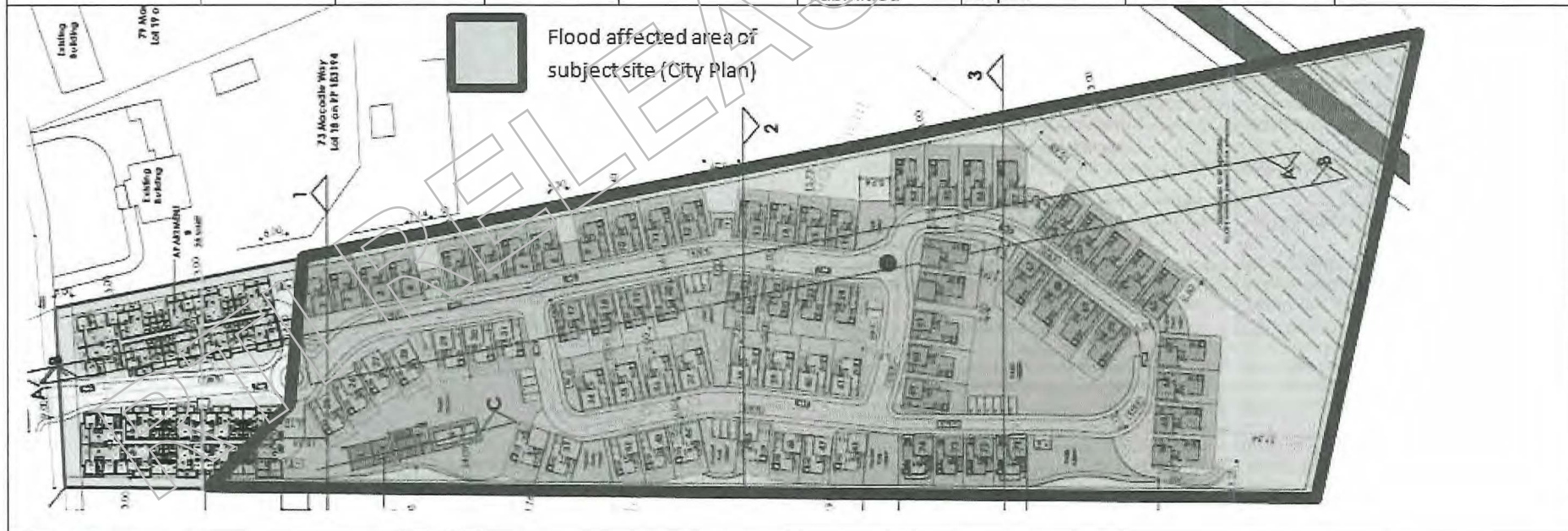
#	Proposed changes	Council explanation	State interests	State comments
				<p><i>The highlighted provisions address "development" and "construction." It would be reasonable to assume that this is intended to include building work (not siting of lots) and as such should not be prescribed in the planning instrument. If the provisions are only intended to address the siting of lots or zoning, then this would be appropriate but should be clarified as such in the provision.</i></p> <p><i>Does the Gold Coast City Council have a defined flood level and designated flood hazard areas in its planning scheme? If so, the Queensland Development Code MP 3.5 is triggered which regulates building work in flood hazard areas. The building assessment provisions in A1 of the QDC MP 3.5 apply in an area with a maximum flow velocity not greater than 1.5 metres per second. If building work does not comply with A1, an alternative solution will be required in order to ensure it complies with P1 (refer QDC MP 3.5)</i></p> <p><i>What is a "designated flood level"? Is this the defined flood level? This is important because the building assessment provisions contain specific terminology for addressing certain flood levels. See definition below for defined flood level in the QDC MP 3.5. If it has the same meaning as the defined flood level then it should be referred to as the defined flood level.</i></p> <p><i>Please also note that if the QDC is not triggered, Council may only address the building matters relevant to flood stated below in section 13 of the Building Regulation 2006.</i></p> <p>Department of State Development, Manufacturing, Infrastructure and Planning (the department) assessment of state agency responses:</p> <p>HICB responded and advised that the existing requirements of the Flood Overlay Code was adequate to comply with the State interest – Emissions and hazardous activities. The department agrees with this assessment, and is satisfied that this state interest is not adversely affected by the proposed TLPI.</p> <p>PSP responded and identified concerns with the level of protection afforded by the current Flood Overlay Code. The department notes that the state interest has already been identified as integrated as part of the assessment of the Gold Coast City Plan (City Plan) when it was approved to proceed to adoption. Based on the changes sought through the proposed TLPI, resulting in a reduced level of risk to exposure of flood hazards, it would be inappropriate to not support the proposed TLPI. The measures recommended result in an improved outcome in how development is required to respond to risk, albeit not to the extent sought by PSP.</p> <p>DHPW - HHS advised it has no comments in relation to the proposed TLPI.</p> <p>DHPW - BIP have raised concerns with the regulation of development where identified in a flood affected area, considering that the provisions to be incorporated through the proposed TLPI will result in the duplication of regulation under the <i>Planning Act 2016</i> and the <i>Building Act 1975</i>. This has been misunderstood by DHPW - BIP as the proposed TLPI will not be affecting the tables of assessment, or calling up any additional works as assessable under the City Plan. The proposed TLPI will simply be incorporating changed and additional assessment criteria for development which is called up through the tables of assessment, and affected by the existing Flood Overlay Map.</p> <p>Recommendation</p> <p>Based on the above advice from state agencies, and the further assessment of the responses, the department is satisfied that the proposed TLPI will not adversely affect the integration of relevant state interests.</p>

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Appendix 1 - Review of active Development Applications affected by the Flood Overlay Map

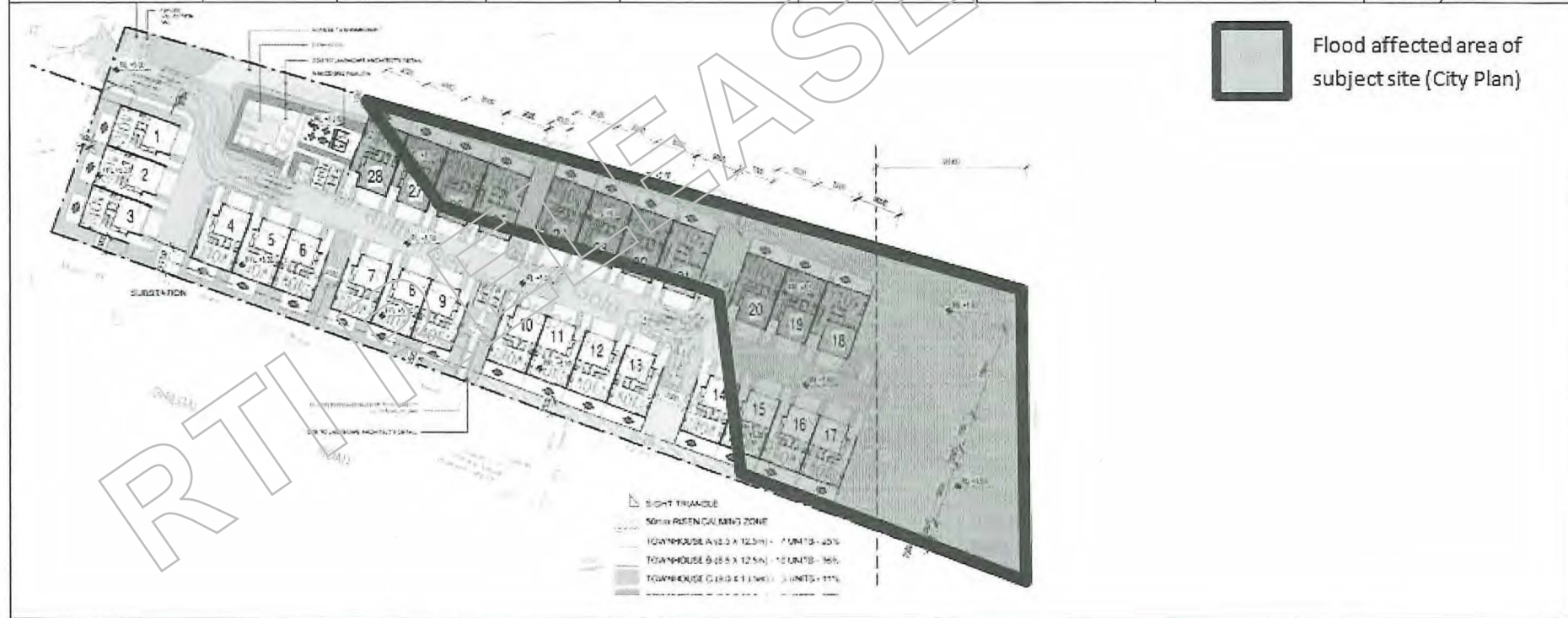
Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
<p>Development Permit for making a Material Change of Use for a Retirement Facility (Low Care)</p> <p>Council reference: MCU201601646</p>	<p>Aust Superior Group Pty Ltd c/- Place Design Group Pty Ltd</p>	<p>67-71 Macadie Way, Merrimac</p> <p>Lot 17 on RP183194</p>	130 dwellings	SPA - Decision	<p>22/12/2016 Properly made</p> <p>12/01/2017 Information request issued</p> <p>19/10/2017 Information response extended</p> <p>07/12/2017 Information response submitted</p>	<p><u>Mitigation:</u> Pole and pier/platform design</p> <p><u>Flood hazard:</u> A portion of the site, in a post-development scenario, will be affected by extreme flood hazard, being up to a 4.16 metre flood depth.</p>	Approximately 46 dwellings	<p>Two submissions raised the following issues:</p> <ul style="list-style-type: none"> • risk of flood impact on below ground parking areas (raised once) • impact of pole development on flood hazard for existing properties in area (raised once) • aesthetics of pole development (raised once) • traffic impact (raised once).



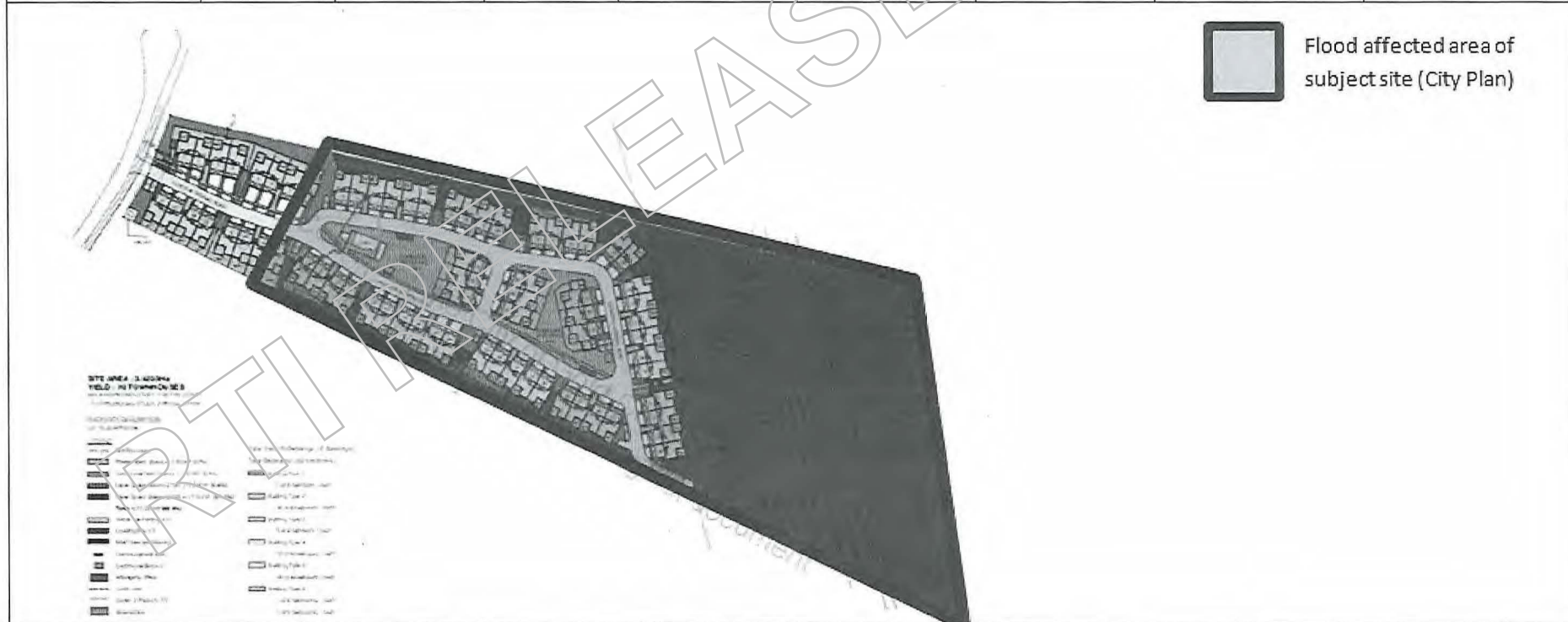
Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
Development Permit for Material Change of Use for Multiple Dwellings (Total of 383 units) Council reference: MCU201701712	Myall Group Pty Ltd c/- Zone Planning Group	46 Bourton Road, Merrimac Lot 12 on RP162287	113 dwellings	PA - Decision	27/11/2017 Properly made 02/01/2018 Information request issued 01/02/2018 Information response submitted 06/02/2018 Commenced public notification	<u>Mitigation:</u> Pole and pier/ platform design <u>Flood hazard:</u> A portion of the site, in a post-development scenario, will be affected by extreme flood hazard, being up to a 3.25 metre flood depth.	Approximately 4 dwellings	One submission raised the following issue: • traffic impact.











Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
Development Permit for making a Material Change of Use for Multiple Dwellings (28 dwelling units) Council reference: MCU201701594	Harta Pty Ltd c/- Urban Planning Services	19 Sunrise Court, Merrimac Lot 10 on SP244749	28 units	PA – Decision	03/11/2017 Properly made 30/11/2017 Information request	<u>Mitigation:</u> Pole and pier/ platform design <u>Flood hazard:</u> A portion of the site, in a post-development scenario, will be affected by extreme flood hazard, being up to a 2.95 metre flood depth.	Approximately 15 units	Eight submissions raised the following issues: <ul style="list-style-type: none"> • traffic and access impacts (raised eight times) • impact of pole development on flood hazard for existing properties in area (raised once) • upkeep of area under poles and use as storage area (raised once).



Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
Development Permit for making a Material Change of Use for Multiple Dwellings Council reference: MCU201701561	Griffin Property Development Pty Ltd ATF The Griffin Development Trust c/- Urban Planning Services	73-77 Macadie Way, Merrimac Lot 18 on RP183194	70 dwellings	PA – Decision	27/10/2017 Properly made 23/11/2017 Information request issued 27/12/2017 Information response submitted 08/01/2018 Public notification commenced	<u>Mitigation:</u> Pole and pier/platform design <u>Flood hazard:</u> A portion of the site, in a post-development scenario, will be affected by extreme flood hazard, being up to a 2.95 metre flood depth.	Approximately 14 dwellings	Zero submissions



Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
<p>Preliminary Approval for making a Material Change of Use to vary the effect of the <i>Gold Coast Planning Scheme 2003</i> (Version 1.2), pursuant to section 242 of the <i>Sustainable Planning Act 2009</i>, to facilitate the development of land described for Business Activities, Community Activities, Industrial Activities, Recreation and Environmental Activities, Residential Activities, Tourism and Entertainment Activities and Transport and Infrastructure Activities, in accordance with the Robina Transit Development Plan</p> <p>Council reference: MCU201500601</p>	<p>Palmer Leisure Australia Pty Ltd c/- Place Design Group Pty Ltd</p>	<p>57 Paradise Springs Avenue, Robina</p> <p>Lot 4 on RP842335 and Lot 502 on RP886098</p>	<p>2,500 units</p>	<p>SPA – Information response</p>	<p>09/06/2015 Properly made</p> <p>07/07/2015 Information request</p> <p>19/06/2015, 13/11/2015, 19/05/2016, 25/11/2016, 30/05/2017 and 13/12/2017 Information response extended</p>	<p><u>Mitigation:</u> Pole and pier/platform design</p> <p><u>Flood hazard:</u> A portion of the site, in a post-development scenario, will be affected by extreme flood hazard, being up to a 3.15 metre flood depth.</p>	<p>Approximately 0 units</p>	<p>Development application has not yet undergone public notification</p>
 <div data-bbox="1258 813 2004 1484"> <ul style="list-style-type: none">  2,500  9 holes  59 hectares  2 - 30  5 mins  1.2 km <p> Flood affected area of subject site (City Plan)</p> </div>								

Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
<p>Preliminary approval pursuant to section 242 of the <i>Sustainable Planning Act 2009</i> for a Material Change of Use of premises to vary the effect of the City Plan (Version 3) to facilitate the development of a master planned residential community in accordance with the Breakwater Plan of Development</p>	<p>Walker Robina Pty Ltd c/- Place Design Group Pty Ltd</p>	<p>154 Highfield Drive, Merrimac Lot 2 on RP223566, Lot 3 on RP851086, Lot 997 on SP100222, Lot 902 on SP107453, Lot 1 on SP190868 and Lot 741 on SP215167</p>	<p>2,000 units</p>	<p>SPA – Information response</p>	<p>14/07/2017 Properly made 11/08/2017 Information request issued 27/12/2017 Information response extended</p>	<p><u>Mitigation:</u> Earthworks, pole and pier/ platform design <u>Flood hazard:</u> The site, in a post-development scenario, will be affected by extreme flood hazard, being up to a 2.35 metre flood depth.</p>	<p>Number not known due to earthworks component of development</p>	<p>Development application has not yet undergone public notification</p>
<p>Preliminary Approval pursuant to section 241 of the <i>Sustainable Planning Act 2009</i> for Reconfiguration of a Lot to create management lots</p> <p>Preliminary Approval pursuant to section 241 of the <i>Sustainable Planning Act 2009</i> for Operational Works (change to ground level) for bulk earthworks</p> <p>Council reference: MCU20170959</p>								



Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
Preliminary Approval for making a Material Change of Use to vary the effect of the <i>Gold Coast Planning Scheme 2003 (Version 1.2)</i> , pursuant to section 242 of the <i>Sustainable Planning Act 2009</i> , to facilitate the development of land described for Business Activities, Community Activities, Industrial Activities, Recreation and Environmental Activities, Residential Activities, Tourism and Entertainment Activities and Transport and Infrastructure Activities, in accordance with the Green Heart Gardens Development Plan.		153-205 Gooding Drive and Boowaggan Road, Merrimac Lot 23 on SP178025 and Lot 5 on SP214289	Up to 5,000 dwellings	SPA – Awaiting DSDMIP concurrence agency response	09/06/2018 Properly made 19/06/2015 Information request period extended 07/07/2015 Information request 16/11/2015, 19/05/2016, 25/11/2016, 29/05/2017 and 19/12/2017 Information response period extended 05/02/2018 Information response submitted	<u>Mitigation:</u> Earthworks (raised building pads and artificial lakes) <u>Flood hazard:</u> The pre-developed site is affected by extreme flood hazard, with flood depths greater than 3 metres. Post-development there appears to be no flood hazard affecting residential areas, however other parts of the site will be affected by extreme flood hazard, with flood depths greater than 4.3 metres.	Approximately 0 dwellings based on pre-development topography. Approximately 5,000 dwellings due to earthworks component.	Six submissions raised the following issues: <ul style="list-style-type: none"> • traffic (raised six times) • impact to property values (raised twice) • impact of pole development on flood hazard for existing properties in area (raised three times) • improper use of area under pole development (raised once) • impacts to non-transport infrastructure (raised four times) • impacts to conservation areas and green space (raised twice) • shadow impacts (raised once) • lack of community park land and facilities (raised twice) • out of character with area (raised four times).

Council reference:
MCU201500551





"a compact urban footprint, set within high quality open space that connects the green heart projects & repairs the local urban form"

■ Flood affected area of subject site (City Plan)

BRIGHT FUTURE
SUSTAINABLE
COMMUNITY

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Development description	Applicant	Site address	Dwellings proposed	Planning legislation and current status	Summary of events	Flood hazard and mitigation method	Number of dwellings outside flood hazard area	Submission numbers and issues
<p>Development Permit for making a Material change of use (Impact assessment) to establish a Retirement facility.</p> <p>Development Permit for Reconfiguring a Lot to divide land into parts by agreement (a lease area for a term exceeding 10 years)</p> <p>Council reference: MCU201800030</p>	<p>Oak Tree Retirement Village Balling Pty Ltd c/- Victor G Feros Planning Consultants</p>	<p>18 Fairway Drive, Clear Island Waters</p> <p>Lot 42 on SP123226</p>	<p>94 living units</p>	<p>PA – Information response</p>	<p>01/02/2018 Properly made</p> <p>09/02/2018 Information request issued</p>	<p><u>Mitigation:</u> Pole and pier / platform design</p> <p><u>Flood hazard:</u> The post-development site is partially affected by extreme flood hazard up to 2.87 metres in depth</p>	<p>Approximately 0 units</p>	<p>Development application has not yet undergone public notification</p>
						<p> Flood affected area of subject site (City Plan)</p>		

Location of Development Applications affected by the Flood Overlay Map



Legend

- | | | | |
|---------------------------------|---------------------------------|--|---|
| A - 67-71 Macadie Way, Merrimac | C - 19 Sunrise Court, Merrimac | E - 57 Paradise Springs Avenue, Robina | G - 153-205 Gooding Drive, Merrimac |
| B - 46 Bourton Road, Merrimac | D - 73-77 Macadie Way, Merrimac | F - 154 Highfield Drive, Merrimac | H - 18 Fairway Drive, Clear Island Waters |



Pages 166 through 219 redacted for the following reasons:

Sch. 4(4)(4) - Disclosing deliberative processes

RTI RELEASE - DSDMIP

Daniel Park

From: Meaghan Dwyer
Sent: Tuesday, 30 January 2018 11:00 AM
To: Adam Norris
Subject: Contentious Issues briefs Gold Coast - clarification on two points
Attachments: Contentious Issues briefs Gold Coast.doc

Hi Adam

Teresa had a couple of queries on the below entries. The questions are in bold after the highlighted para. Are you able to look at and amend the brief (attached).

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



2018 Regional Visit to the Gold Coast

Contentious Issues

Contentious Issues

Gold Coast City Council Temporary Local Planning Instrument No.5 (minimum land above designated flood level and residential risk reduction) 2017 (proposed TLPI)

- On 8 December 2017, the Gold Coast City Council (the council) resolved to make the Temporary Local Planning Instrument No.5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (the proposed TLPI) and to seek the Planning Minister's approval for an early commencement date (being the date of the resolution, 8 December 2017). The council notified the development community, through its 'Planning and Development Alerts' of the proposed TLPI and its intended effect.
- On 14 December 2017, the council held an industry workshop to advise the development industry of the proposed TLPI's intended effect. At this workshop industry representatives raised strong concerns with proposed TLPI.
- On 14 December 2017, the Urban Development Institute of Australia (UDIA), issued a branch alert to its members advising of the proposed TLPI and its intended effect. The alert noted the UDIA will be preparing a submission and has called for its members to raise their concerns with the Planning Minister.
- On 18 December 2017, the Property Council of Australia wrote to the Planning Minister requesting that the Planning Minister refuse the early effective date of the proposed TLPI, requiring that the council undergo consultation with the community and development industry on its requirements. Similar written requests have been received from consultants and developers who are affected by the proposed TLPI.
- On 4 January 2018, the proposed TLPI was formally received by the Planning Minister.
- On 8 January 2018, the Department of State Development, Manufacturing, Infrastructure and Planning (the department) requested that relevant state agencies assess the proposed TLPI.
- On 15 January 2018, the department paused the assessment of the proposed TLPI until 30 January 2018 and requested further information from the council. The further information was sought from the council regarding why they considered the proposed TLPI is urgently needed to protect all or part of the Gold Coast from a serious adverse cultural, economic, environmental or social condition.
- As of 30 January 2018, the council is yet to respond to the department's request for further information. The department has been contacting the council, however they have not responded.
- It is noted that the council is also currently progressing a full planning scheme amendment (Major Update 2) that includes the same provisions of the proposed TLPI.

Contact: Kim Kirstein

Business Group: Planning and Development Services

Telephone: Sch. 4(4)(b) - Disclosure

RTI RELEASE - DSDMIP

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

RTI RELEASE - DSDMIP

RTI RELEASE - DSDMIP

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



RTI RELEASE - DSDMIP

Daniel Park

From: Planning Group Correspondence
Sent: Monday, 22 January 2018 3:06 PM
To: Adam Norris
Cc: Nathan Rule; Graeme Bolton
Subject: FW: For your action - MC18/250 : DFAA : Meeting request from [REDACTED] to discuss Robina and Toondah Harbour projects - [REDACTED]
Attachments: DFAA Meeting request from [REDACTED] to discuss Robina and Toondah Harbour projects - [REDACTED].PDF; DFAA Meeting request from [REDACTED] to discuss Robina and Toondah Harbour projects - [REDACTED].tr5

FYI



Sophie Smith
Correspondence Officer
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning
P [REDACTED]
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmp.qld.gov.au

From: EDQ Correspondence
Sent: Thursday, 18 January 2018 1:58 PM
To: Tim O'Neill <Tim.ONeill@dilgp.qld.gov.au>
Cc: Tina Whiteside <Tina.Whiteside@dilgp.qld.gov.au>; EDQ Correspondence <edqcorrespondence@dsdip.qld.gov.au>; Planning Group Correspondence <PlanningGroupCorrespondence@dsdip.qld.gov.au>
Subject: For your action - MC18/250 : DFAA : Meeting request from [REDACTED] to discuss Robina and Toondah Harbour projects - [REDACTED]

Hi Tim

[REDACTED] from Walker Corp has requested a meeting to update the Minister on Toondah Harbour (EDQ) and discuss the submission to Gold Coast Council's proposed floodplain TLPI (Planning Group's area).

The MO has advised that the Minister can't meet as it would be a conflict of interest and has asked for an EDQ representative. Could you please have your team arrange this meeting, noting that Planning Group will have to be contacted regarding their representative. Whether you think Greg should attend is your call.

Could you please advise when a meeting has been set up so I can close this request off.

If this could be actioned sometime next week, that would be appreciated.

Cheers



**Queensland
Government**

Fiona Chen
Principal Action Officer
Economic Development Queensland
Department of State Development,
Manufacturing, Infrastructure and Planning

Level 14, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

RTI RELEASE - DSDMIP



MEETING / EVENT REQUEST FORM

Date Received MO: ⁰¹ 09/12/2017 ID#: MI/17/IN Date of Event: _____

Time of Event: _____ Name: Lany Walker

Organisation: Walker Corporation MC 18/250

Location: None proposed

Details: Seeking to update Minister on Toondah Harbour (EDQ)
& discuss submission to Gold Coast City Council's proposed Floodplain ILP (Planning)

Advisor:

Recommended Action:

- | | | |
|--|---|--|
| <input type="checkbox"/> Minister to meet/attend | <input checked="" type="checkbox"/> Department to meet/attend | <input type="checkbox"/> Department and advisor to meet/attend |
| <input type="checkbox"/> Advisor to meet/attend | <input type="checkbox"/> Refer to local MP | <input type="checkbox"/> Refer to EO |
| <input type="checkbox"/> Decline | <input type="checkbox"/> Meet when in region | |

Comments: Dept can meet - conflict of interest if meeting with min

CoS to complete:

Comments: MC 18/250
ESU please finalise - Dept to meet

Recommended Action:

- | | | |
|--|--|--|
| <input type="checkbox"/> Minister to meet/attend | <input type="checkbox"/> Department to meet/attend | <input type="checkbox"/> Department and advisor to meet/attend |
| <input type="checkbox"/> Advisor to meet/attend | <input type="checkbox"/> Refer to local MP | <input type="checkbox"/> Refer to EO |
| <input type="checkbox"/> Decline | <input type="checkbox"/> Meet when in region | |

Virginia to complete

Time is available in diary: Yes No
Is event during Parliament?: Yes No
Other diary considerations: Yes No (including previous evening)

Minister to complete:

SUPPORT DON'T SUPPORT Reconsider when closer Hold for next visit Check with Barnaby

Comments: _____

Speech/BN requests: _____

Helen to complete:

Meeting brief requested Speech requested BN / Speech due to MO: _____

Relevant Profile Form sent on: _____

Robert Gardiner

From: donotreply_webcontactform@cabinet.qld.gov.au
Sent: Tuesday, 9 January 2018 5:54 PM
To: State Development
Subject: Request for Meeting with the Minister

Importance: High

Cabinet Contact email for Cameron Dick MP Minister for State Development, Manufacturing, Infrastructure and Planning

[REDACTED]

Comment:

Dear Sir or Madam

I am writing on behalf of [REDACTED] to request a meeting with the Minister.

[REDACTED] would like to introduce himself and our Queensland General Manager and discuss our Queensland projects, in particular Robina and Toondah Harbour on the following basis:

1. Toondah Harbour – we would like to give the Minister an update on Toondah Harbour as this project is a joint project with Redland City Council and Economic Development QLD (for which Mr Dick is the Minister); and
2. Robina – we have recently made a submission to the Minister in relation to Gold Coast Council's proposed TLPI which has a major impact on our project and a number of other projects on the Gold Coast which we would like to discuss.

I would be very grateful if you could please let me know when the Minister might be available to meet.

Regards [REDACTED]

[REDACTED]

Walker Corporation Level 21, Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000 T +61 2 8273 9601 F +61 2 9252 1866 www.walkercorp.com.au

Daniel Park

From: Adam Norris
Sent: Tuesday, 23 January 2018 8:54 AM
To: Graeme Bolton
Cc: Nathan Rule
Subject: RE: For your action - MC18/250 : DFAA : Meeting request from [REDACTED] to discuss Robina and Toondah Harbour projects - [REDACTED]

Hi Graeme

I will keep you updated on their progress.

As an update, we had a meeting with council on Thursday last week and they had a couple of questions which we are providing responses to in relation to confidentiality of materials submitted and their request for an earlier effective date. They have prepared a response to our notice but it is with their legal team for review and they indicated they will hopefully be responding prior to 31 January.

Regards


Adam Norris
A/Manager
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning
P [REDACTED]
Level 1, 7 Short Street, Southport QLD 4215
PO Box 3290, Australia Fair QLD 4215
www.dsdmip.qld.gov.au

From: Graeme Bolton
Sent: Tuesday, 23 January 2018 8:44 AM
To: Adam Norris <Adam.Norris@dilgp.qld.gov.au>
Cc: Nathan Rule <Nathan.Rule@dilgp.qld.gov.au>
Subject: RE: For your action - MC18/250 : DFAA : Meeting request from [REDACTED] to discuss Robina and Toondah Harbour projects - [REDACTED]

Hi Adam,

Can you please update as soon as you hear back from GCCC re the additional information on the justification of the urgency of the TLPI.

Many thanks.

Regards,

Graeme.



Graeme Bolton
Executive Director, Planning and Development Services
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning
P [redacted] M Sch. 4(4)(6) - Discld
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

MIP

From: Planning Group Correspondence
Sent: Monday, 22 January 2018 3:06 PM
To: Adam Norris <Adam.Norris@dilgp.qld.gov.au>
Cc: Nathan Rule <Nathan.Rule@dilgp.qld.gov.au>; Graeme Bolton <Graeme.Bolton@dilgp.qld.gov.au>
Subject: FW: For your action - MC18/250 : DFAA : Meeting request from [redacted] to discuss Robina and Toondah Harbour projects - [redacted]

FYI



Sophie Smith
Correspondence Officer
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning
P [redacted]
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

PLEASE - D

From: EDQ Correspondence
Sent: Thursday, 18 January 2018 1:58 PM
To: Tim O'Neill <Tim.ONeill@dilgp.qld.gov.au>
Cc: Tina Whiteside <Tina.Whiteside@dilgp.qld.gov.au>; EDQ Correspondence <edqcorrespondence@dsdip.qld.gov.au>; Planning Group Correspondence <PlanningGroupCorrespondence@dsdip.qld.gov.au>
Subject: For your action - MC18/250 : DFAA : Meeting request from [redacted] to discuss Robina and Toondah Harbour projects - [redacted]

Hi Tim

[redacted] from Walker Corp has requested a meeting to update the Minister on Toondah Harbour (EDQ) and discuss the submission to Gold Coast Council's proposed floodplain TLPI (Planning Group's area).

The MO has advised that the Minister can't meet as it would be a conflict of interest and has asked for an EDQ representative. Could you please have your team arrange this meeting, noting that Planning Group will have to be contacted regarding their representative. Whether you think Greg should attend is your call.

Could you please advise when a meeting has been set up so I can close this request off.

If this could be actioned sometime next week, that would be appreciated.

Cheers



**Queensland
Government**

Fiona Chen
Principal Action Officer
Economic Development Queensland
Department of State Development,
Manufacturing, Infrastructure and Planning

P [REDACTED]
Level 14, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

RTI RELEASE - DSDMIP



Page 233 redacted for the following reason:

Sch. 4(4)(4) - Disclosing deliberative processes

RTI RELEASE - DSDMIP

Daniel Park

From: Thomas Holmes
Sent: Monday, 5 March 2018 3:14 PM
To: Rebecca De Vries
Subject: 5.03.2018 - Notice to pause a timeframe - TLPI No. 5
Attachments: 5.03.2018 - Notice to pause a timeframe - TLPI No. 5.docx

For your review and progression.

Note – dated tomorrow.



**Queensland
Government**

Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning

P [REDACTED]
Level 1, 7 Short Street, Southport QLD 4215
PO Box 3290, Australia Fair QLD 4215
www.dsdmip.qld.gov.au

Page 235 redacted for the following reason:

Sch. 4(4)(4) - Disclosing deliberative processes

RTI RELEASE - DSDMIP

Daniel Park

From: Rebecca De Vries
Sent: Monday, 5 March 2018 3:23 PM
To: Kim Kirstein
Cc: Thomas Holmes
Subject: 5.03.2018 - Notice to pause a timeframe - TLPI No. 5
Attachments: 5.03.2018 - Notice to pause a timeframe - TLPI No. 5.docx

Hi Kim,

Please see attached pause notice for your approval.


Tom – thank you so much for doing this. I made a minor change about who the information was addressed to. The had addressed it to our acting manager at the time, not the minister, so I just deleted that part out.

Thanks,
Bec

Minutes

Economy, Planning & Environment Directorate City Plan meeting with DILGP representatives

Purpose	The purpose of this meeting is for ongoing liaison between City Plan team and DILGP representatives about scheduled City Plan updates				
Date	18 January 2018	Time	10:30am	Venue	E1.2
Participants	Rebecca De Vries (DILGP), Thomas Holmes (DILGP), Daniel Park (DILGP), Adam Norris (DILGP) Nicole Bennetts (City Planning), Luke Hancock (City Planning), Martine Cousins (City Planning), Kellie Parker (City Planning), Camille Kirwan (City Planning), Lisa Kubler (City Planning),				
Participants Optional	Sharon Redshaw (Business Support), Chris Davis (Business Support), Scott Arnott (City Planning)				
Apologies	Sharon Redshaw (Business Support), Chris Davis (Business Support)				

Item Number	Item and Discussion	Actions	Action Officer	Status
1.	Standing Item Adoption of Previous Minutes	Get everyone's acceptance of the information documented in the previous minutes and note any amendments.		
	 TRACKS-66010488.d ocx.DRF			

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

RTI RELEASE - DSDMIP

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

8.	Standing Item	TLPI No.5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction)			
	8.1	Sch. 3(8)(1) - Breach of confidence		State & Council	Action

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



Actions from previous meetings

Council officers

Item	Description	Action	Future Action	Status
TLPI No.5	Submission of TLPI No.5 Free Flood Land.	07/12/2017 - Flood Free Land to be submitted to State in December 2017.	Yes	Open



RTI RELEASE - DSDMIP

RTI RELEASE - DSDMIP



Daniel Park

Subject: DILGP Meeting
Location: CoGC Waterside East - Level 1 Room 1.2

Start: Thu 18/01/2018 10:30 AM
End: Thu 18/01/2018 12:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: NIBLOCK Natasha

Please find attached new Agenda for Thursdays meeting.

Agenda:

Previous Minutes:

Hi,
 Please find attached Meeting Minutes from previous meeting 07/12/2017. If you have any Agenda items for next Thursdays meeting, please forward them to me by COB Tuesday 16/01. Scheduled fortnightly meetings to follow. For any further enquiries please do not hesitate to contact me.
 Kind regards,

Natasha Niblock

Project Officer
City and Regional Planning
Economy, Planning & Environment
 T: [REDACTED]
 PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



Be part of the celebrations that unite our nation at the Gold Coast Australia Day event at Broadwater Parklands! The event will offer an all-nations food truck feast, live music, the JJ Richards Adventure Zone and a spectacular fireworks display set to rival New Years Eve. For more information: www.cityofgoldcoast.com.au/australiaday

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Minutes

Planning & Environment Directorate City Plan meeting with DILGP representatives

Purpose	The purpose of this meeting is for ongoing liaison between City Plan team and DILGP representatives about scheduled City Plan updates				
Date	7 December 2017	Time	9am	Venue	E3.2
Participants	Kim Kirstein (DILGP), Thomas Holmes (DILGP) Kelli Adair (City Planning), Andrew Powell (City Planning), Kellie Parker (City Planning), Katherine Berlin (City Planning)				
Apologies	Rebecca De Vries (DILGP), Camille Kirwan (City Planning), Chris Davis (Business Support), Sharon Redshaw (Business Support), Luke Hancock (City Planning)				

Item Number	Item and Discussion	Actions	Action Officer	Status
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s. 73(2) - Not relevant/ Out of scope

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• Submission of TLPI #5 – Flood Free Land

• Ongoing

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

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

<p>TLPI's</p>	<p>s. 73(2) - Not relevant/ Out of scope</p> <ul style="list-style-type: none"> Flood Free Land (to be effective 8 Dec 2017) 	<p>October 2017</p> <ul style="list-style-type: none"> Flood Free Land to be submitted to State in December 2017 	<p>DILGP Council</p>	
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s. 73(2) - Not relevant/ Out of scope

RTI RELEASE - DSDMIP

RTI RELEASE - DSDMIP

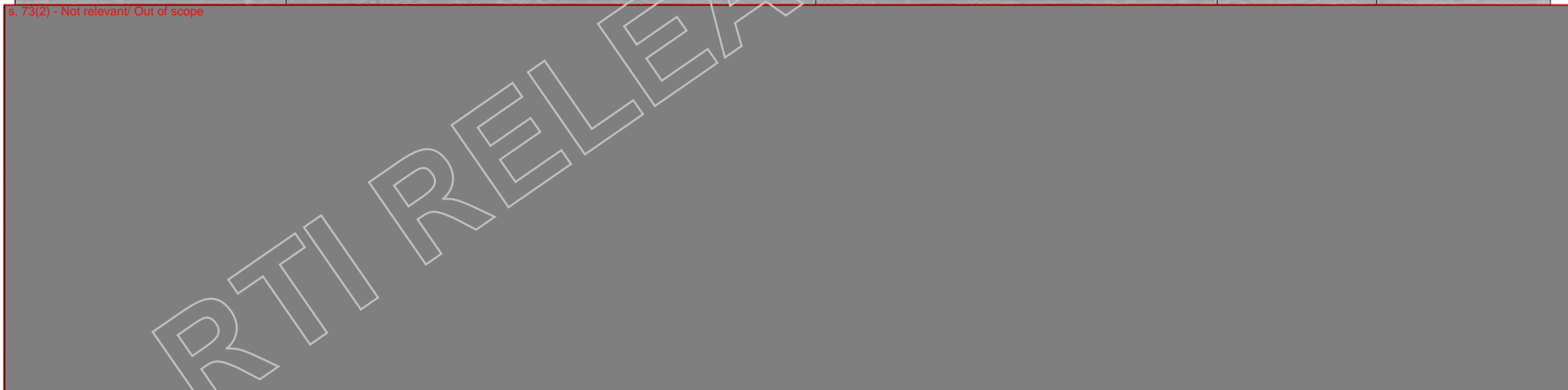
Agenda

Economy, Planning & Environment Directorate City Plan meeting with DILGP representatives

Purpose	The purpose of this meeting is for ongoing liaison between City Plan team and DILGP representatives about scheduled City Plan updates				
Date	18 January 2018	Time	10:30am	Venue	E1.2
Participants	Rebecca De Vries (DILGP), Thomas Holmes (DILGP), Daniel Parker (DILGP), Adam Norris (DILGP) Nicole Bennetts (City Planning), Luke Hancock (City Planning), Martine Cousins (City Planning), Kellie Parker (City Planning), Camille Kirwan (City Planning), Lisa Kubler (City Planning),				
Participants Optional	Sharon Redshaw (Business Support), Chris Davis (Business Support), Scott Arnott (City Planning)				
Apologies					

Item Number	Item and Discussion	Actions	Action Officer	Status
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s. 73(2) - Not relevant/ Out of scope



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

8.	Standing Item	TLPI No.5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction)			
	8.1	•			

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



Actions from previous meetings

Council officers

Item	Description	Action	Future Action	Status
TLPI No.5	Submission of TLPI No.5 Free Flood Land.	07/12/2017 - Flood Free Land to be submitted to State in December 2017.	Yes	Open



Actions from previous meetings

State officers

Item	Description	Action	Future action	Status
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RTI RELEASE - DSDMIP



Daniel Park

Subject: DILGP Meeting
Location: CoGC Waterside East - Level 3, Room 3.3

Start: Thu 8/02/2018 3:00 PM
End: Thu 8/02/2018 4:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: City Planning Administrator

Please note: Meeting of 01/02 rescheduled to 08/02, as requested by DILGP.

Agenda for meeting 08/02/2018:

Minutes of previous meeting 18/01/2018:

Purpose:

Meeting to discuss updates to City Plan

Attendees:

- Mrs Kelli Adair
- Ms Kellie Parker
- Ms Lisa Kubler
- Ms Martine Cousins
- Mr Luke Hancock
- Mr Daniel Parker
- Mr Adam Norris
- Ms Rebecca De Vries
- Mr Thomas Holmes
- Ms Kim Kirstein

Contact:

Mrs Chelsey de Wet, Business Support Officer, City of Gold Coast, ph [redacted] - email: cdewet@goldcoast.qld.gov.au

NOTE: There is no end to this meeting recurrence. End date to be determined.

Regards,

Chelsey de Wet

Business Support Officer (City and Regional Planning)
City Planning
Economy, Planning and Environment Directorate
City of Gold Coast

T: [redacted]
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



Be part of the celebrations that unite our nation at the Gold Coast Australia Day event at Broadwater Parklands! The event will offer an all-nations food truck feast, live music, the JJ Richards Adventure Zone and a spectacular fireworks display set to rival New Years Eve. For more information: www.cityofgoldcoast.com.au/australiaday

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RTI RELEASE - DSDMIP

Pages 253 through 258 redacted for the following reasons:

duplicate

RTI RELEASE - DSDMIP

Agenda

Economy, Planning & Environment Directorate City Plan meeting with DILGP representatives

Purpose	The purpose of this meeting is for ongoing liaison between City Plan team and DILGP representatives about scheduled City Plan updates				
Date	08 February 2018	Time	3:00pm – 4:00pm	Venue	E 3.3
Participants	Rebecca De Vries (DILGP), Thomas Holmes (DILGP), Daniel Park (DILGP), Adam Norris (DILGP) Nicole Bennetts (City Planning), Luke Hancock (City Planning), Martine Cousins (City Planning), Kellie Parker (City Planning), Camille Kirwan (City Planning), Lisa Kubler (City Planning), Kim Kirstein (DILGP)				
Participants Optional	Sharon Redshaw (Business Support), Chris Davis (Business Support)				
Apologies					

Item Number	Item and Discussion	Actions	Action Officer	Status
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s. 73(2) - Not relevant/ Out of scope



RTI RELEASE - DSDMIP

Next Meeting	Thursday 08 February 2018
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Actions from previous meetings

Council officers

Item	Description	Action	Future Action	Status
TLPI No.5	Sch. 3(8)(1) - Breach of confidence		Yes	Open Action (Also in States action item)

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

RTI RELEASE - DSD MIP

Actions from previous meetings

State officers

Item	Description	Action	Future action	Status
s. 73(2) - Not relevant/ Out of scope				

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

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

Sch. 3(3)(1) - Breach of confidence

TLPI No.5

Action



RTI RELEASE - DSDMIP

Daniel Park

From: NIBLOCK Natasha <NNIBLOCK@goldcoast.qld.gov.au>
Sent: Monday, 22 January 2018 11:34 AM
To: PARKER Kellie; KUBLER Lisa; COUSINS Martine; KIRWAN Camille; HANCOCK Luke; BENNETTS Nicole; ARNOTT Scott; Thomas Holmes; Adam Norris; Rebecca De Vries; Daniel Park
Cc: ADAIR Kelli; TZANNES Amanda; WATT Cherie
Subject: Draft Minutes: City Plan meeting with DILGP 18 January 2018
Attachments: TRACKS-#67351340-v2-MINUTES_CITY_PLAN_MEETING_WITH_DILGP_18_JANUARY_2018.DOCX

Follow Up Flag: Follow up
Flag Status: Completed

Hi All,

Please find attached draft minutes from last week's meeting. Please let me know if you have anything further to add or change.

Thanks.

Kind regards,

Natasha Niblock

Project Officer

City and Regional Planning

Economy, Planning & Environment

T: [REDACTED]

PO Box 5042 Gold Coast Mail Centre Qld 9729

cityofgoldcoast.com.au

**CITY OF
GOLD COAST.**



Be part of the celebrations that unite our nation at the Gold Coast Australia Day event at Broadwater Parklands! The event will offer an all-nations food truck feast, live music, the JJ Richards Adventure Zone and a spectacular fireworks display set to rival New Years Eve. For more information: www.cityofgoldcoast.com.au/australiaday

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Pages 265 through 270 redacted for the following reasons:

duplicate

RTI RELEASE - DSDMIP

Daniel Park

From: NIBLOCK Natasha <NNIBLOCK@goldcoast.qld.gov.au>
Sent: Thursday, 8 March 2018 11:15 AM
To: Rebecca De Vries; Thomas Holmes; Adam Norris; Kim Kirstein; Daniel Park; BENNETTS Nicole; HANCOCK Luke; COUSINS Martine; KUBLER Lisa; KIRWAN Camille; ADAIR Kelli; HARRIS Grant
Cc: PARKER Kellie
Subject: DSDMIP Meeting Minutes - 22/02/2018 and Agenda for Meeting today 08/03/2018
Attachments: TRACKS-#68266700-v2-MINUTES_-_CITY_PLAN_MEETING_WITH_DSDMIP_-_22_FEBRUARY_2018.DOCX; TRACKS-#68366006-v1-CITY_PLAN_AGENDA_-_CITY_PLAN_MEETING_WITH_DSDMIP_08_MARCH_2018.DOCX

Hi Everyone,

Apologies for the delay in distributing last meetings minutes. Please let me now if you have any amendments.

Kind regards,

Natasha Niblock

Project Officer

City and Regional Planning

Economy, Planning & Environment

T: [REDACTED]

PO Box 5042 Gold Coast Mail Centre Qld 9729

cityofgoldcoast.com.au



Gold Coasters your feedback is needed to help shape the next City Budget. We're working beyond the Commonwealth Games and putting the strategies in place to ensure we stay way ahead. Each year, we ask the community to tell us what their priorities are so that the \$1.4 billion budget handed down in June reflects the wants, needs and expectations of all Gold Coasters. Visit <https://gchaveyoursay.com.au/budget1819>. Consultation is open until 29 March.

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Minutes

Economy, Planning & Environment Directorate City Plan meeting with DSDMIP representatives

Purpose	The purpose of this meeting is for ongoing liaison between City Plan team and DSDMIP representatives about scheduled City Plan updates				
Date	22 February 2018	Time	10:30am – 12:00pm	Venue	E 2.2
Participants	Rebecca De Vries (DSDMIP), Thomas Holmes (DSDMIP), Adam Norris (DSDMIP), Kim Kirstein (DSDMIP), Daniel Park (DSDMIP) Nicole Bennetts (City Planning), Luke Hancock (City Planning), Martine Cousins (City Planning), Lisa Kubler (City Planning) Kellie Parker (City Planning), Camille Kirwan (City Planning)				
Participants Optional	Sharon Redshaw (Business Support), Chris Davis (Business Support)				
Apologies	Camille Kirwan, Thomas Holmes, Luke Hancock				

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

RTI RELEASE - DSDMIP

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

7.	Standing Item	TLPI No.5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction)			
		Still under a stop the clock			

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

RTI RELEASE - DSDMIP



RTI RELEASE - DSDMIP

Agenda

Economy, Planning & Environment Directorate City Plan meeting with DSDMIP representatives

Purpose	The purpose of this meeting is for ongoing liaison between City Plan team and DSDMIP representatives about scheduled City Plan updates				
Date	08 March 2018	Time	1:30pm – 3:00pm	Venue	E 3.3
Participants	Rebecca De Vries (DSDMIP), Thomas Holmes (DSDMIP), Adam Norris (DSDMIP), Kim Kirstein (DSDMIP), Daniel Park (DSDMIP) Nicole Bennetts (City Planning), Luke Hancock (City Planning), Martine Cousins (City Planning), Lisa Kubler (City Planning) Grant Harries (Regional Planning), Camille Kirwan (City Planning)				
Participants Optional	Sharon Redshaw (Business Support), Chris Davis (Business Support), Kelli Adair (City Planning)				
Apologies					

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

RTI RELEASE - DSDMIP

RTI RELEASE - DSDMIP

Daniel Park

From: GC SARA
Sent: Wednesday, 7 February 2018 9:15 AM
To: Kim Kirstein
Subject: FW: City of Gold Coast Proposed Temporary Local Planning Instrument No. 5 2017
Attachments: 20180206 ltr RG to Qld Govt - TLPI 5.pdf

Good morning Kim

FYI - This person just phoned for your email address.

Sandie

From: [redacted]@robina.com.au]
Sent: Wednesday, 7 February 2018 8:59 AM
To: GC SARA <GCSARA@dilgp.qld.gov.au>
Subject: City of Gold Coast Proposed Temporary Local Planning Instrument No. 5 2017

Good morning

Please find attached correspondence from [redacted] Robina Group in relation to the above matter, cc copy for Kim Kirstein.

Thank you.

regards

[redacted]

[redacted]

Level 8, The Rocket 203 Robina Town Centre Drive, Robina 4226

[redacted]

[x] [x] [x]

[x] [redacted]

[x] [redacted]

[x] [redacted]

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RTI RELEASE - DSDMIP



TTcr9015

6 February 2018

Hon. Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

By email: Woodridge@parliament.qld.gov.au

Dear Minister Dick

**CITY OF GOLD COAST PROPOSED TEMPORARY LOCAL PLANNING INSTRUMENT NO. 5
(MINIMUM LAND ABOVE DESIGNATED FLOOD LEVEL AND RESIDENTIAL RISK
REDUCTION) 2017**

Robina Group is a significant investor and stakeholder within the Robina Principal Regional Activity Centre on the Gold Coast.

The Council of the City of Gold Coast has recently released its proposed *Temporary Local Planning Instrument No. 5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (Proposed TLPI)*. The Proposed TLPI is proposed to take effect from 08 December 2017, subject to your approval.

Robina Group understand that the Proposed TLPI has been prepared in response to particular development applications (made by other proponents) that are currently before Council. Against that background, Robina Group has concerns regarding the drafting and broad application of the Proposed TLPI (including the potential for unintended consequences).

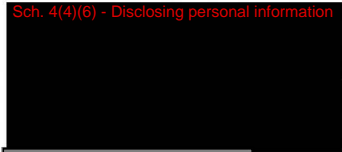
In the circumstances, Robina Group requests that you require the Proposed TLPI to be amended such that it is limited in its application to the particular development application/s which gave rise to its preparation. In particular, the area within the Robina Central Planning Agreement should be specifically excluded from the proposed TLPI area.

Alternatively, if it is the Council's objective to introduce a new policy position and development requirements relating to flood hazard more broadly, we respectfully suggest that the better approach would be to prepare and implement a package of amendments to the existing City Plan following the standard statutory process. This approach would provide greater opportunities for scheme drafting and stakeholder consultation. We note that the development assessment requirements relating to natural hazards set out in the current State Planning Policy could be relied upon in development assessment during this process to ensure public safety and resilience.

Please contact me directly if you would like to discuss this matter further.

Yours sincerely

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



ROBINA GROUP

cc Kim Kirstein
Manager - Planning and Development Services (SEQ South)
Department of State Development, Manufacturing, Infrastructure and Planning

RTI RELEASE - DSDMP

Pages 174 through 180 redacted for the following reasons:

Daniel Park

From: Rebecca De Vries
Sent: Tuesday, 6 March 2018 1:24 PM
To: Planning Group Correspondence
Subject: FW: Gold Coast City Council - TLPI No 5 - Pause notice
Attachments: Notice to pause a timeframe - Gold Coast City Council - TLPI No 5.pdf

Hi Guys,

Can you please pause the workflow for MC18/175. The department has issued a pause notice as further time is required to undertake the assessment.

If you need anything further, please let me know.



Rebecca de Vries
Principal Planning Officer
Planning and Development Services – SEQ South
Department of State Development,
Manufacturing, Infrastructure and Planning
P 07 5644 3220
Level 1, 7 Short Street, Southport QLD 4215
PO Box 3290, Australia Fair QLD 4215
www.dsdmip.qld.gov.au

From: Rebecca De Vries
Sent: Tuesday, 6 March 2018 1:13 PM
To: 'kadair@goldcoast.qld.gov.au' <kadair@goldcoast.qld.gov.au>; 'nbennetts@goldcoast.qld.gov.au' <nbennetts@goldcoast.qld.gov.au>
Cc: Thomas Holmes <Thomas.Holmes@dsd.qld.gov.au>; Kim Kirstein <Kim.Kirstein@dsdmip.qld.gov.au>
Subject: Gold Coast City Council - TLPI No 5 - Pause notice

Dear Kelli,

I refer to the Gold Coast City Council's (the council) letter received on 4 January 2018 to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, seeking approval under chapter 3 of *Minister's Guidelines and Rules 2017* for the Temporary Local Planning Instrument No.5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (the proposed TLPI).

The Department of State Development, Manufacturing, Infrastructure and Planning (the department) requires further time to assess the proposed TLPI, therefore, the department has paused the timeframe until 9 April 2018 as provided by the *Minister's Guidelines and Rules 2017*.

If you require further information, please do not hesitate to contact me.

Kind regards,



**Queensland
Government**

Rebecca de Vries
Principal Planning Officer
Planning and Development Services – SEQ South
Department of State Development,
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RTI RELEASE - DSDMIP



TTcr9015

6 February 2018

Hon. Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

By email: Woodridge@parliament.qld.gov.au

Dear Minister Dick

**CITY OF GOLD COAST PROPOSED TEMPORARY LOCAL PLANNING INSTRUMENT NO. 5
(MINIMUM LAND ABOVE DESIGNATED FLOOD LEVEL AND RESIDENTIAL RISK
REDUCTION) 2017**

Robina Group is a significant investor and stakeholder within the Robina Principal Regional Activity Centre on the Gold Coast.

The Council of the City of Gold Coast has recently released its proposed *Temporary Local Planning Instrument No. 5 (Minimum Land Above Designated Flood Level and Residential Risk Reduction) 2017 (Proposed TLPI)*. The Proposed TLPI is proposed to take effect from 08 December 2017, subject to your approval.

Robina Group understand that the Proposed TLPI has been prepared in response to particular development applications (made by other proponents) that are currently before Council. Against that background, Robina Group has concerns regarding the drafting and broad application of the Proposed TLPI (including the potential for unintended consequences).

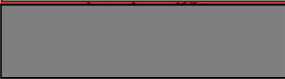
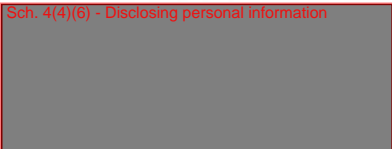
In the circumstances, Robina Group requests that you require the Proposed TLPI to be amended such that it is limited in its application to the particular development application/s which gave rise to its preparation. In particular, the area within the Robina Central Planning Agreement should be specifically excluded from the proposed TLPI area.

Alternatively, if it is the Council's objective to introduce a new policy position and development requirements relating to flood hazard more broadly, we respectfully suggest that the better approach would be to prepare and implement a package of amendments to the existing City Plan following the standard statutory process. This approach would provide greater opportunities for scheme drafting and stakeholder consultation. We note that the development assessment requirements relating to natural hazards set out in the current State Planning Policy could be relied upon in development assessment during this process to ensure public safety and resilience.

Please contact me directly if you would like to discuss this matter further.

Yours sincerely

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



ROBINA GROUP

cc Kim Kirstein
Manager - Planning and Development Services (SEQ South)
Department of State Development, Manufacturing, Infrastructure and Planning

RTI RELEASE - DSD/MP

Daniel Park

From: Rebecca De Vries
Sent: Friday, 9 March 2018 9:00 AM
To: Kim Kirstein
Subject: FW: TLPI for flooding at the Gold Coast

Hi Kim,

You might want to let Nathan know that UDIA have contacted officers in the department, refer below from Rebecca Kenny.

I'll give Rebecca Kenny a call to discuss.



Rebecca de Vries
Principal Planning Officer
Planning and Development Services – SEQ South
Department of State Development,
Manufacturing, Infrastructure and Planning

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From: Rebecca Kenny
Sent: Thursday, 8 March 2018 5:09 PM
To: Isaac Harslett <Isaac.Harslett@dsdmip.qld.gov.au>
Cc: Rebecca De Vries <Rebecca.DeVries@dsdmip.qld.gov.au>
Subject: RE: TLPI for flooding at the Gold Coast

Thanks Isaac

Rebecca, when you get a chance, can you give me a few lines on whether this will be an issue over The Spit?

cheers



Rebecca Kenny
Director – Priority Planning Projects
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 7384
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
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From: Isaac Harslett
Sent: Thursday, 8 March 2018 4:49 PM
To: Rebecca Kenny <Rebecca.Kenny@dsdmip.qld.gov.au>
Cc: Rebecca De Vries <Rebecca.DeVries@dsdmip.qld.gov.au>
Subject: RE: TLPI for flooding at the Gold Coast

Hi Rebecca

Sorry to do this to you but Rebecca de Vries is currently looking after the Flood TLPI from our office. I'm not 100% on the details so I'm not sure if the Spit would be affected.

Cheers



**Queensland
Government**

Isaac Harslett
Principal Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning

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Level 1, 7 Short Street, Southport QLD 4215
PO Box 3290, Australia Fair QLD 4215
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From: Rebecca Kenny
Sent: Thursday, 8 March 2018 4:36 PM
To: Isaac Harslett <Isaac.Harslett@dsdmip.qld.gov.au>
Subject: TLPI for flooding at the Gold Coast

Hi Isaac

We met with the UDIA Gold Coast representative this morning about The Spit.

He mentioned concerns that the TLPI current proposed for flooding would have a significant effect on developable land on The Spit.

I admit I haven't been following the TLPI closely, but are you able to confirm if this is correct?

cheers



**Queensland
Government**

Rebecca Kenny
Director – Priority Planning Projects
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning

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Pages 299 through 302 redacted for the following reasons:

Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

RTI RELEASE - DSDMIP

Daniel Park

From: Rebecca De Vries
Sent: Wednesday, 7 February 2018 1:07 PM
To: Kim Kirstein
Subject: PPQ18 293 Gold Coast Temporary Local Planning Instrument Flooding (006)
Attachments: PPQ18 293 Gold Coast Temporary Local Planning Instrument Flooding (006).docx

Hi Kim tom just said you were working on this. Please see attached where we got to.

RTI RELEASE - DSDMIP



Pages 304 through 307 redacted for the following reasons:

Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

RTI RELEASE - DSDMIP