

Date: 20 October 2021  
Contact: Catherine Rollo  
Location: Waterside East  
Telephone: 07 5582 8322  
Your reference:  
Our reference: A71208878

Ms Sue Donovan  
President  
The Main Beach Association  
31/3655 Main Beach Parade  
MAIN BEACH QLD 4217

Dear Ms Donovan,

**Submission – Request for Amendment to City Plan – High rise accommodation development in Main Beach**

Thank you for your City Plan submission, dated 8 September 2021, seeking a review and an amendment to a range of City Plan provisions in relation to high rise residential development outcomes in Main Beach.

Your specific requests for the following City Plan changes are noted:

- Remove Main Beach from the Light rail urban renewal area overlay.
- Make alternative outcomes for Site cover Impact assessable for Main Beach within the Neighbourhood elements overlay.
- Make alternative outcomes for density Impact assessable by modifying the Tables of assessment for the Medium and High density residential zones.

Your submission is considered to warrant further investigation and has been included in the Improve Our City Plan register for further review.

Consistent with your representations, the changes introduced through the Our City Our Plan amendment package (amendment package) represent an improvement and strengthening of the assessment framework for development proposals in Main Beach. Improvements include:

- Greater clarity on desired built form outcomes by refinements to the Overall outcomes and the introduction of Performance and Acceptable outcomes within the Light rail urban renewal area overlay code.
- Strengthened performance-based provisions in relation to:
  - building bulk and separation, including podium (building bases) outcomes
  - landscaping outcomes, including new deep planting requirements
  - presentation of developments to streets and adjoining properties
  - consideration of site characteristics, site context and the relationship to important local character elements.

The amendment package will provide the City with greater strength to promote quality development outcomes right across the city, including within Main Beach. As such, the City is focused on progressing this amendment package as soon as possible and is currently preparing to formally submit the package to the Minister for approval. The amendment package is anticipated to commence in 2022.

**Contacting us**

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Catherine Rollo, Executive Coordinator Strategic Urban and Regional Planning on 07 5582 8322.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R Clarke', is positioned above the typed name.

Richard Clarke  
**Manager City Planning**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast

Cc: Cr Cameron Caldwell  
Cr Darren Taylor