

# SESSION 2

## ‘Straight Jacket Or Dynamic Catalyst?’

gold coast

**VISION**challenge**leadership**

All-Day Regional Development Industry Conference

**Gold Coast**

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**sustainable**development  
gold coast inc.

# PETER BELL

## ‘The Gold Coast Planning Scheme’



# Gold Coast Town Planning Scheme

# History Lesson

- Well planned city
- High quality templates
- Innovation driven by industry, Government and Council.

# 1973 Gold Coast Scheme

- High rise areas
- Self assessable uses
- Action area plans
- Extensive higher density areas.
- Advanced planning controls (plot ratio, shadow)
- Community involvement (Mermaid Beach)

# Albert Shire Scheme

- Springwood to the border [what a blank canvas!]
- Outside Brisbane green belt
- Strategic Plans 1968 onwards
- Strategic Planning of major urban corridor
- Strategic directions [eg sprawl vrs consolidation, inter urban break, rail corridor]
- Contemporary strategic planning poor cousin to early Albert schemes
- Albert scheme backed up by words which set out clear strategic direction

# What happened?

- Subsequent planning schemes have been evolutionary, not revolutionary
- Watered down by risk adverse politicians
- Council the control junkie
- Multiple layers of assessment [ie bureaucracy]
- Interventionist State Governments
- Environmental reforms started to bite
- Aware and vocal community ( including environmentalists, NIMBY's, last settler syndrome)
- Adversarial approach to development control [developer is the enemy, not the customer]
- Cumbersome prelodgement process

Planning Scheme went from  
a broad “can do” approach  
to become overly detailed,  
obstructive and negative.  
[tick in the box approach]

Is there hope?

# Issues

- Specific outcomes defeat big picture planning
- Constraint driven approach – crude tool which is overused and overrated (eg waterways code)
- Performance vrs prescriptive planning (try NSW system with its 70 SEPP's)
- SEQ Regional Plan and return to strategic planning
- Overplanning [recognize when to stop]
- GCCC generally good supporter of performance driven outcomes
  - works well with larger MCU's
  - ROL processes and approach still prescriptive approach [with overreliance on constraint mapping]

# Will the 2012 Planning Scheme Make a Difference

# The Challenges

- A legible document – simplicity
- Prevent the detailed provision of the scheme defeating the overarching planning intent.
- Urban consolidation instead of greenfield development (SEQRP 2031 plan additional 143000 dwellings
  - 32000 dwellings broadhectare
  - 97000 dwellings infill
- Meet density and growth expectations (SEQRP/PIP alignment)
- Development costs undermine viability (not just Council – Telstra [inc broadband], Energex)
- Affordable housing – what is it?

# The Dangers/Opportunities

- Go / No go areas
- Social policy [social PIP?]
- Environmental issues
  - state intervention
  - Balance between development and preservation
- Triple bottom line (people, planet, profit – equity, environment, economies)
  - Guess which one Council missed?
- Risk of slipping back to prescriptive planning
- State infrastructure?
- Foster a team approach to development [all on the same side]

# New Stuff

- Not much new or innovative expected.
- Risk / Smart  
[Neither risky or smart in its current format]
- Self certification of planning approvals for substantial development (remember the control junkie)
- Self certification of other issues  
(stormwater management, vegetation management?)
- Equitable infrastructure regime.
- Increased environmental control.

# 2012 Planning Scheme

## “Fearless Forecast”

- Evolutionary not revolutionary
- Rapid transit the centrepiece
- No new land releases?(PIP forecasts)
- Heightened social planning role
- More flexible approach to affordable housing
- More risk smart
- Continue design / merit based assessment approach but must better manage the ‘buy your bonus’ approach
- Planning rigor required to manage infill expectations.
- Get behind walkability principles to retrofit existing suburbs.
- More ‘spot’ zonings