

# Southport Priority Development Area

## Proposed Development Scheme

April 2014

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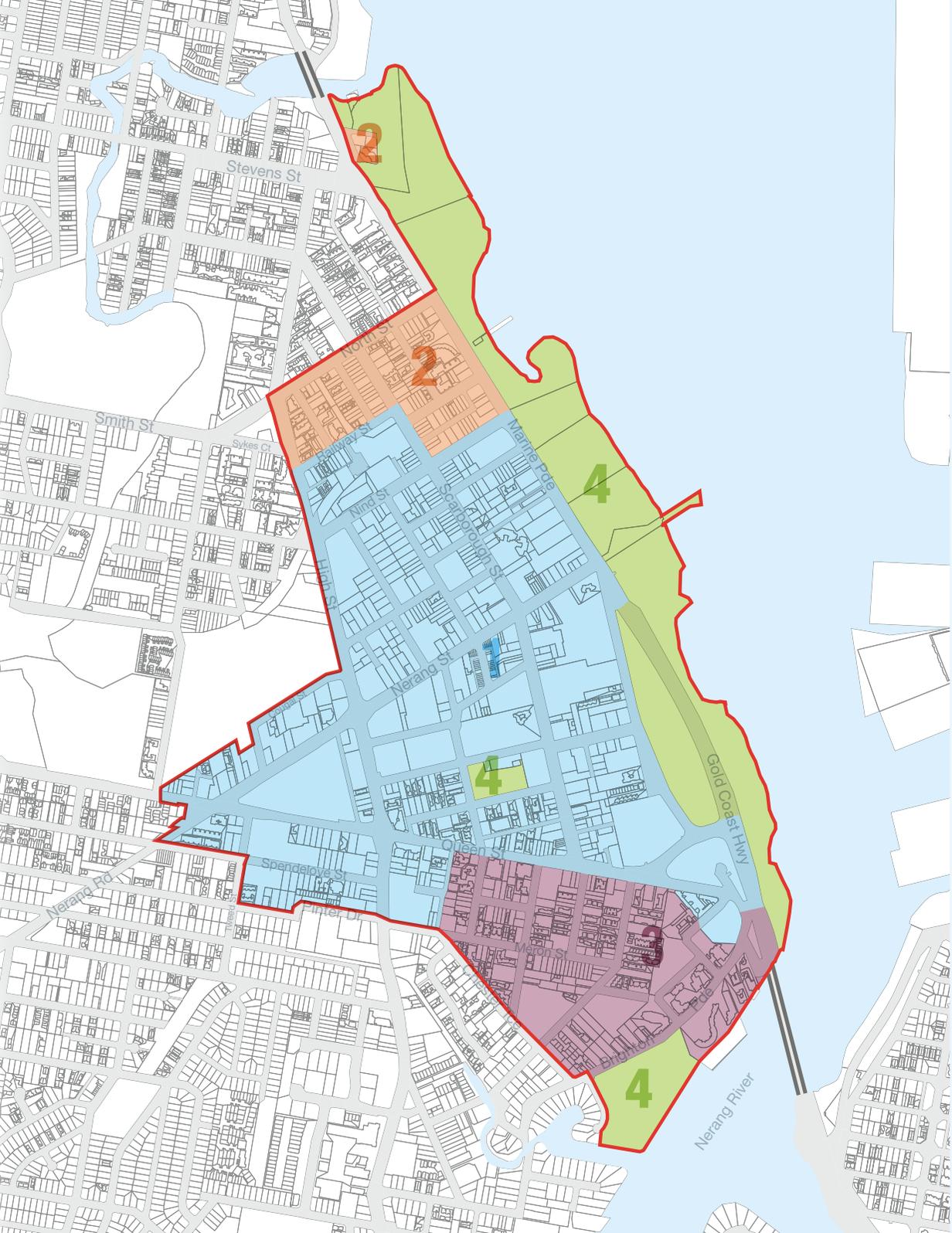
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**Map 1 - Southport PDA boundary and precincts**

-  Southport PDA boundary
-  Bridge
-  Cadastre boundary
-  Waterway or waterbody
- 1** **Precinct 1**  
Central Business District (CBD)
- 2** **Precinct 2**  
PDA Residential Neighbourhood
- 3** **Precinct 3**  
PDA Garden Residential Neighbourhood
- 4** **Precinct 4**  
PDA Open Space

# 1.0

## Introduction

### 1.1

#### Economic Development Act

The *Economic Development Act 2012* (the Act) establishes the Minister for Economic Development Queensland (MEDQ), who operates as a corporation sole to exercise the functions and delegations of the MEDQ.

The main purpose of the Act is to facilitate economic development and development for community purposes in the State. The Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Areas (PDAs).

MEDQ may delegate certain functions and powers under s.169 of the Act to a local government. On 4 October 2013, MEDQ delegated functions and powers for plan making and development assessment in the Southport PDA to the Council of the City of Gold Coast.

### 1.2

#### Priority Development Area

The Southport Priority Development Area (PDA) was declared by regulation on 4 October 2013.

### 1.3

#### Application of the development scheme

The Southport PDA Development Scheme (the scheme) is applicable to all development on land within the boundary of the PDA (refer to Map 1).

From the date of approval under a regulation, the scheme replaces the Southport PDA Interim Land Use Plan which commenced upon declaration.

### 1.4

#### Elements of the scheme

The scheme consists of:

- (i) a land use plan
- (ii) an infrastructure plan
- (iii) an implementation strategy.

The land use plan regulates development within the PDA, and includes a precinct map (refer to Map 1). The vision for the PDA and the future of Southport as the Gold Coast CBD is expressed through the vision statement.

The infrastructure plan details the infrastructure needed to support the land use plan for the PDA.

The implementation strategy describes strategies and mechanisms that will complement the land use plan and infrastructure plan to meet the vision for the PDA.

### 1.5

#### State interests

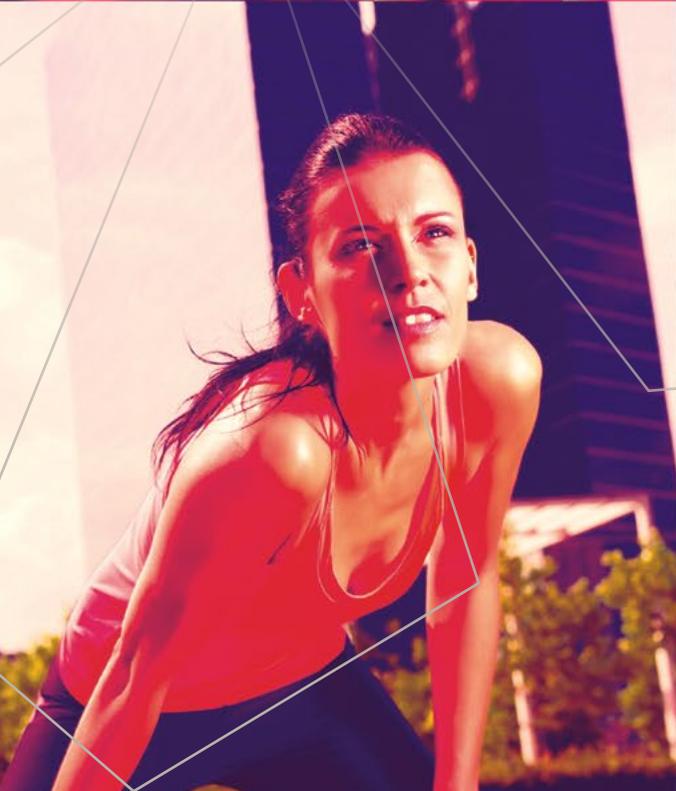
Relevant matters of state interest have been considered in the preparation of this development scheme<sup>1</sup>.

### 1.6

#### Acknowledgements

The scheme was prepared under delegation by the City of Gold Coast in collaboration with Economic Development Queensland, state agencies and industry representatives.

<sup>1</sup> For the purposes of addressing state interests in development assessment, the State Assessment and Referral Agency (SARA) online mapping system provides guidance in identifying if a state interest is relevant to the assessment of a PDA development application (refer to: <http://www.dsdlp.qld.gov.au/about-planning/sara-mapping-online-system.html>). Where the MEDQ delegates development assessment functions and powers, applicants and the delegate should also refer to <http://www.dsdlp.qld.gov.au/resources/guideline/pda/practice-note-14-state-interests.pdf> (note: the functions and powers of the MEDQ under the definition of state interest are not delegated).



# 2.0

## Strategic context

### 2.1 Location

The City of Gold Coast is Australia's largest non-capital city. More than 526,000 residents live here, around 12 million tourists visit every year, and in 2018, the city will host the Gold Coast 2018 Commonwealth Games™. The declaration of the Southport PDA proactively positions the Gold Coast as a world-class city and globally competitive business location.

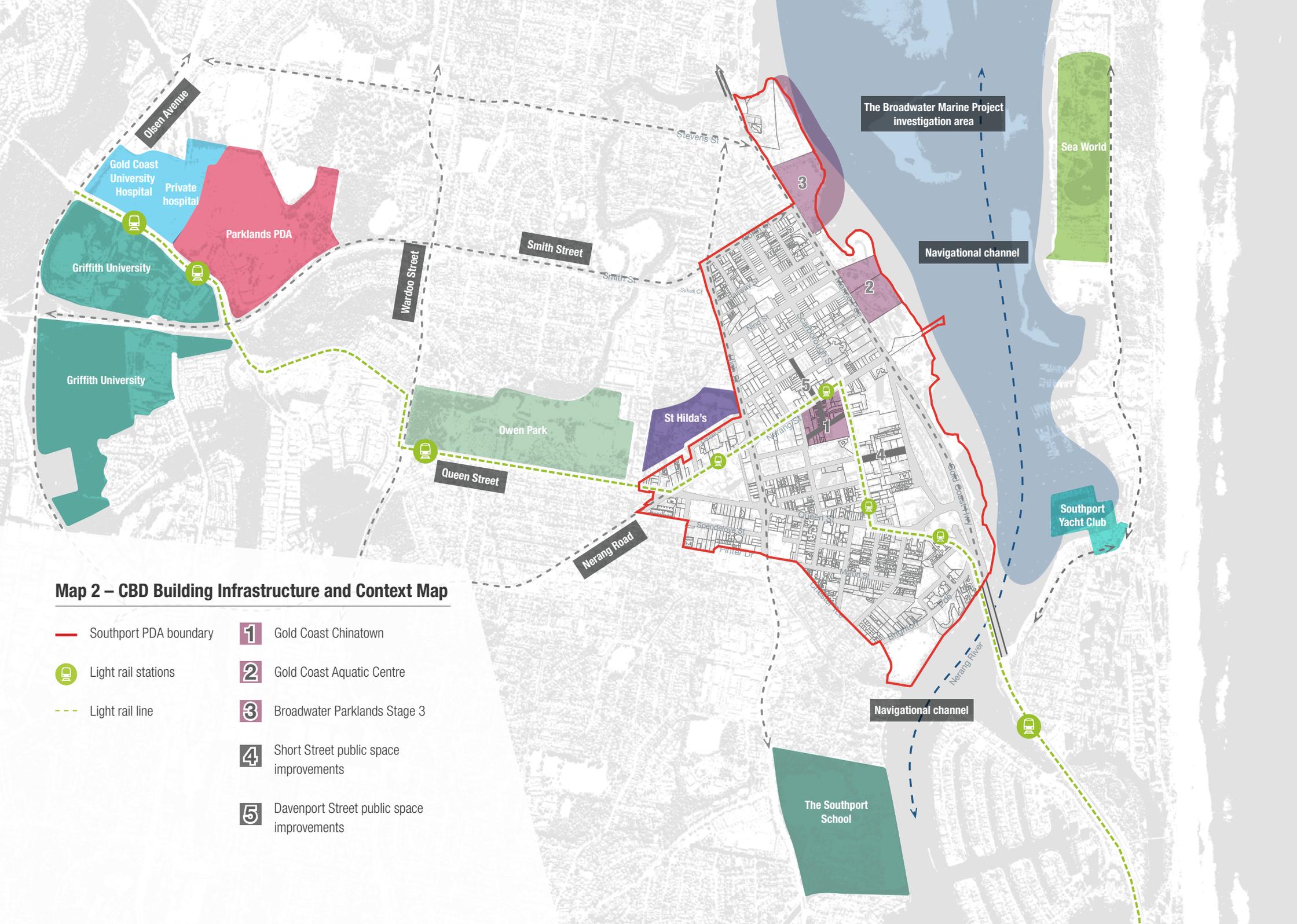
The city's success is underpinned by strong population growth and economic opportunities.

The Gold Coast offers an enviable lifestyle, a stunning environment and modern infrastructure that supports the city as it grows. With the population expected to increase by 320,000 over the next 20 years, the Gold Coast will build on its exceptional economic opportunities, lifestyle and environment elements to become a prosperous, connected and liveable world-class city.

The Southport PDA boundary covers the traditional Southport business centre and includes the former Gold Coast hospital

site, Broadwater Parklands and residential areas north of Railway Street and south of Queen Street. It contains a mix of uses centred on Nerang and Scarborough Streets and includes retail, financial, medical, educational, legal and community uses. The residential areas offer a diversity of dwelling type and size.





**Map 2 – CBD Building Infrastructure and Context Map**

- Southport PDA boundary
- Light rail stations
- - - Light rail line
- 1 Gold Coast Chinatown
- 2 Gold Coast Aquatic Centre
- 3 Broadwater Parklands Stage 3
- 4 Short Street public space improvements
- 5 Davenport Street public space improvements



## 2.2 Key attributes

The PDA has an area of 195.7 hectares. It has been divided into four precincts:

- the **Central Business District (CBD)** that will deliver the definitive centre of commerce for the Gold Coast
- the **PDA Residential Neighbourhood** that will support the CBD with a cluster of high residential densities
- the **PDA Garden Residential Neighbourhood** that, while also providing residential uses, will deliver greater amenity and reinforce existing garden character
- the **PDA Open Space** that will provide high quality outdoor areas.

The combination of these precincts and planning for their specific uses will support the success of Southport as it matures into the Gold Coast CBD.

Southport has the highest amount of commercial floor space and employment in the city. It is the focus for regionally significant government services, education, legal, health and medical industries.

Public and private infrastructure investment is spearheading the revitalisation of Southport. Investment to date includes:

- Gold Coast light rail with four stations servicing the CBD and providing connections to the wider transport network

- Gold Coast Chinatown
- Gold Coast 2018 Commonwealth Games™ facilities – Gold Coast Aquatic Centre
- Broadwater Parklands
- public space improvements.

Map 2 identifies the location of current CBD building infrastructure investments.



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# 3.0

## Land Use Plan

### 3.1 Vision

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The Southport PDA as the Gold Coast CBD will be a world-class centre for employment, community services, commerce and retail, offering a diverse range of housing options and highly desirable lifestyle amenity.

The Gold Coast CBD will:

- be the definitive centre for commerce on the Gold Coast, attracting national and international investment through a streamlined and facilitated approach to development
- engage residents and visitors through high quality urban design
- connect to local and regional centres as a multi-modal public transport hub
- celebrate Southport's unique natural setting and vibrant waterfront by continuing to provide attractive and functional public spaces
- maximise infrastructure investments including Gold Coast Chinatown, light rail, the Aquatic Centre for the Gold Coast 2018 Commonwealth Games™ and the Southport Broadwater Parklands.



The scheme will achieve the vision for Southport PDA by detailing the land use planning process and delivering infrastructure for future development and economic growth opportunities. It will:

- **deliver the growth and diversification of economic activity and services, and**
  - expedite and simplify opportunities for small business
  - embrace and facilitate innovative land use and economic activity and promote variety in small business activity
  - allow flexible or temporary buildings
  - allow adaptive reuse and expansion of existing buildings
  - provide for large scale redevelopment opportunities.

- **provide for a diverse range of urban lifestyle opportunities that contribute to an appealing and active urban experience, and**
  - support a 24 hours a day, seven days a week economy
  - increase opportunities for lifestyle, entertainment and recreation activities
  - activate public space
  - allow flexibility for temporary uses such as street activities and special events.
- **Deliver and reinforce the PDA's setting, place, public spaces and built form, and**
  - define built form in its context to contribute to urban legibility and character
  - create an interesting, diverse and dramatic skyline
  - diversify and create unique urban character and experiences

- leverage public transport/light rail experiences and opportunities.
- **Expand on Gold Coast 2018 Commonwealth Games™ opportunities, and**
  - leverage venue and event infrastructure, public space and amenity improvements.
- **Facilitate strategies for redevelopment**
  - for complex or difficult sites and for improved economic development outcomes.

# 3.2

## Operation of the land use plan

### 3.2.1 Purpose of the land use plan

The land use plan establishes the requirements of the scheme that will regulate development and help achieve the vision for Southport as the Gold Coast's CBD.

The land use plan will support market-led economic growth and ensure development is consistent with the vision.

### 3.2.2 PDA development requirements

The PDA development requirements are expressed as:

- (i) PDA-wide criteria (see Section 3.5) and
- (ii) precinct provisions (see Section 3.6).

Refer to Figure 1.

The PDA-wide criteria applies to all PDA assessable development but does not apply to exempt development.

The provisions for each precinct apply to:

- (i) land in that precinct (as expressed through each precinct's intents and outcomes) and
- (ii) all development in that precinct (as expressed in Tables 1, 2, 3 and 4: Levels of assessment).

Guidance material may provide assistance as to how to achieve the PDA-wide criteria and precinct provisions<sup>2</sup>.

### 3.2.3 Levels of assessment

Tables 1, 2, 3 and 4: Levels of assessment prescribes for each precinct:

- (i) PDA exempt development (column 1)
- (ii) PDA self assessable development (column 2)
- (iii) PDA assessable development which is permissible (column 3A) and
- (iv) PDA assessable development which is prohibited (column 3B).

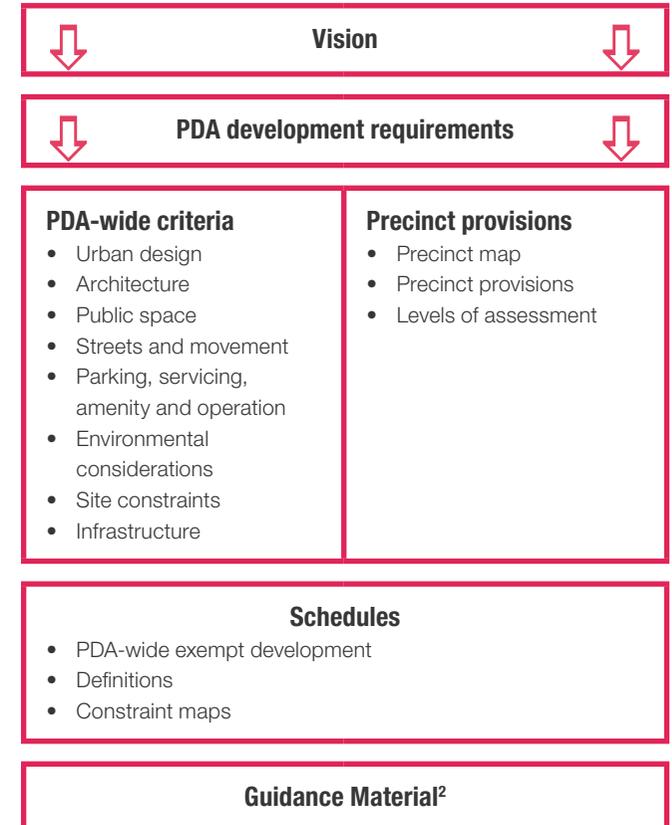
### 3.2.4 Schedules

Schedule 1 identifies development that is exempt from assessment in all precincts of the PDA.

Schedule 2 provides the definitions required to interpret and apply the scheme.

Schedule 3 contains constraint maps which relate to the PDA-wide criteria and may also remove a premises' exemption from assessment.

Figure 1: Purpose of the land use plan and relationship of development scheme components



<sup>2</sup> Southport PDA Draft Streetscape Design Guidelines available on Council's website and EDQ Guidelines available at [www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html](http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html). Guidelines should always be read in conjunction with the provision of the development scheme, as it may specify a different standard or response.

# 3.3

## Development assessment

### 3.3.1 Interpretation

The interpretation of terms and definitions will rely on:

- Section 33 of the Act, which defines development and
- Schedule 2 of this scheme, which defines particular words used in this scheme.

### 3.3.2 PDA development application

The PDA-wide criteria, precinct provisions and relevant guidance material is to be taken into account in the preparation of a PDA development application and the assessment of the application.

The infrastructure plan (Section 4) and implementation strategy (Section 5) include further information that should be considered in the preparation, design and feasibility of development proposals.

### 3.3.3 PDA development approval

Development identified as PDA assessable development does not guarantee approval. An application may be approved, with or without conditions.

A PDA development application must be lodged with MEDQ's delegate the Council of the City of Gold Coast for assessment and decision.

A development permit is required before PDA assessable development is undertaken.

### 3.3.4 Development consistent with the land use plan

PDA assessable development is consistent with the land use plan if:

- (i) the development complies with all relevant PDA-wide criteria and the precinct provisions or
- (ii) the development does not comply with one or more of the aspects of the PDA-wide criteria or precinct provisions but:
  - a. the development does not conflict with the PDA vision, and
  - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide criteria or the precinct provisions.

In this section 'grounds' means matters of public interest which include matters specified as the main purposes of the Act as well as:

- (i) overwhelming community need and
- (ii) superior design outcomes.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

### 3.3.5 Development inconsistent with the land use plan

PDA prohibited development is inconsistent with the land use plan. Under the Act, PDA assessable development that is inconsistent with the land use plan cannot be granted approval.

### 3.3.6 Demonstrating development is consistent with the land use plan

PDA assessable development must demonstrate how it is consistent with the PDA vision, PDA-wide criteria and precinct provisions, and should demonstrate that development will not compromise or unreasonably prejudice the opportunities for the development of the remaining area in the precinct. Applicants may demonstrate this through a PDA preliminary approval<sup>3</sup> or Plan of Development (PoD).

<sup>3</sup> A PDA preliminary approval is a PDA development approval that approves development subject to conditions, but does not authorise PDA assessable development to take place. A PDA development permit is required in order to carry out PDA assessable development.

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## PDA preliminary approval

While there is no requirement to obtain a PDA preliminary approval, applicants may use PDA preliminary approvals to stage development or to gain approval for a development concept before undertaking detailed planning.

PDA preliminary approvals may demonstrate how development achieves the requirements of the scheme at an intermediate level of spatial planning between the elements of the vision and precinct provisions and the individual development proposals and associated Plans of Development (PoDs).

A PDA preliminary approval may include:

- (i) all or a relevant part of a precinct determined in consultation with the Council of the City of Gold Coast
- (ii) identification of the location of connections to network infrastructure, including transport, within the precinct
- (iii) identification of land uses and development density
- (iv) if required, a resolution to any constraints that may determine the extent of developable area or appropriate uses

- (v) a resolution of the boundaries of centres, public open space and any identified sites for community infrastructure such as parks and schools
- (vi) a demonstration that the development proposal:
  - a. does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the vision, PDA-wide criteria and precinct provisions
  - b. is consistent with existing and approved development in the PDA preliminary approval area or adjoining areas
  - c. addresses additional requirements for development in the precinct
  - d. addresses other matters specified in an EDQ guideline.

Applicants should discuss the use of a PDA preliminary approval with the Council of the City of Gold Coast in facilitation meetings. The Council of the City of Gold Coast may request changes to a proposal relating to a PDA preliminary approval application.

## Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with any proposed use as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant PDA development requirements and precinct provisions.

A PoD should indicate the location and function of temporary and permanent uses and structures and how these uses and structures will relate to each other.

The PoD cannot include land beyond the boundary of the land, the subject of the application, but may cover only part of the land the subject of the application. An applicant may also be required to demonstrate impacts and connections to areas adjoining the subject land in a separate plan to the PoD.

Under Schedule 1 development approved in accordance with a PoD is exempt development and requires no further development approval under the scheme.

For further advice on preparing a PoD refer to the applicable EDQ practice note<sup>4</sup>.

### 3.3.7 Notification requirements

A PDA development application will require public notification if the application involves land located on the PDA boundary and:

- (i) includes a proposal for a non-residential development opposite land included within a residential domain/zone of the relevant planning scheme or
- (ii) includes a proposal for a building height that will exceed the planned building height for land opposite the site of the relevant planning scheme by 50% or greater.

In addition, in accordance with s.84 of the Act, a PDA development application may require public notification if the application includes a proposal for a use or is of a size or

nature which, in the opinion of the Council of the City of Gold Coast, warrants public notification.

### 3.3.8 Relationship with local government planning scheme and other legislation

The scheme may apply a provision of a planning instrument or a plan, policy or code made under the *Sustainable Planning Act 2009 (SPA)* or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

In addition to assessment against the scheme, development may require assessment against other legislation such as the *Plumbing and Drainage Act 2002*, the *Sustainable Planning Act 2009* and the *Building Act 1975*.

### 3.3.9 Interim use

An interim use may be approved if it can be demonstrated that the interim use will not preclude or delay an appropriate long term use or intensity of development<sup>5</sup>.

Information to support an application for an interim use should include:

- a schedule of land supply and projected take-up rates and
- plans showing how the development could transition from the proposed interim use to an appropriate longer term use.

A condition of approval may be imposed that limits the duration of an interim use.

Interim uses will only be approved if it can be demonstrated that the use will not prejudice the achievement of the vision for Southport as the Gold Coast's CBD

<sup>4</sup> Available at [www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html](http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html)

<sup>5</sup> For explanation, refer to EDQ guideline No. 9 – <http://www.dsdip.qld.gov.au/resources/guideline/pda/guideline-09-centres.pdf>

# 3.4

## PDA-wide criteria

The following criteria apply to all PDA assessable development in the PDA. Criteria are to be considered when preparing and assessing PDA development applications<sup>6</sup>.

The PDA-wide criteria should be read in conjunction with the relevant precinct provisions.

The infrastructure plan and implementation strategy may also be relevant to the design and feasibility of development proposals.

More detail on complying with the PDA-wide criteria can be found in the relevant guidance materials.

### 3.4.1 Urban design

Urban design is the art of making places. It considers how buildings interact with each other spatially and as groups, and the relationship of buildings, streets and spaces, with the aim of making places that are functional, attractive and sustainable. New development will be supported where it:

- responds to local site characteristics, settings, landmarks and views
- responds to identified heritage places<sup>7</sup> through appropriate design and adaptive reuse
- does not detract from the qualities of an identified heritage place where on an immediately adjoining lot

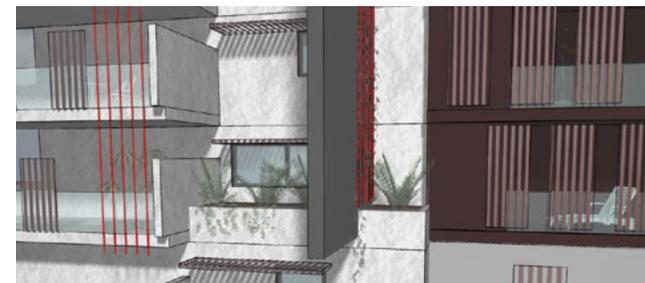
- uses built form and natural features to provide specific identity and character
- takes into account existing building orientation, alignment and form to minimise a high-rise 'urban wall' effect and promote open skies
- ensures development accommodates sufficient landscaping, parking, access and circulation areas, and makes efficient use of land and resources
- provides a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles<sup>8</sup> and is augmented by CCTV as appropriate.

### 3.4.2 Architecture

Architecture is the art of designing buildings and structures. It considers the form, function and detail of the building. In creating successful architecture, new buildings will be supported where they:

- achieve innovation in design in terms of building form, materials and detailing, and suit the wider context in terms of proportion and composition
- consider the overall visual impact of high rise buildings, including the desire for high rise buildings to provide distinct lower, middle and upper sections
- ensure residential amenity is designed and planned for considering the ultimate development potential of adjacent sites
- provide a mix of dwelling sizes and types
- promote active street frontages to provide direct access
- provide communal open spaces, commensurate to use and density
- utilise energy efficient, climatically and environmentally responsive design<sup>9</sup>

- use best endeavours to address impacts on the pedestrian micro-climate in terms of wind, sun, reflection and overshadowing, ensuring comfort and enjoyment of spaces
- are, if a tower development, equitably distributed to retain an outlook, offset and ensure habitable room windows do not directly face one another
- have roof profiles that are considered as part of the overall building form, including the elegant integration of signage, telecommunication requirements, plant and service structures.



<sup>6</sup> Applicants should also have regard to the development assessment part of the State Planning Policy.

<sup>7</sup> Refer to Constraint map 3d in Schedule 3 which shows premises affected by heritage designation and to the Southport Urban Heritage and Character Strategy Review 2010 for more information on identified heritage places.

<sup>8</sup> Refer to Crime Prevention through Environmental Design Guidelines for Queensland - <http://www.hpw.qld.gov.au/SiteCollectionDocuments/CPTEDPartA.pdf>

<sup>9</sup> Development may employ the use of an acceptable ratings tool to demonstrate compliance with sustainability criteria.

### 3.4.3 Public space

Public spaces are the areas between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces. New development will be supported that:

- provides safe, attractive, well-designed, connected, and inclusive public areas which encourage community interaction
- provides co-ordinated landscaping treatments<sup>10</sup> and innovative design, including high quality private open space strips that respond to the subtropical climate, enhance the visual amenity of the locality and integrate with the building
- provides hard-wearing, fit for purpose hard landscaping elements that do not clutter public spaces
- ensures landscaping treatments are supported by ongoing maintenance.

### 3.4.4 Streets and movement

A well designed permeable, legible and connected street and movement network is crucial. New development will be supported where it:

- incorporates safe and pleasant pedestrian and active travel environments, by using appropriate lighting and landscaping

- provides direct, safe, pleasant and comfortable connections via active travel and vehicular routes, to destinations such as shops, schools, parks and community facilities while also meeting State-controlled intersection requirements<sup>11</sup>
- does not unreasonably constrain future provision of public and active transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors
- provides mid-block connections, makes provisions for future connections considering block structure, and connects to previously-provided incomplete connections<sup>12</sup>
- does not adversely impact on the function of the road network by considering all site accesses and internal movement
- provides public roads that are constructed to an appropriate standard ensuring safety and does not compromise, efficiency, function, convenience of use or capacity of the road network.



<sup>10</sup> Refer to City of Gold Coast's Southport PDA Draft Streetscape Design Guidelines for the treatment of public spaces.

<sup>11</sup> Where active transport enters the on-road environment, treatment should be consistent with Austroads: Cycling Aspects of Austroads Guides - <https://www.onlinepublications.austroads.com.au/items/AP-G88-11>

<sup>12</sup> Refer to EDQ guideline No. 9 - <http://www.dsdlp.qld.gov.au/resources/guideline/pda/guideline-09-centres.pdf>

### 3.4.5 Parking, servicing, amenity and operation

To meet parking, servicing, amenity and operational requirements and needs, new development will be supported where it:

- makes adequate provision for the number and nature of vehicles expected<sup>13</sup> while promoting public transport use, and reduces car parking to ease congestion and car dependency
- ensures sufficient car parking is provided in relation to the staging of development
- protects amenity, health and safety by mitigating any negative effects from existing surrounding activities
- prevents loss of amenity, health and safety on surrounding activities having regard to its negative effects
- includes building services and storage areas which are designed and located to avoid nuisance to adjoining premises and avoid unattractive appearance from the street
- ensures vehicle access and parking is safe and convenient for residents, visitors and service providers
- provides areas on site for loading and unloading that accommodate the required design service vehicle and allow safe and efficient movements
- ensures safety, security, legibility and efficiency of use for vehicles and pedestrians in off-street car parking areas through design and management
- provides safe access for pedestrians and cyclists from the street frontage and from any car parking or set down area to the main entry of the building
- provides end of trip facilities<sup>14</sup> for pedestrians and cyclists,

including adequate off-street bicycle parking areas or secure undercover bicycle storage facilities, showers and lockers, where appropriate

- provides sufficient waste storage which is adequately screened, easy to maintain and conveniently located and is designed to minimise the potential for nuisance to occupants or adjoining properties<sup>15</sup>.

### 3.4.6 Environmental considerations

New development will be supported that:

- protects and enhances biodiversity and other ecological values and retains mature trees (including hollow bearing trees), remnant vegetation and habitat for fauna, where possible
- incorporates landscaping with endemic species and retains existing vegetation where possible
- maintains and improves the functioning and characteristics of the existing hydrological network (including waterways, surface and groundwater interactions)
- provides buffers to protect and enhance nearby watercourses<sup>16</sup>
- minimises adverse impacts on receiving waters and appropriately manages stormwater including use of total water cycle management and water sensitive urban design principles<sup>17</sup>
- conserves the foreshore, enhances natural foreshore values and protects fish habitat values within and adjacent to the PDA.



<sup>13</sup> In consideration of development applications, the Council of the City of Gold Coast will take guidance from the Draft City Plan 2015 Transport code.

<sup>14</sup> Refer to the Queensland Development Code – Section MP4.1 Sustainable Buildings - <http://www.hpw.qld.gov.au/SiteCollectionDocuments/mp4-1-sustainable-buildings.pdf>

<sup>15</sup> In consideration of development applications, the Council of the City of Gold Coast will take guidance from the Draft City Plan 2015 Solid waste management code.

<sup>16</sup> Refer to Constraint map 3d in Schedule 3 which shows premises affected.

<sup>17</sup> Refer to the Receiving Waters assessment criteria specified in Part E: interim development assessment requirements of the State Planning Policy and supporting documents.

### 3.4.7 Site constraints

New development will be supported that:

- is sited, designed and constructed to avoid, minimise or withstand the impacts of site constraints
- protects people and property from potential hazards including acid sulfate soils<sup>18</sup>, flooding<sup>19</sup>, landslide and coastal erosion<sup>20</sup>
- does not result in the release of acid and metal contaminants causing damage to the natural environment, built environment and/or infrastructure
- is designed to raise building floor levels of habitable rooms to provide an allowance for the hydraulic gradient above the main floodway, so as to meet the requirements of the Standard Building Regulation and Building Code of Australia with respect to floor levels and flooding
- is designed with building floor levels of garages and non-habitable rooms at a height that reflects an acceptable flood risk and hazard for their purpose
- ensures building work does not obstruct or divert the free passage of stormwater through a property
- does not cause, or have the cumulative potential to cause actionable flood damage, does not increase the level of risk to life, or is not to the detriment of flood evacuation procedures, where it is in flood affected areas
- maintains flood storage of the development site, and flood conveyance of flood and drainage channels and overland flow paths are constructed above the Designated Flood Level based on the City's flood search

- considers future flood risk due to projected impacts of a variable climate in design and flood impact assessment
- is designed and constructed to avoid causing exposure to undue flood hazard, where required by a particular land use
- demonstrates that sufficient access or egress will be available to enable evacuation during a range of floods, up to and including the designated flood
- is not an impediment to any Counter Disaster Plan, measure or create unreasonable change in the exposure to flood hazard, and where it involves any change to ground level, by way of filling, excavation or contouring
- does not cause sedimentation, erosion or adverse impact on the City's drainage network, where it involves filling, excavation or contouring
- does not impede a natural watercourse, a flood channel or an overland flow path by landscaping
- manages and minimises noise impacts to sensitive residential land uses from transport corridors<sup>21</sup>
- appropriately considers impacts on aviation.

### 3.4.8 Infrastructure

Infrastructure includes the land, facilities, services and works necessary to support development, economic activity and environmental requirements. New development will be supported that protects existing, planned and proposed infrastructure and allows infrastructure to be:

- provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- available or capable of being made available (including key infrastructure such as water supply, sewerage, recycled water, transport, stormwater, recreational facilities, energy and telecommunications networks)
- designed to allow future developments in information technology
- located and designed to maximise efficiency and provide ease of maintenance
- located and designed to optimise existing networks
- designed to maintain the required level of functionality during and immediately after a natural hazard event.

<sup>18</sup> In consideration of development applications, the Council of the City of Gold Coast will take guidance from the Draft City Plan 2015 Acid sulfate soils overlay code. The Constraint map 3a in Schedule 3 shows premises affected by acid sulfate soils.

<sup>19</sup> In consideration of development applications, the Council of the City of Gold Coast will take guidance from the Draft City Plan 2015 Flood overlay code. The Constraint map 3b in Schedule 3 shows premises affected by potential flood inundation.

<sup>20</sup> Refer to the State Planning Policy and relevant EDQ guidelines for PDAs. The Constraint map 3d in Schedule 3 show premises affected by potential hazards.

<sup>21</sup> Refer to Constraint map 3c in Schedule 3 which shows premises affected, and to the Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code - Section MP4.4 Buildings in a Transport Noise Corridor - <http://www.hpw.qld.gov.au/SiteCollectionDocuments/mp-4-4-buildings-in-transport-noise-corridors.pdf>

# 3.5

## Precinct provisions



Precinct provisions provide guidance on where land uses and development within the PDA are preferred and support the achievement of the longer term development of the Gold Coast CBD.

Interim development will have regard to impacts on the longer term development of the site and ensure the delivery of infrastructure, including the street and movement network, is consistent with the PDA-wide criteria and precinct provisions.

Precinct provisions should be read in conjunction with the PDA-wide criteria. Map 1 in Section 1.0 shows the location and boundaries of four precincts in the PDA.

Key precinct outcomes have been separated into three categories:

- land use
- appearance and identity
- built form.

Building parameter guidelines seek to provide guidance on how to achieve the precinct outcomes.

Inclusion of land within a precinct does not imply that it can be developed for urban purposes. Some land may not be available or appropriate for development due to local site conditions. The suitability of land for development will be addressed through a development application.





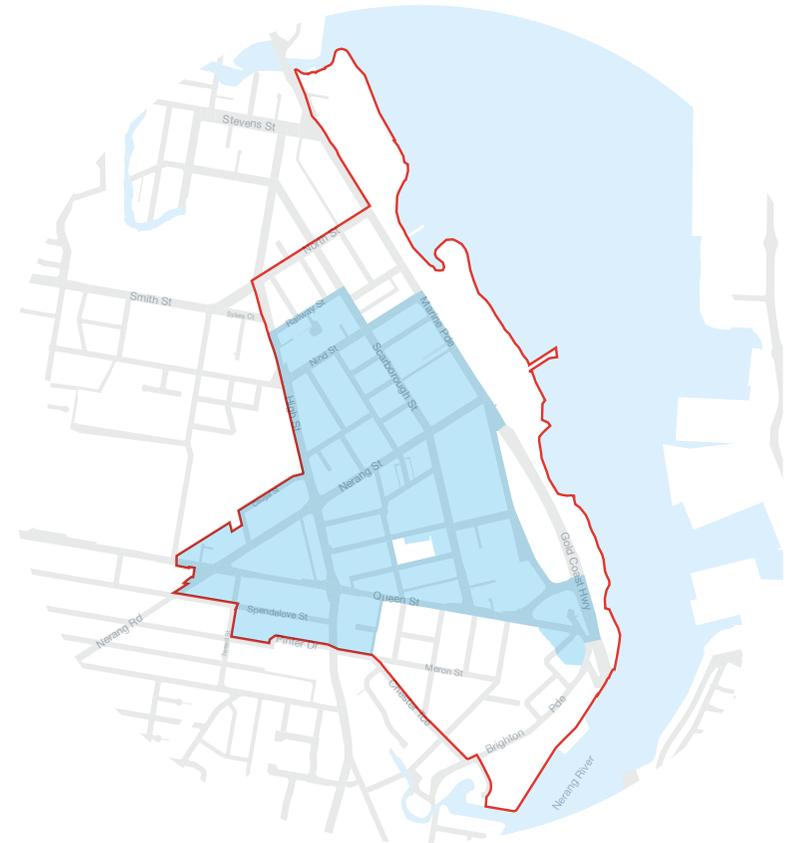
## 3.5.1

### Precinct 1 Central Business District (CBD)



Precinct 1 will be the definitive centre of regionally significant commerce for the City of Gold Coast. It will be the place where people come to do business, be entertained, live and be educated.

It will be a vibrant district with a concentrated and innovative mix of land uses, providing diverse work and lifestyle opportunities. The precinct will thrive 24 a day hours, 7 days a week and be a hub of innovative business, economic activity, entertainment and leisure. Public transport connectivity of the PDA to the rest of the Gold Coast will allow people to reach the CBD and leave their car at home.



#### Land use

Development within the CBD precinct will:

- contribute to a diverse mix of residential and non-residential CBD uses
- increase commercial office space to accommodate a range of business activity
- encourage high residential densities<sup>22</sup>
- support the 24 hours a day, 7 days a week nature of the CBD
- focus high-end retail uses on the existing main streets of Scarborough and Nerang Streets.

<sup>22</sup> With a planned average density of 1 bedroom per 9m<sup>2</sup>.

- reinforce and build upon Chinatown with associated uses and activities
- promote public transport use by focusing land uses that generate higher pedestrian traffic near public transport nodes
- provide opportunities for casual, low-key dining that interacts with and activates the pedestrian junctions with the Gold Coast Highway, fronting onto the Broadwater Parklands
- activate vacant land and under-used buildings, for interim commercial or community purposes.

## Appearance and identity

Development in the CBD precinct will:

- reinforce Southport's architectural heritage and showcase the unique destinations and public spaces
- provide a high quality urban environment and streetscapes that are inviting and exciting, and promote pedestrian activity
- provide a highly urbanised environment with activated frontages, particularly at street level

- provide vibrant, active street and laneway experiences
- provide a landscaped edge to the Gold Coast Highway interspersed with active uses to complement and enhance the visual amenity of the Broadwater Parklands.

## Built form

Development in the CBD precinct will:

- be expected to contribute positively to the image, identity and quality of the CBD
- support commercial buildings with high site coverage and large floor plates to create national and international investment opportunities
- be high quality contemporary design, which is imaginative and innovative, and demonstrates that the CBD is a successful destination
- be high-rise to promote CBD intensity
- provide active street frontages and entrances which are articulated through architectural and landscape treatment
- integrate with adjoining uses and built form and be scaled to relate comfortably with street widths, human scale and activity

- respect built form and character of adjoining precincts
- interface appropriately at precinct boundaries
- ensure adaptive building design on ground and first floors to allow uses to change to suit economic and social conditions over time
- support office or residential uses above retail uses that overlook the street, with well-defined access at street level
- deliver a defined built form fronting the street edge, predominantly with no setbacks from road frontages
- have appropriate site coverage for use requirements
- provide continuously covered pathways
- incorporate design measures to attenuate against noise associated with the operation of other businesses and activities associated with 24 hour activity.



# Precinct 1 – Central Business District

**Table 1: Levels of assessment**

Exempt development*		PDA self assessable development	PDA assessable development	
Column 1		Column 2	Column 3A Permissible development	Column 3B Prohibited development
<ol style="list-style-type: none"> <li>1. All development specified in Schedule 1.</li> <li>2. Any of the following uses: <ul style="list-style-type: none"> <li>• home based business – if home based child care</li> <li>• park – if not including lighting</li> <li>• substation</li> <li>• utility installation – if not a waste transfer station or involving refuse disposal.</li> </ul> </li> <li>3. Any of the following uses where within an existing building and either not involving building work, or involving minor building work, except if the land is identified on Constraint maps 3b and 3d in Schedule 3: <ul style="list-style-type: none"> <li>• bar – if not adjoining a sensitive land use</li> <li>• caretaker’s accommodation</li> <li>• community care centre</li> <li>• community residence</li> <li>• community use – if not adjoining a sensitive land use</li> <li>• dwelling unit</li> <li>• educational establishment</li> <li>• food and drink outlet – if not adjoining a sensitive land use</li> <li>• garden centre – if gross floor area of</li> </ul> </li> </ol>	<p>the use does not exceed 300m<sup>2</sup></p> <ul style="list-style-type: none"> <li>• health care services</li> <li>• home based business</li> <li>• office</li> <li>• sales office</li> <li>• service industry</li> <li>• shop</li> <li>• showroom – if gross floor area of the use does not exceed 300m<sup>2</sup></li> <li>• theatre – if not adjoining a sensitive land use</li> <li>• tourist attraction – if not adjoining a sensitive land use</li> <li>• veterinary services – if not adjoining a sensitive land use.</li> </ul>	<p>Nil.</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.</p>	<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Detention facility</li> <li>• High impact industry</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Medium impact industry</li> <li>• Nightclub entertainment facility</li> <li>• Special industry</li> <li>• Utility installation – if a waste transfer station or used for refuse disposal</li> <li>• Warehouse</li> </ul>

*\*Where development does not meet exemption criteria, as stated in Column 1 PDA exempt development, it becomes PDA assessable development.*





## 3.5.2 Precinct 2 PDA Residential Neighbourhood



The PDA Residential Neighbourhood precinct will deliver an important cluster of urban residential density to provide critical mass of residents and support of the CBD precinct's functions. It will provide for a medium to high density, high-rise urban residential neighbourhood with superior standards of amenity focused on visual quality and inviting streetscapes. It will also provide for a range of services and facilities that cater for its residents.

### Land use

Development in the PDA Residential Neighbourhood precinct will:

- encourage high density residential development with a mix of dwelling sizes and types<sup>23</sup>
- provide supporting non-residential uses such as small-scale neighbourhood and local services, where appropriate.



<sup>23</sup> With a planned average density of 1 bedroom per 9m<sup>2</sup>.

## Appearance and identity

Development in the PDA Residential Neighbourhood precinct will:

- contribute to a highly urbanised environment with active frontages providing vibrancy at street level
- support exemplary pedestrian environments with landscaped streets to embellish and soften the neighbourhood and provide high levels of amenity.

## Built form

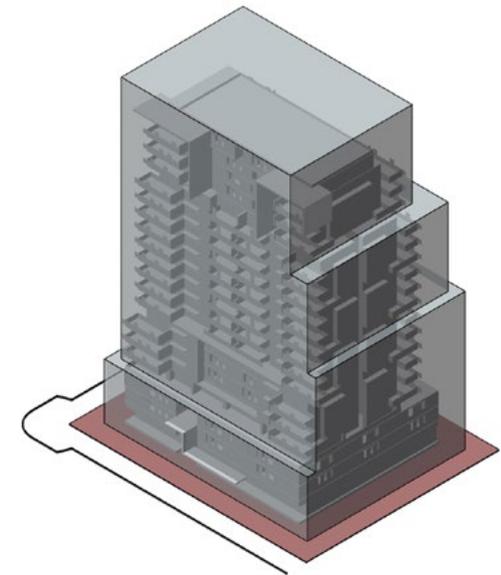
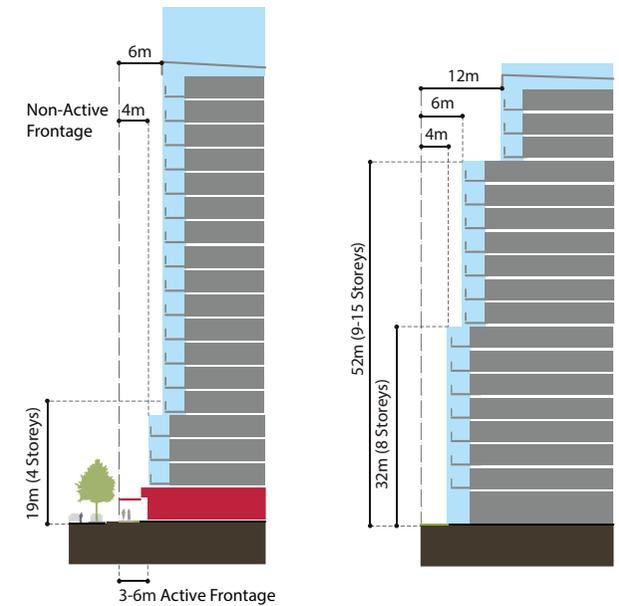
Development in the PDA Residential Neighbourhood precinct will:

- be high-rise to promote increased residential densities with high-rise towers set above podiums or perimeter blocks
- provide for front setbacks where residential uses are at ground level
- be setback from side and rear boundaries to protect the amenity of adjoining residences
- ensure dwellings and private open space areas are designed to achieve an acceptable level of privacy for the occupants and neighbouring dwellings
- provide for setbacks between towers, which contribute to the nature of the precinct and enable access to sunlight and views of the sky from street level
- predominantly align with road frontages and integrate with the streetscape
- have a site cover to allow for areas of landscaped informal open space and roof terraces
- respect the built form and intensity of nearby developments, and create an appropriate transition at precinct boundaries.



## Building parameter guidelines

Site cover	Up to 32 metres (8 storeys)	60%
	Perimeter block, up to 32 metres (8 storeys)	70%
	Where adjoining Precinct 1, up to 32 metres (8 storeys)	70%
	32 metres to 53 metres (9-15 storeys)	50%
	53 metres and above (16 storeys and above)	30%
Front setbacks	Where active frontage	3-6m
	Where non-active frontage	4m
	Where that part of the building is above 19 metres (4 storeys)	6m
	Where adjoining Precinct 1, up to 19 metres (4 storeys)	0m
Side and rear setbacks	Up to 32 metres (8 storeys)	4m
	Where that part of the building is 32 metres to 53 metres (9-15 storeys)	6m
	Where that part of the building is 53 metres and above (16 storeys and above)	12m
Between multiple onsite tower components, above 19 metres (4 storeys)		6m plus an extra 0.5m is added for every 3m in height, or part thereof



## Precinct 2 – PDA Residential Neighbourhood

**Table 2: Levels of assessment**

Exempt development*  Column 1	PDA self assessable development  Column 2	PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<ol style="list-style-type: none"> <li>1. All development specified in Schedule 1.</li> <li>2. Any of the following uses: <ul style="list-style-type: none"> <li>• dwelling house - where complying with the acceptable solutions in the Queensland Development Code (QDC), MP1.1 – Design and siting standards for single detached housing and MP1.2 – Design and siting standards for single detached housing</li> <li>• home based business – if home based child care</li> <li>• park – if not including lighting</li> <li>• substation</li> <li>• utility installation – if not a waste transfer station or refuse disposal.</li> </ul> </li> <li>3. Any of the following uses where within an existing building and either not involving building work or involving minor building work, except if the land is identified on Constraint maps 3b and 3d in Schedule 3: <ul style="list-style-type: none"> <li>• caretaker’s accommodation</li> <li>• home based business</li> <li>• sales office.</li> </ul> </li> </ol>	Nil.	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.	<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Cemetery</li> <li>• Crematorium</li> <li>• Detention facility</li> <li>• High impact industry</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Medium impact industry</li> <li>• Nightclub entertainment facility</li> <li>• Outdoor sales</li> <li>• Research and technology industry</li> <li>• Special industry</li> <li>• Transport depot</li> <li>• Utility installation - if a waste transfer station or used for refuse disposal.</li> <li>• Warehouse</li> </ul>

*\*Where development does not meet exemption criteria, as stated in Column 1 PDA exempt development, it becomes PDA assessable development.*



## 3.5.3

### Precinct 3 PDA Garden Residential Neighbourhood



The PDA Garden Residential Neighbourhood precinct will include an important cluster of residential density to support the CBD precinct's functions. It will offer a variety of medium to high density, medium-rise residential development, and local conveniences set amongst high quality garden landscapes and streetscape.

#### Land use

Development within the PDA Garden Residential Neighbourhood precinct will:

- provide medium to high density residential development with a mix of dwelling types, ranging from townhouses to predominantly medium-rise residential buildings<sup>24</sup>
- provide supporting non-residential uses at street level such as small-scale neighbourhood and local services, where appropriate.



<sup>24</sup> With a planned average density of 1 bedroom per 13m<sup>2</sup>.

## Appearance and identity

Development within the PDA Garden Residential Neighbourhood precinct will:

- contribute to an urban village that has a high level of amenity
- support a relaxed garden character and prominent green streetscape
- provide safe, shared use streets that include traffic calming measures and allow for informal recreation and exemplary pedestrian environments.

## Built form

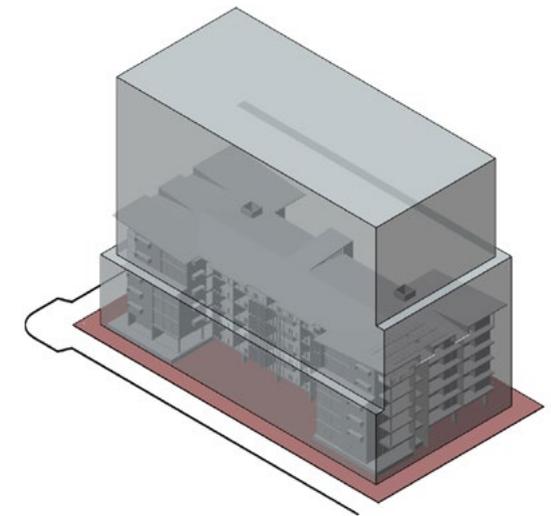
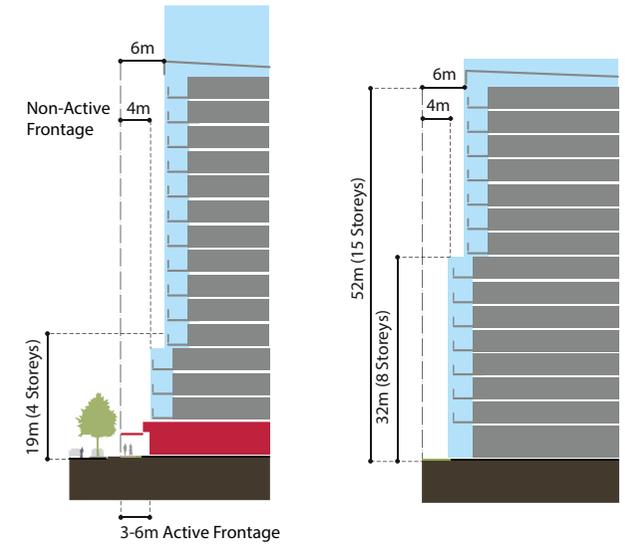
Development within the PDA Garden Residential Neighbourhood precinct will:

- transition height and densities from low intensity areas adjacent to the PDA boundaries to the higher intensity CBD precinct
- provide setbacks from road frontages to create a landscaped streetscape
- be setback from side and rear boundaries to protect the amenity of adjoining residences
- ensure dwellings and private open space areas are designed to achieve an acceptable level of privacy for the occupants and neighbouring dwellings
- provide for landscaped and useable communal open space areas
- respect the built form and intensity of nearby developments and create an appropriate transition at precinct boundaries.



## Building parameter guidelines

Site cover	Up to 32 metres (8 storeys)	50%
	Perimeter block, up to 32 metres (8 storeys)	60%
	Where adjoining Precinct 1, up to 32 metres (8 storeys)	70%
Front setbacks	Where active frontage	3-6m
	Where non-active frontage	4m
	Where that part of the building is above 19 metres (4 storeys)	6m
	Where adjoining Precinct 1, up to 19 metres (4 storeys)	0m
Side and rear setbacks	Up to 32 metres (8 storeys)	4m
	Where that part of the building is 32 metres to 53 metres (9-15 storeys)	6m
Between multiple onsite tower components above 19 metres (4 storeys)		6m plus an extra 0.5m is added for every 3m in height, or part thereof



# Precinct 3 – PDA Garden Residential Neighbourhood

**Table 3: Levels of assessment**

Exempt development*	PDA self assessable development	PDA assessable development	
Column 1	Column 2	Column 3A Permissible development	Column 3B Prohibited development
<ol style="list-style-type: none"> <li>1. All development specified in Schedule 1.</li> <li>2. Any of the following uses: <ul style="list-style-type: none"> <li>• dwelling house - where complying with the acceptable solutions in the Queensland Development Code (QDC), MP1.1 – Design and siting standards for single detached housing and MP1.2 – Design and siting standards for single detached housing</li> <li>• home based business – if home based child care</li> <li>• park – if not including lighting</li> <li>• substation</li> <li>• utility installation – if not a waste transfer station or refuse disposal.</li> </ul> </li> <li>3. Any of the following uses where within an existing building and either not involving building work, or involving minor building work, except if the land is identified on Constraint maps 3b and 3d in Schedule 3: <ul style="list-style-type: none"> <li>• caretaker’s accommodation</li> <li>• dwelling house</li> <li>• home based business</li> <li>• sales office</li> <li>• utility installation – if not including a waste transfer station or refuse disposal.</li> </ul> </li> </ol>	<p>Nil.</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.</p>	<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Cemetery</li> <li>• Crematorium</li> <li>• Detention facility</li> <li>• Funeral parlour</li> <li>• Hardware and trade supplies</li> <li>• High impact industry</li> <li>• Hospital</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Nightclub entertainment facility</li> <li>• Outdoor sales</li> <li>• Relocatable home park</li> <li>• Research and technology industry</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Theatre</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation - if a waste transfer station or used for refuse disposal</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

*\*Where development does not meet exemption criteria, as stated in Column 1 PDA exempt development, it becomes PDA assessable development.*





## 3.5.4

### Precinct 4 PDA Open Space



The PDA Open Space precinct will provide a connected network of high quality, functional and attractive open spaces that celebrate the CBD setting. It will build on the Gold Coast 2018 Commonwealth Games™ infrastructure in the Broadwater Parklands and provide opportunities for passive and active recreation, and for sporting, cultural and civic events and activities. It will also contribute to the overall amenity of the PDA and be a community resource.



## Land use

Development within the PDA Open Space precinct will:

- provide for park and water-based recreation and leisure activities
- distribute complementary land uses throughout the precinct to cater for community and visitor needs, including small food and drink outlets and tourist attractions
- protect the viability and operations of established or proposed uses, including uses within the immediate vicinity of the Gold Coast 2018 Commonwealth Games™ infrastructure in the Broadwater Parklands
- conserves the foreshore, enhances natural foreshore edges and protects habitat values within and adjacent to the PDA
- maintain public access to the foreshore
- provide for innovative interim uses that support events
- promote sporting, cultural, heritage and community activities
- provide water linkages to surrounding destinations.

## Appearance and identity

Development within the PDA Open Space precinct will:

- contribute to a mix of high quality landscaped gardens, parks and natural areas
- ensure open grassed areas remain uncluttered
- provide a network of destination spaces through green links
- contribute to the creation of a high quality pathway network that links attractions and facilities with main pedestrian points of access to the other precincts
- provide opportunities for sporting and cultural activities and attractions.

## Built form

Development within the PDA Open Space precinct will:

- be generally low-rise in nature with low site cover to minimise the physical dominance of any new building over the precinct
- provide high quality structures which reflect the parkland character
- be setback from external road frontages and integrated with the landscape
- maintain existing views and view corridors, and contribute to creation of new views.



## Building parameter guidelines

Site cover, per lot	10%
Distance from closest building or structure	40m

# Precinct 4 – PDA Open Space

**Table 4: Levels of assessment**

Exempt development*  Column 1	PDA self assessable development	PDA assessable development	
	Column 2	Column 3A Permissible development	Column 3B Prohibited development
1. All development specified in Schedule 1. 2. Any of the following uses: <ul style="list-style-type: none"> <li>• market – if not more than 50 stalls</li> <li>• park – if not including lighting</li> <li>• substation</li> <li>• utility installation – if not including a waste transfer station and refuse disposal.</li> </ul> 3. Any of the following uses where within an existing building and either not involving building work, or involving minor building work: <ul style="list-style-type: none"> <li>• caretaker’s accommodation</li> <li>• club</li> <li>• community use</li> <li>• environment facility</li> <li>• food and drink outlet.</li> </ul>	Nil.	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.	<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Community care centre</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Extractive industry</li> <li>• Funeral parlour</li> <li>• Hardware and trade supplies</li> <li>• High impact industry</li> <li>• Hospital</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Marine industry</li> <li>• Medium impact industry</li> <li>• Nightclub entertainment facility</li> <li>• Outdoor sales</li> <li>• Relocatable home park</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Retirement facility</li> <li>• Service industry</li> <li>• Service station</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Transport depot</li> <li>• Utility installation - if a waste transfer station or used for refuse disposal</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

*\*Where development does not meet exemption criteria, as stated in Column 1 PDA exempt development, it becomes PDA assessable development.*



# 4.0

## Infrastructure Plan

### 4.1 Infrastructure objectives

---

The delivery of infrastructure is a key component of facilitating development within the PDA. Ensuring adequate funding for this infrastructure is vital. Infrastructure investment is necessary to support new development and economic activity to achieve the vision and infrastructure objectives for the PDA.

The infrastructure plan identifies infrastructure that will allow for the growth, prosperity and development of the Gold Coast CBD.

Financial contributions for infrastructure will be based on the Council of the City of Gold Coast's applicable charging instrument for the area or an infrastructure agreement<sup>25</sup>. The charges and infrastructure requirements will be imposed as conditions of a PDA development approval.

Infrastructure required to be delivered as part of a development may be offset against the infrastructure charges that would otherwise apply. The Council of the City of Gold Coast will develop a PDA specific Infrastructure Charging Credit and Offset Plan to provide details of infrastructure contributions that may be offset against these charges as well as maps to the infrastructure networks<sup>26</sup>.

Infrastructure will include land, facilities, services and works that support development, economic activity and environmental requirements. Infrastructure for the Gold Coast CBD will be:

- planned, funded, delivered and maintained to respond to current and future needs
- provided in a timely, orderly, integrated and coordinated manner
- available, or capable of being made available
- flexible for future uses or developments in information technology
- efficient and easy to maintain
- able to optimise existing networks and infrastructure legacies such as the light rail and infrastructure for the Gold Coast 2018 Commonwealth Games™.

<sup>25</sup> Refer to Adopted Infrastructure Charges Resolution No. 1 of 2011.

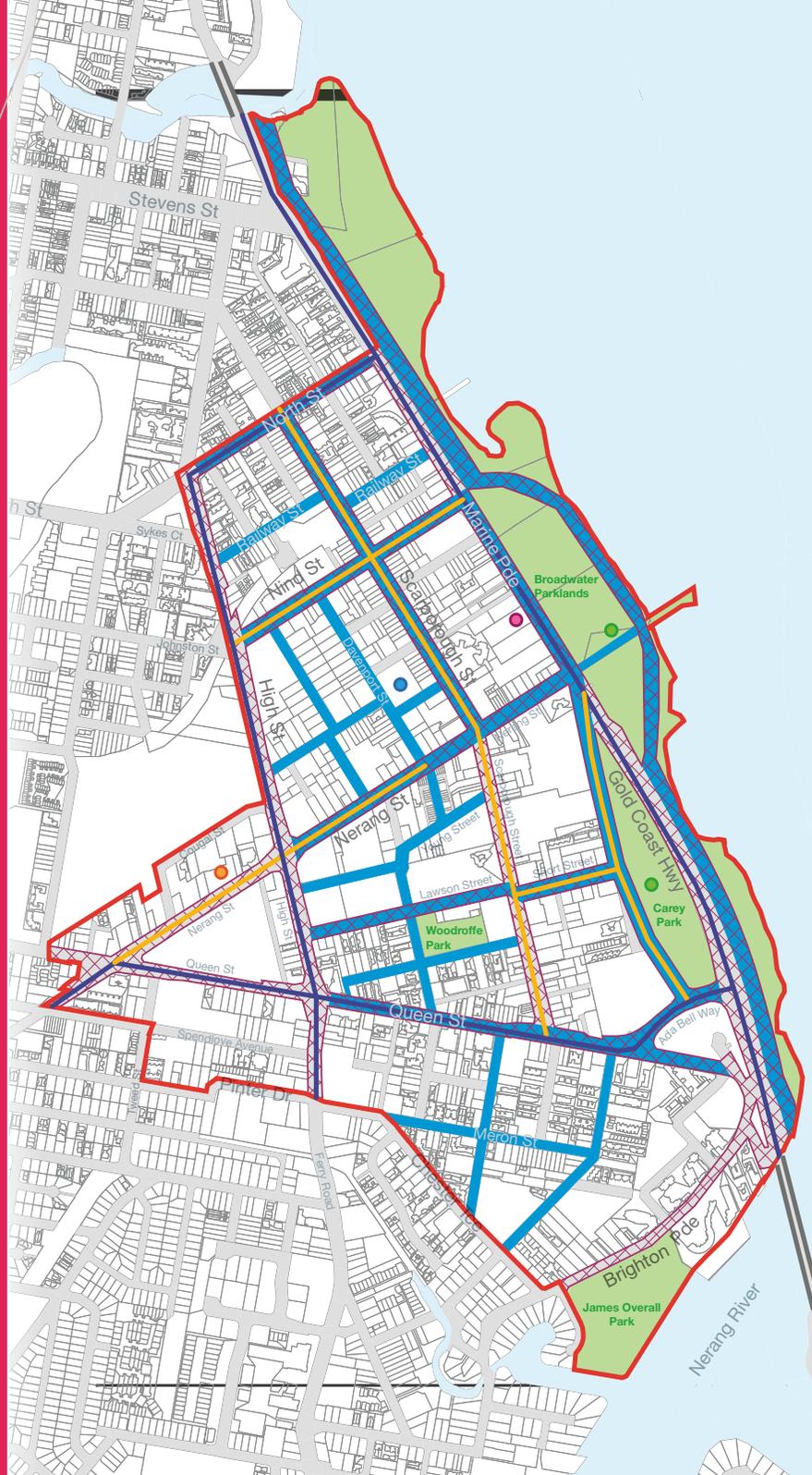
<sup>26</sup> Prior to the Southport PDA Infrastructure Charging Offset Plan being finalised Council of the City of Gold Coast will be guided by current offsetting practices under the applicable infrastructure funding framework for the area at the time of development.

# 4.2 Infrastructure requirements

Infrastructure required to be delivered within the PDA will generally fall into two categories.

1. **Network infrastructure** – water supply and wastewater infrastructure, stormwater, transport and recreation facilities required to deliver the development<sup>27</sup>.
2. **CBD building infrastructure** – infrastructure that supports the PDA’s redevelopment including infrastructure improvements, projects and public space improvement works.

<sup>27</sup> The scope of network infrastructure is based on ‘development infrastructure’ as defined in Schedule 3 of the Sustainable Planning Act 2009.



**Map 4 – Network Infrastructure**

- Southport PDA boundary
- == Bridge
- Cadastre boundary
- Waterway or waterbody
- Pedestrian network
- ▨ Cycle network
- Arterial/sub-arterial road
- Distributor road
- Existing open space network

### Community Facility

- Community centre proposed augmentation 2012-2016
- Community centre proposed augmentation 2017-2021
- Community centre proposed augmentation 2017-2021
- Public open space recreation embellishment upgrades

### Notes

1. Water and sewerage: this map does not illustrate Gold Coast Water water and sewerage network infrastructure requirements. For further detail, refer to Gold Coast Water’s Southport PDA Network Services Plan (Netserv Plan).
2. Storm water management: this map does not illustrate storm water management network infrastructure requirements. For further detail, please contact Council’s relevant network entity.

## 4.3

### Network infrastructure

Southport PDA network infrastructure will include:

- water supply
- wastewater infrastructure
- stormwater
- transport
- recreation facilities (which will include land or works for Open Space and Community facilities).

Table 4.1 outlines the network infrastructure requirements currently identified for the PDA, to be read in conjunction with Map 4 – Network Infrastructure<sup>28</sup>. These infrastructure items outline current trunk network infrastructure requirements in accordance with the Council of the City of Gold Coast's current infrastructure regime.

Infrastructure requirements as agreed with the Council of the City of Gold Coast's relevant network entity are to be established in accordance with the Council of the City of Gold Coast's desired standards of service for infrastructure and Land Development Guidelines.

Network infrastructure will be determined through the development assessment process. A PDA development approval will impose conditions for the provision of network infrastructure, to be delivered in accordance with the Council of the City of Gold Coast's current infrastructure regime.

<sup>28</sup> Network modelling for the PDA is currently being finalised and more detailed infrastructure requirements will be identified on maps to be included in the PDA Infrastructure Charging Offset Plan.

**Table 4.1: Southport PDA network infrastructure requirements**

Infrastructure	Description of works
Water and sewerage	The provision of water and sewerage services for development will be established in accordance with Gold Coast Water’s Southport Priority Development Area Network Services Plan (Netserv Plan). Water and sewerage services are to be provided at the time of development being undertaken.
Roads	The provision of road infrastructure for development, as agreed by and undertaken in accordance with the relevant network entity requirements, will be established in accordance with Map 4 – Network Infrastructure. Road infrastructure is to be provided at the time of development being undertaken.
Active transport	The provision of active transport infrastructure for development, as agreed by and undertaken in accordance with the relevant network entity requirements, will be established in accordance with Map 4 – Network Infrastructure. Infrastructure may include (but not be limited to) bicycle lanes, footpaths, shared paths and associated facilities. Active transport infrastructure is to be provided at the time of development being undertaken.
Stormwater management	The provision of stormwater management services for development, as agreed by and undertaken in accordance with the relevant network entity requirements, are to be provided at the time of development being undertaken.
Open space	Public open space embellishment upgrades for recreation to Broadwater Parklands. Open space infrastructure is to be provided at the time of development being undertaken.
	Public open space embellishment upgrades for recreation to Carey Park. Open space infrastructure is to be provided at the time of development being undertaken.
Community facilities	A new community centre facility, Marine Parade, comprising space in a building with a gross floor area of approximately 1000m <sup>2</sup> . Refer to Map 4 – Network Infrastructure for location. Land for community facilities infrastructure is to be provided at the time of development being undertaken.
	A new community centre facility, Nerang Street, comprising space in a building with a gross floor area of approximately 1000m <sup>2</sup> . Refer to Map 4 – Network Infrastructure for location. Land for community facilities infrastructure is to be provided at the time of development being undertaken.
	A new community centre facility, Hinze Street, comprising space in a building with a gross floor area of approximately 1000m <sup>2</sup> . Refer to Map 4 – Network Infrastructure for location. Land for community facilities infrastructure is to be provided at the time of development being undertaken.



Land owners may be permitted to ‘build above or near a sewer’ on existing sewerage alignments, provided existing sewerage capacity is not exceeded. This condition must meet the provisions within Gold Coast Water’s Southport Priority Development Area Network Services Plan (Netserv Plan). The Council of the City of Gold Coast may impose a reduced currency period on a PDA development approval, to ensure the timely and coordinated delivery of infrastructure.

Utility infrastructure includes, but is not limited to gas, energy and telecommunications. Utility infrastructure required to support PDA development will be determined through the development assessment process and undertaken in conjunction with relevant responsible entity requirements. No offsets against infrastructure charges are available for delivery of utility infrastructure.

*\*Infrastructure items may vary from this table as a result of the local government infrastructure planning reform and further detailed infrastructure planning.*

## 4.4

### CBD building infrastructure

The City of Gold Coast will identify CBD building infrastructure that will initiate development and economic activity of the PDA over time. This may include infrastructure improvements, projects and public space improvement works. Refer to Map 2 – CBD building infrastructure for detail.

The implementation strategy identifies actions to plan and prioritise CBD building infrastructure projects for the PDA. CBD building infrastructure projects will be reviewed annually and planned to stimulate investment within the PDA.

## 4.5

### Infrastructure funding

Infrastructure funding will be fair and equitable and based on the most appropriate mechanism at the time of the development being approved.

Network infrastructure will be funded through the following mechanisms as appropriate and may include:

- conditions placed on PDA development approvals for the provision of infrastructure
- infrastructure contributions based on the applicable Council of the City of Gold Coast's charging instrument<sup>29</sup> at the time of development being approved
- infrastructure agreements.

In accordance with Section 88 of the Act, conditions may be imposed on development approvals relating to infrastructure and the payment of contributions or the surrender of land for infrastructure.

CBD building infrastructure will be funded through mechanisms such as:

- a special rate or charge
- local, state and federal government funding sought under normal budgetary processes
- partnership with other public and private sector organisations.

In accordance with Section 115 of the Act, a special rate or charge may be made on rateable land in a PDA.

Utility infrastructure that supports development will be provided by the land owner at the time of development being undertaken, in accordance with relevant responsible entity requirements.

## 4.6

### Infrastructure agreements

An applicant may decide to enter into an infrastructure agreement to address the provisions and requirements of the infrastructure plan and implementation strategy.

<sup>29</sup> Refer to Adopted Infrastructure Charges Resolution No. 1 of 2011.

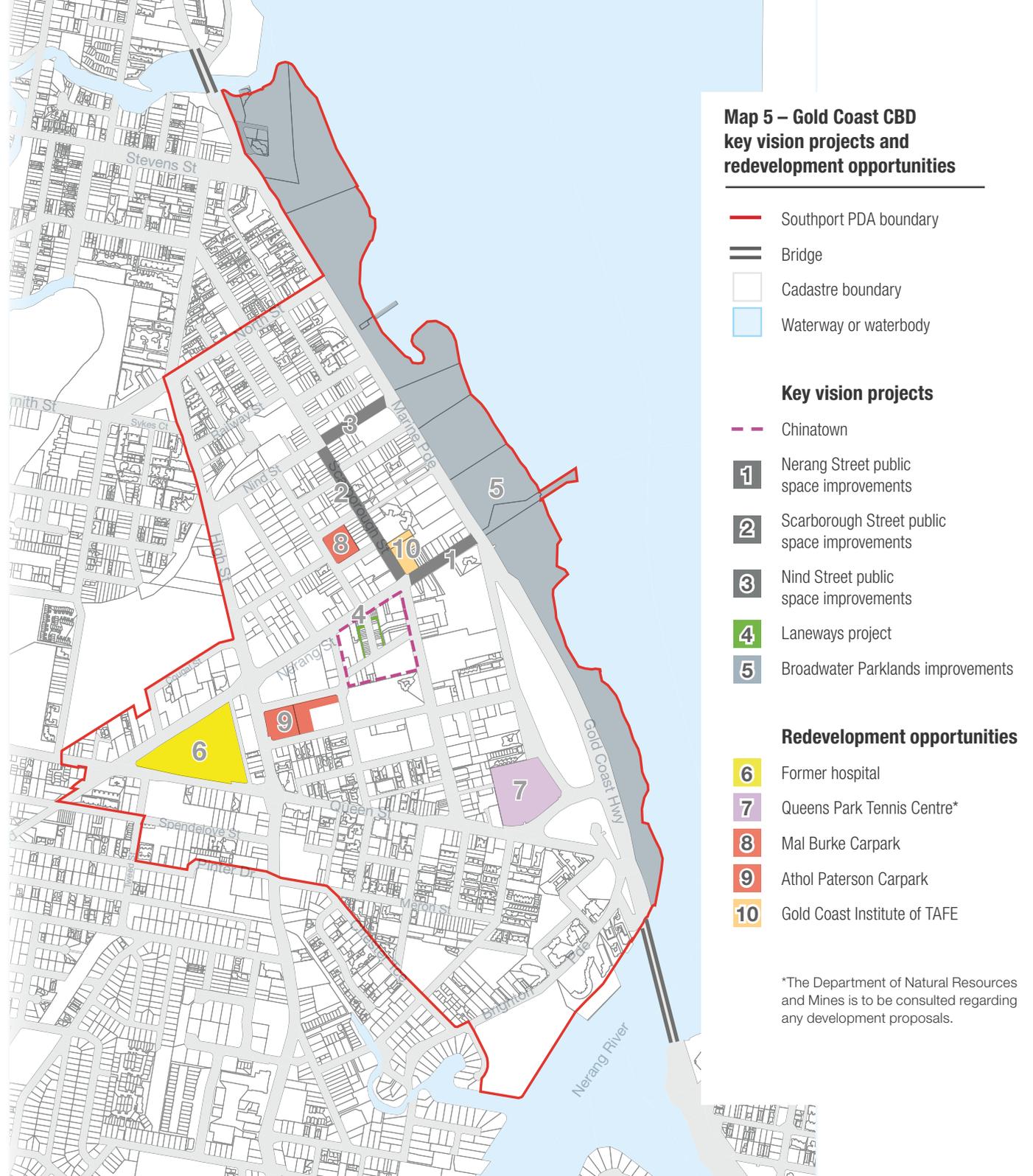
# 5.0

## Implementation Strategy

The Act requires a development scheme to include an implementation strategy to ‘achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or the plan for infrastructure’.

The Implementation Strategy (the strategy) supports the requirements of the land use and infrastructure plans by identifying initiatives that facilitate development, support economic growth and deliver community benefit.

The strategy is aligned to the City’s Economic Development Strategy 2023, the Culture Strategy 2023 and the Gold Coast Transport Strategy 2031. Map 5 outlines the key vision projects and redevelopment opportunities for the Gold Coast CBD.



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A key challenge to revitalise Southport into a modern CBD for the City of Gold Coast is to create demand beyond population growth driven demand.

The strategy will meet this challenge by positioning the CBD in the global market, attracting investment and business, leveraging competitive advantages and encouraging activation.

The key focus areas of the strategy are:

1. **positioning** the Gold Coast CBD

Assured by natural lifestyle advantages, proximity to Asia, excellent universities and property opportunities, the Gold Coast CBD is positioned to access growing international markets.

2. **reinforcing** the Gold Coast CBD's existing advantages

Strong foundations exist to grow and diversify economic activity and services by working with existing business and property owners to strengthen the CBD as the primary employment centre of the city.

3. **improving** liveability through urban place making

Taking a holistic approach to the development and management of the Gold Coast CBD to ensure public and private investment delivers high quality urban outcomes.

4. **achieving** the PDA vision

Ensuring that the appropriate operational and management initiatives are in place to ensure PDA objectives are achieved.

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# 5.1

## Implementation strategies

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### 5.1.1 Positioning the Gold Coast CBD

**Objective:**

To increase the Gold Coast's international competitiveness and recognition as an emerging world-class business and lifestyle destination.

**Context:**

Differentiating Southport from other centres, as the Gold Coast CBD, will position the city as a strong global competitor and nurture international relationships to facilitate targeted economic outcomes.

The city's location is ideal for doing business in the Asia-Pacific region, and its natural advantages and lifestyle opportunities will drive international investment, attract new business, and provide higher skilled and paid jobs for residents.

**How:**

Generate external demand and investment by positioning Southport as the nationally and internationally recognised Gold Coast CBD.

**Sub-Strategies:**

- develop a targeted investment and business attraction program to identify and secure significant international business and investment

- match property and business requirements to deliver enhanced economic outcomes by:
  - identifying strategic locations throughout the PDA to encourage development
  - facilitating development and redevelopment of vacant and underutilised sites
  - developing a spirit of collaboration with property owners and developers
  - developing temporary use strategies.
- create an 'open for business' environment by reducing barriers and lowering the cost of doing business in the CBD
- pursue strategies to attract business and encourage the development of high quality commercial development within Precinct 1 – Central Business District.

### 5.1.2 Reinforcing the Gold Coast CBD's existing advantages

#### Objective:

To reinforce and leverage existing world-class infrastructure and regionally significant services to strengthen Southport as the key employment centre for the city.

#### Context:

Transforming Southport into a modern CBD will encourage commercial development that supports compact economic activity, increased productivity and knowledge exchange. It will incorporate new technology, new design methodology, and encourage flexibility to support new ways of doing business. This, in turn, will create knowledge-based employment and help business to grow.

The increase in residential and commercial density in the PDA is supported by existing and augmented world-class infrastructure, regionally significant services and high levels of amenity, including entertainment and cultural activity.



Existing drivers of the revitalisation of Southport to date are:

**Light rail** – Southport is serviced by a modern public transport system with four light rail stations connecting Southport to the Gold Coast Health and Knowledge Precinct to the north and Broadbeach to the south.

**Broadwater Parklands** – The 2.6 kilometres of parklands hosts the city's popular sporting, community and cultural events such as the Gold Coast Airport Marathon and the World Championship Triathlon. The Broadwater Parklands are also home to the Gold Coast Aquatic Centre. It will be an important location for a range of sporting events and activities during the Gold Coast 2018 Commonwealth Games™.

**Gold Coast Chinatown** – Chinatown creates a sense of community for the thousands of Asian students and tourists who visit the City every year. Its location at the core of Southport will attract people to the centre and a range of events will contribute to the cultural diversity of the city.

**Regional business** – Southport is the location for regionally significant services and facilities such as the Gold Coast Institute of TAFE, English language schools, the Southport Magistrate Court and legal precinct, private hospitals and subsidiary health and medical business, and government offices.

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## How:

Work in partnership with business and community to grow existing businesses and maximise economic benefit.

## Sub-strategies:

- establish the CBD as an international events precinct, leveraging investment in sporting and event infrastructure in the Broadwater Parklands and within the CBD through:
  - providing a program of complementary business matching events and opportunities
  - actively pursuing new international sporting and cultural events to showcase the natural assets of the PDA and the capability to host such events
  - leveraging global awareness as a result of the Gold Coast 2018 Commonwealth Games™
  - providing opportunities for local business in events infrastructure delivery, management and operations to establish them as leaders in the events industry.
- reinforce the light rail station locations by creating unique destinations which contribute to the whole of journey experience
- demonstrate innovative ways of working and flexible ways of doing business to increase productivity, reduce travel time, access new markets and knowledge transfer to support a 24 hour economy

- develop a retail strategy to improve the quality and desirability of the CBD as a unique shopping and dining destination, offering a diverse range of products from international brands to innovative retail and dining concepts
- link small business with a range of business support services, such as training and networking opportunities to help them grow and innovate
- guide the clustering of similar and related business around existing core competencies of the CBD including education, government, legal and health.

## 5.1.3 Improving liveability through urban place making

### Objective:

To create a vibrant and functional CBD by delivering urban improvements, activations and high quality public space to attract people to the CBD at all times of the day and night.

## Context:

Urban place making responds to the needs of the community and inspires the private sector to invest and innovate with confidence. This approach is directly aligned to the vibrancy and functionality of the CBD and will deliver public improvements, community participation and a unique sense of place.

Connected by light rail to Griffith University, Gold Coast University Hospital, world famous beaches and entertainment in Surfers Paradise and Broadbeach, Southport offers a unique urban lifestyle. Residents have access to a broad range of employment, residential and transport options, as well as shopping, dining and cultural experiences.

Gold Coast CBD is the destination for a range of events and festivals and will evolve to offer new experiences that reinforce its unique character. With this approach to growth and management, the CBD has the flexibility to evolve while ensuring public and private investment delivers high quality outcomes which contribute to an appealing urban lifestyle.

## How:

Align infrastructure investment with the regeneration and growth of the CBD by identifying and prioritising key CBD building projects and public space improvements to stimulate private investment and property uplift.



#### Sub-strategies:

- plan and prioritise CBD building infrastructure projects which will be reviewed annually and planned to stimulate investment in the CBD
- use real time information technologies, such as sensor networks, so businesses can improve productivity, innovation and respond to the changing urban environment
- deliver a program of urban activations - including busking, street performances, urban art, cultural events and markets - to draw people into the CBD to activate public spaces and laneways
- implement streetscape design guidelines and other public improvement policies to deliver a cohesive and legible public space, improve safety and way finding, create a walkable environment, and increase public transport use
- achieve a standard of service and maintenance that matches the desired outcomes of a highly urbanised CBD.

### 5.1.4 Achieving the PDA vision

#### Objective:

To ensure that the appropriate operational and management initiatives are in place to support the ongoing requirements of a vibrant, active Gold Coast CBD.

#### Context:

The implementation strategy will support the requirements of the land use and infrastructure plans by identifying a suite of initiatives that facilitate development, support economic growth and deliver community benefit.

#### How:

Create Southport specific arrangements that will guide, and be ultimately responsible for implementing the Development Scheme.

#### Sub-strategies

- develop a funding model and a Southport specific governance that will guide and manage the PDA, deliver infrastructure and attractive urban places and be responsible for ensuring that community benefit is achieved over time
- prepare annual performance monitoring reports that measure the success of the CBD over time
- establish an ongoing system for stakeholder engagement in plan monitoring and review
- assemble a multi-disciplinary staff team responsible for executing the implementation strategy, operating from the Gold Coast CBD Office in Southport
- develop the Gold Coast CBD image, a coordinated marketing and branding strategy that will ensure a consistent message in multiple markets and across a number of formats.



6.0

**Schedules**

# Schedule 1:

## PDA-wide exempt development

The following table identifies development that is exempt from assessment in all precincts of the PDA.

Development prescribed in Schedule 4 of the *Sustainable Planning Regulation 2009*, other than Table 2, item 2 and Table 5, item 14.

### Building work

Minor building and demolition work, except if the land is identified on Constraints maps 3b or 3d.

Carrying out building work associated with a material change of use that is PDA exempt development.

Carrying out building work associated with an approved material change of use.

### Reconfiguring a lot

Subdivision involving road widening and truncations required as a condition of PDA development approval.

### Operational work

Erecting no more than one (1) satellite dish on premise, where the satellite dish has no dimension greater than 1.8m, except if the land is identified on Constraint map 3d, as a State or Local heritage place.

Filling or excavation where:

- not exceeding 50m<sup>3</sup> in volume, or
- top dressing to a depth of less than 100 vertical millimetres from ground level.

Carrying out operational work associated with a material change of use that is PDA exempt development.

Carrying out operational work associated with an approved material change of use.

Carrying out operational work associated with the decontamination of land.

Carrying out operational work for the purposes of constructing a road in association with development.

Carrying out operational work that is clearing of vegetation:

- other than significant vegetation, or
- significant vegetation where:
  - carried out by or on behalf of the Council of the City of Gold Coast or a public sector entity, where the works being undertaken are authorised under a state law
  - in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.

### Plumbing or drainage work

Carrying out plumbing or drainage work.

### All aspects of development

Development consistent with an approved Plan of Development.

Development for the purposes of community infrastructure.

Development for the purposes of public housing except in Precinct 4 – PDA Open Space.

## Schedule 2: Definitions

For the purposes of this development scheme, both use and administrative definitions are as in the Queensland Government's Queensland Planning Provisions version 3.0 (QPP), dated 25 October 2013, except where defined in the supplementary definitions below:

**Active frontage** – refers to street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings.

**Arterial (or sub-arterial) road** – a principal traffic route, designed to carry traffic from one region to another, typically a higher speed and higher capacity road. Direct property access is generally limited from an arterial road.

**Bicycle lane** – a lane designated for the exclusive use of cyclists, generally located at the side of a road and flush with the traffic lane pavement (on-road).

**Building** – as defined in the *Sustainable Planning Act 2009*.

**Building work** – as defined in the *Economic Development Act 2012*.

**CBD building infrastructure** – includes infrastructure improvements that may not be captured under network infrastructure, projects and public space improvement works that initiate development and economic activity in the PDA over time.

**Community infrastructure** – as defined in the *Sustainable Planning Act 2009* that is undertaken by, or on behalf of, the Minister.

**Development** – as defined in the *Economic Development Act 2012*.

**Development scheme** – as defined in the *Economic Development Act 2012*.

**Distributor road** – a secondary traffic route that provides a connection between principal traffic routes and local areas. A distributor road is typically a lower-capacity road, and is most often under local government control.

**Dwelling house** – a residential use of premises for one household that contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling.

**Footpath** – a paved public way reserved for the movement of pedestrians and of manually propelled vehicles (typically less than 2 m wide; does not include a 'shared path').

**High rise building** – a building that is 32 metres (9 storeys) and upwards.

**Interim use** – the temporary use of vacant land or buildings until a permanent use is implemented.

**Low rise building** – a building that is up to 15 metres (3 storeys).

**Material change of use** – as defined in the *Economic Development Act 2012*.

**Medium rise building** – a building that is 15 to 32 metres (4 to 8 storeys).

**Minor building work** – an alteration, addition or extension to an existing building where:

- the floor area, including balconies, is less than five per cent of the building or 25 square metres, whichever is the lesser
- the work undertaken is below 19 metres (4 storeys) and
- it does not relate to a sensitive residential land use in a Transport Noise Corridor<sup>30</sup>.

<sup>30</sup> Refer to Constraints map 3c in Schedule 3 which shows premises affected.

**Network infrastructure** – as defined in Schedule 3 of the *Sustainable Planning Act 2009*.

**Operational work** – as defined in the *Economic Development Act 2012*.

**Perimeter block** – a built form that concentrates on providing a consolidated street edge, and provides either private, semi-private or public landscaped courtyards to the rear.

**Planned average density** – means the density of the site expressed as number of bedrooms per net site area\*.

**Planning scheme** – the planning scheme applying to the Council of the City of Gold Coast.

**Premises** – as defined in the *Economic Development Act 2012*.

**Reconfiguring a lot** – as defined in the *Economic Development Act 2012*.

**Sensitive land use** – means each of the following uses defined in the QPP:

- Child Care Centre
- Community Care Centre
- Community Residence
- Dual Occupancy
- Dwelling House
- Dwelling Unit
- Educational Establishment
- Health Care Services
- Hospital

- Multiple Dwelling
- Nature-based Tourism
- Relocatable Home Park
- Residential Care Facility
- Retirement Facility
- Rooming Accommodation
- Short Term Accommodation
- Tourist Park.

**Shared path** – a paved area particularly designed (with appropriate dimensions, alignment and signing) for the movement of cyclists and pedestrians.

**Significant vegetation** – means all vegetation, except those listed as pest vegetation by state or local government, that is significant in its:

- ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*
- contribution to the preservation of natural landforms
- contribution to the character of the landscape
- cultural or historical value
- amenity value to the general public.

**Total Use Area (TUA)** – the sum of all the areas (exclusive of all walls and columns) of all storeys of a building which are used or intended for use for a particular purpose, plus any other area of a site which is used, or intended to be used, for the same purpose. The term does not include:

- areas (inclusive of all walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical

or electrical plant and equipment rooms

- areas of any staircases
- areas of any common foyer where these are not being used for commercial or retail purposes
- areas of any public toilets
- areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such
- areas are not open to persons other than staff, and
- areas used for the access, parking and associated manoeuvring of motor vehicles.

**Utility infrastructure** - infrastructure required to support development and economic growth of the PDA, for services including but not limited to gas, energy and telecommunications.

For all other definitions the Council of the City of Gold Coast will reference the latest edition of the Macquarie Australian Dictionary.

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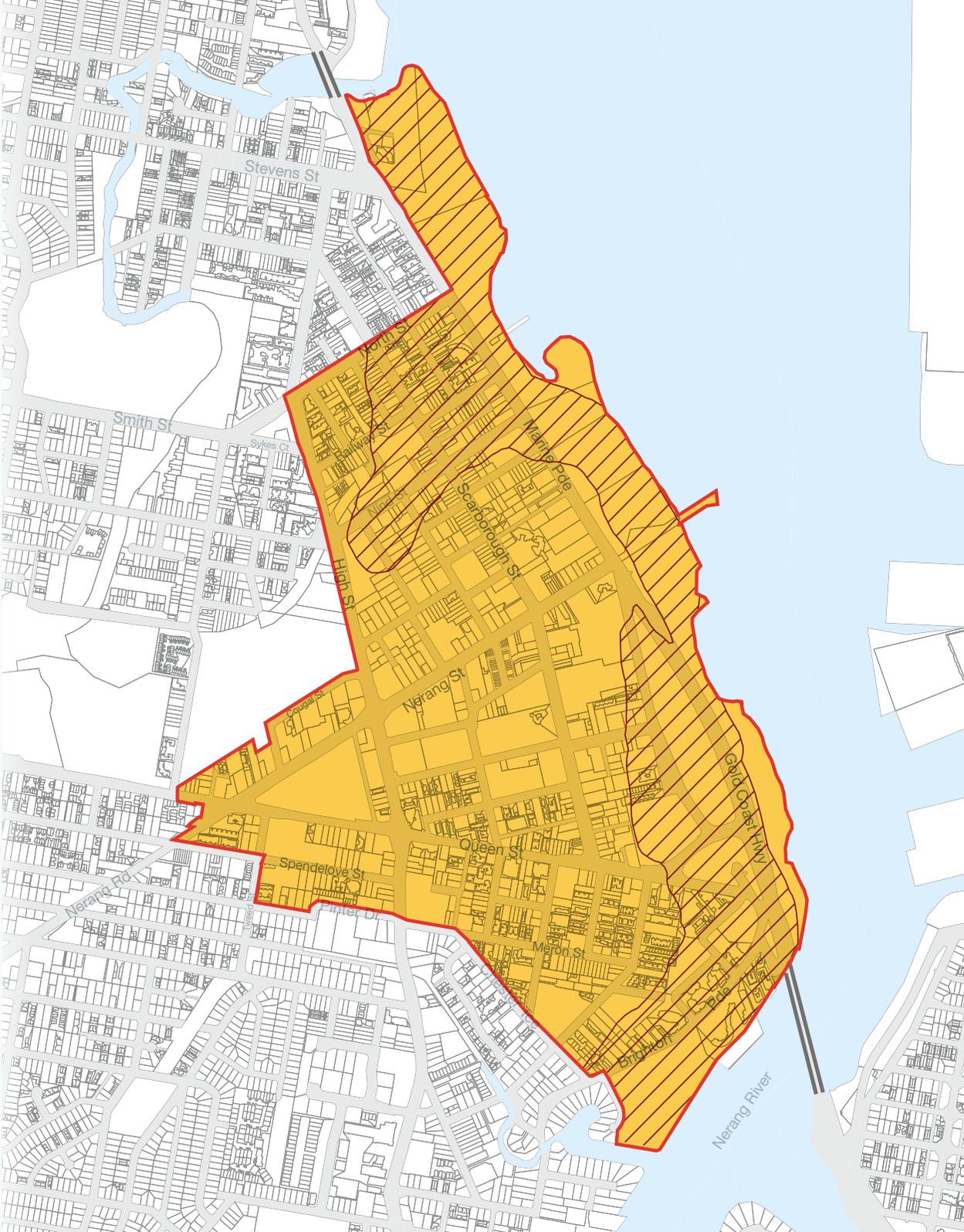
\*Net site area is as defined in the *Gold Coast Planning Scheme 2003*.

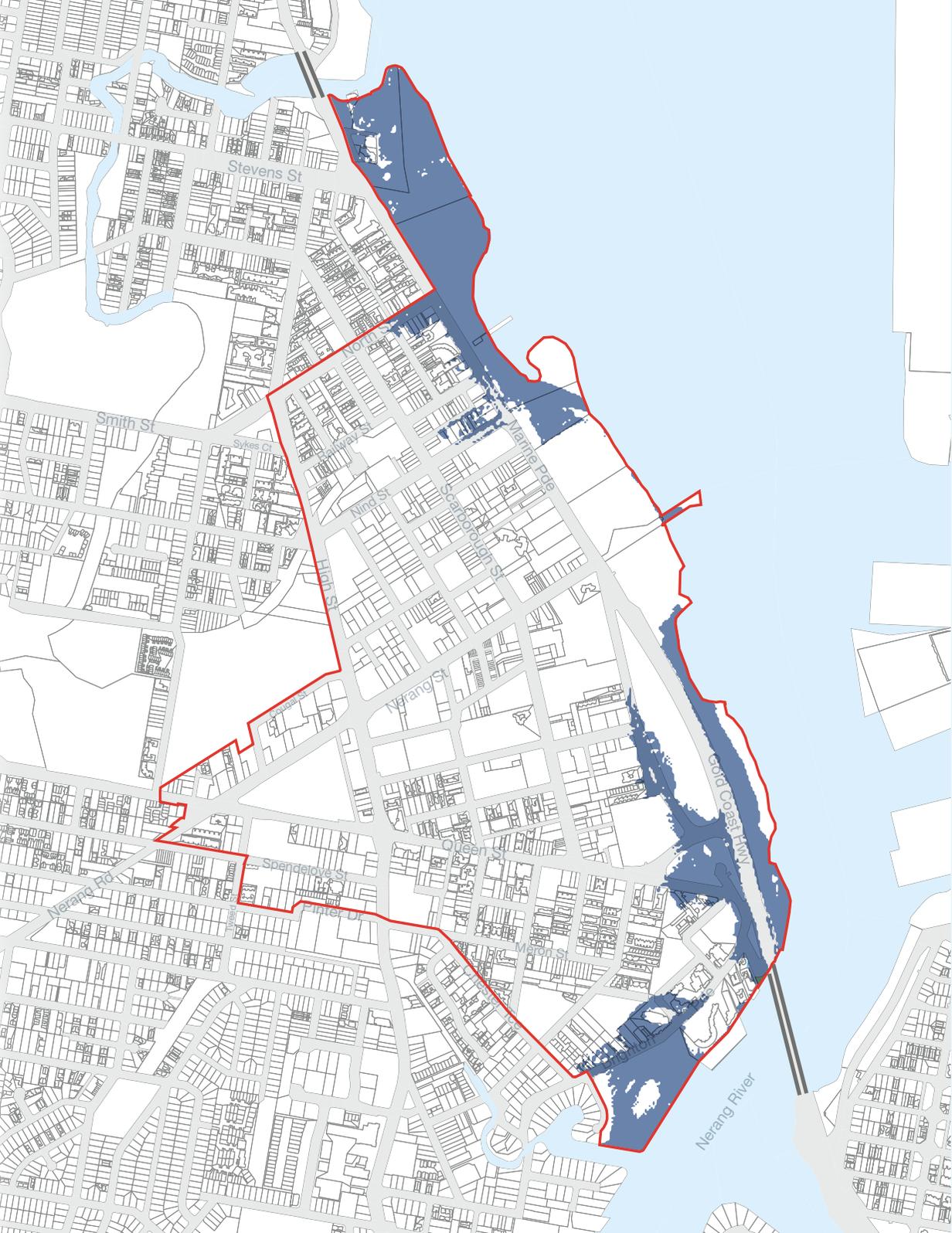
# Schedule 3: Constraint Maps

## Map 3a – Potential and Actual Acid Sulfate Soils

- Southport PDA boundary
  - == Bridge
  - Cadastre boundary
  - Waterway or waterbody
- Constraint**
- ▨ Potential and actual acid sulfate soils
  - Land below 20m AHD

Note  
This mapping does not illustrate constraints outside of the PDA boundary.





### Map 3b – Flood Inundation

- Southport PDA boundary
- == Bridge
- Cadastre boundary
- Waterway or waterbody

#### Constraint

- Areas of potential flood inundation

#### Note

1. This mapping does not illustrate constraints outside of the PDA boundary.
2. This flood map does not in itself indicate whether any property has or has not been affected by floods. That conclusion requires separate interpretation or measurement.
3. Areas of potential flood inundation shown on this map have been compiled from various sources and hydraulic reports available at the date of issue. Whilst some of the inundation areas are based on computer hydraulic modeling of standard floods used for planning purposes, the information used to calibrate such models is usually based on reported flood marks which are often widely spaced and may not have been recorded at a particular flood's peak level.



### Map 3c – Transport Noise Corridors Affecting Sensitive Residential Land Uses

- Southport PDA boundary
- Bridge
- Cadastre boundary
- Waterway or waterbody

#### Constraint

- Category 1
- Category 2
- Category 3
- Category 4

#### Note

1. This mapping does not illustrate constraints outside of the PDA boundary.
2. Constraints shown on this map relate to the Queensland Development Code - Section MP4.4 Buildings in a Transport Noise Corridor.



### Map 3d – other

- Southport PDA boundary
- Bridge
- Cadastre boundary
- Waterway or waterbody

### Constraint

- Watercourse buffer
- Landslide hazard moderate
- Area affected by waterway building setback
- Local heritage place\*
- State heritage place\*

### Note

1. This mapping does not illustrate constraints outside of the PDA boundary.
2. For waterway set back distances, building line and quay line locations, undertake a search with the Council of the City of Gold Coast.
3. Refer to the Council of the City of Gold Coast for all waterway building setback details and precise foreshore setback lines.
4. Data continually under review. Refer to Engineering Services.
5. For crest height distance in metres, undertake a search with the Council of the City of Gold Coast.

\* Refer to the Southport Urban Heritage and Character Strategy Review 2010 for more information on identified heritage places.



# Contact us

## City of Gold Coast

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