

Date: 1 June 2016
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Location: City Planning
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Your reference:
Our reference: PD113/1275/10(P1)

Director Regions, Northern
Locked Bag 9022
GRAFTON NSW 2460

Dear Sir/Madam

DRAFT NORTH COAST REGIONAL PLAN

Thank you for the opportunity to provide comments on the draft North Coast Regional Plan. I also appreciate the early engagement with City of Gold Coast in preparation of the draft plan.

Please find attached a copy of the City of Gold Coast's submission to the draft North Coast Regional Plan. The submission points were endorsed by Council on 24 May 2016.

The City of Gold Coast has a strong interest in the North Coast Regional Plan addressing cross border planning and infrastructure issues. We look forward to continuing to work with the NSW State government and Tweed Shire Council to address these issues.

Should you have any questions or would like to discuss issues raised in our submission do not hesitate to make contact with either myself or Justin Collofello via ph. 07 5582 8211 or email jcollofello@goldcoast.qld.gov.au.

Yours faithfully



Dyan Currie FPIA HonRTPI FDIA
Director Planning & Environment
For the Chief Executive Officer
Council of the City of Gold Coast

Enclosed: City of Gold Coast Submission to draft North Coast Regional Plan

The City of Gold Coast Council (CoGC) has reviewed the draft Regional Plan to identify impacts and opportunities for the City. The following submission raises points under the relevant draft Regional Plan goal:

GOAL 1 - A natural environment, and Aboriginal and historic heritage that is protected, and landscapes that are productive

- The draft Regional Plan initiative of identifying Urban Growth Areas is supported by CoGC. This approach provides developers and local government with clear direction assisting infrastructure planning, protection of agriculture land and protection of environmental areas.
- Action 1.1.1 *'Identify and manage areas of high environmental value'* is recommended to be expanded or clarified to ensure that fauna corridors at a regional scale are mapped to benefit connectivity across the North Coast local government areas and the CoGC. This includes the Currumbin Critical Corridor that crosses into Tweed Shire and is impacted by the Cobaki development. It is important to ensure that development in and adjacent to these corridors are managed to protect their function.

GOAL 2 - Focus growth opportunities to create a great place to live and work

- CoGC support direction 2.2 *'Align cross border planning with South East Queensland'*. However, supporting Action 2.2.1 *'Collaborate with relevant authorities to understand the implications of growth in South East Queensland on the Far North'* is recommended to be expanded to address Tweed population growth implications on CoGC.

For example, there is currently a dependency for Tweed residents to utilise some CoGC district sporting infrastructure. There is also increased burden on CoGC social infrastructure such as libraries and community centres from Tweed population.

A new action (and possibly new direction) is recommended for Tweed and NSW Government to provide direction and guidance on delivering appropriately located and timely social infrastructure to support population growth. This should include collaborating with CoGC to develop a strategy addressing cross border recreational needs.

Action 2.2.1 is also recommended to address cross border water infrastructure planning and water service provision opportunities and challenges between CoGC and Tweed. This includes resolving issues with Queensland legislation to enable water supply between Queensland and New South Wales.

- Figure 12: 'Tweed Regional City and Growth Precincts' is recommended to be amended to include a new symbol to indicate the mechanical transportation of sand from Letitia Spit through to Point Danger, Snapper Rocks and Kirra (Tweed River Sand Bypass Project). This infrastructure supports the perpetual opening of the Tweed River entrance and is critical to the resilience of the CoGC from coastal erosion, particularly along the southern beaches.

Other recommended updates to Figure 12 include:

- Reflect the CoGC urban area as shown in City Plan Strategic Framework Map 1 – Designated Urban Area.
- Amend 'Coolangatta City Centre Label' to Coolangatta Major Centre to reflect it's designation in the City Plan centres hierarchy (or simply label Coolangatta).
- Remove blue business centre shown on the CoGC area outside of the Coolangatta centre zoned area (appears to be over the Coolangatta State School).
- Identify John Flynn Hospital at Tugun as a Health Services Precinct.
- Change 'Future Gold Coast Rapid Transit Link' label to 'investigation for light rail corridor'.
- Change 'Connection to Brisbane' label to 'Pacific Motorway Regional Connection'.
- Remove 'Connection to Gold Coast Region' label – this symbology is in CoGC and incorrectly refers to the Gold Coast as a region.
- Gold Coast Highway is a Major Road and should be identified as such.
- 'Pacific Highway' is actually the 'Pacific Motorway' and should be labelled as such.
- The maps could be amended to improve legibility arising from dense 'Local connection' and 'proposed rail alignment' symbology that obscures the 'Major Roads' and 'Pacific Motorway' symbology.
- NSW and QLD border symbology should be defined and QLD labelled on the map.
- A correction is required to address conflict with Figure 12 growth area numbers to those shown in Appendix A – Infrastructure Investigation Locations for Priority Land Release Areas.

GOAL 3 - Housing choice, with homes that meet the needs of changing communities

- CoGC support actions to facilitate sufficient supply of housing including diversity of supply and more housing that is affordable. For example:
 - working with councils to identify where upfront investment in local infrastructure can accelerate housing commencements;
 - working with councils to develop planning controls that deliver multi-unit dwellings;
 - modelling affordable housing 'bonus provisions'; and
 - boosting construction of secondary dwellings.

GOAL 4 - A prosperous economy with services and infrastructure

- CoGC support creation of additional employment lands in the Tweed and other North Coast local governments. It is recommended that Tweed and CoGC continue to work collaboratively to encourage growing employment opportunities in the North Coast Region.

GOAL 5 - Improved transport connectivity and freight networks

- To support future freight opportunities from the Gold Coast Airport, it is recommended that Action 5.1.3 *'Identify freight transport facilities along the Pacific Highway'* identifies Boyd Street north facing ramps as future infrastructure. This infrastructure is identified in the Cross Border Traffic Master Plan 2011. Boyd Street north facing ramps to the Pacific Motorway will also assist to address congestion from the planned Cobaki residential development.