

Southport  
Priority Development Area  
**Interim Land Use Plan**

4 October 2013

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# 1.0 Preliminary

## 1.1 Introduction

The *Economic Development Act 2012* (the ED Act) provides for particular parts of the State to be declared as areas called Priority Development Areas (PDAs).

The Southport PDA was declared by a regulation on 4 October 2013.

The Southport PDA Interim Land Use Plan (ILUP) has been prepared pursuant to Section 38 of the ED Act and applies only to land within the declared Southport PDA boundary identified in **Map 1**.

This ILUP commences on declaration.

## 1.2 Economic Development Queensland

The main purpose of the ED Act is to establish the Minister for Economic Development Queensland (MEDQ) to plan, carry out, promote or coordinate activities to facilitate economic development and development for community purposes in declared PDAs in Queensland.

Economic Development Queensland (EDQ) is an entity established within the Department of State Development Infrastructure and Planning, to assist the MEDQ to carry out its functions under the ED Act.

The MEDQ has delegated the responsibility for development assessment (DA) in the Southport PDA to City of Gold Coast.

## 1.3 The elements of the ILUP

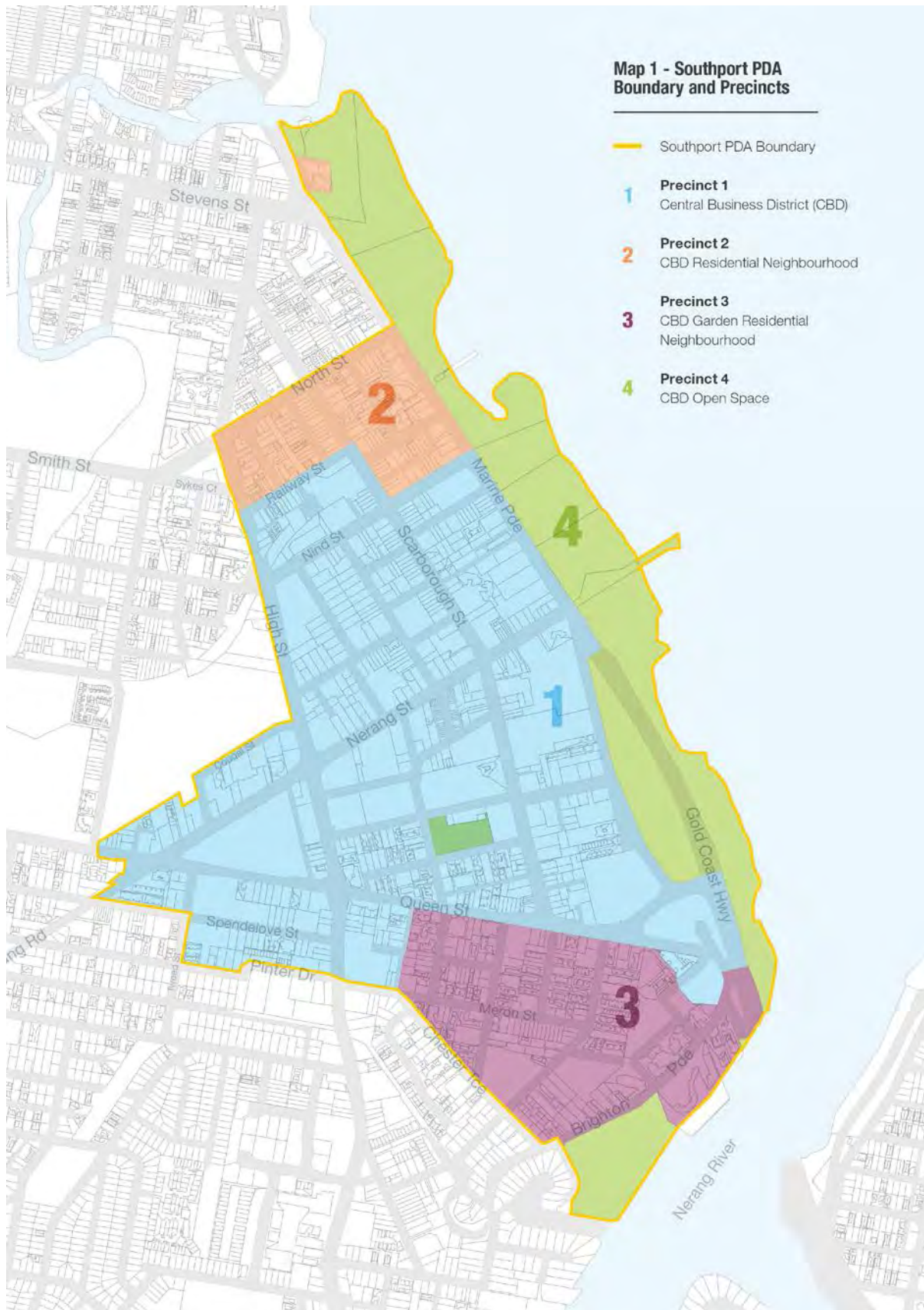
This ILUP contains:

- a strategic intent for the PDA
- a vision
- precinct statements
- development requirements

The strategic intent and vision identify the broad planning outcomes for the PDA. The principles contained in the strategic intent and vision seek to achieve for the PDA, the purposes of the ED Act and are the basis for the precinct statements and development requirements.

The precinct statements and development requirements state the requirements for carrying out development to achieve the strategic intent and vision for the PDA. These requirements apply to all Assessable development in the PDA. To the extent a requirement is relevant, it must be taken into account in the preparation of a PDA development application and the assessment of the application.

**Map 1 - Southport PDA  
Boundary and Precincts**



## 2.0 Context

### 2.1 Location

The Southport PDA is located over the existing Southport Central Business District (CBD) and includes the former Gold Coast hospital site, Broadwater Parklands and residential areas located directly north of Railway Street and south of Queen Street. The PDA contains a diverse mix of uses centred around Nerang and Scarborough Streets and includes retail, commercial, financial, educational, legal and community uses, while the residential areas offer a diversity of dwelling type and size.

The PDA has an area of approximately 195.7 hectares. **Map 1** shows the PDA boundary and location.

### 2.2 Background

The CBD is the commercial and often geographic heart of a city, usually typified by a concentration of retail and office buildings and marked by a higher-than-usual urban density. It is typically at or near the oldest part of the city and is often near a major transportation route that provided the site for the city's location, such as a river, railroad, or highway. A CBD is a diverse region of the metropolitan area that brings together an intense arrangement of residential, retail, commercial, higher education campuses, entertainment, government, financial institutions, medical centers, and culture.

Southport is the traditional centre of the Gold Coast, focused on knowledge based employment, regional government administration, medical, retail and commercial, as well as regional community and recreation facilities. It has always been the pre-eminent centre of the city, with the highest concentration of employment, and with the largest share of office space (149,240m<sup>2</sup>), attracting a workforce of 24,857 people. Southport too, is the most populated centre in the city with a resident population of 28,315.

Southport is a vibrant and culturally diverse place, being home to people from all ages and backgrounds. It is anchored by regionally significant facilities including a magistrates' court, community centre, library, public and private medical services, higher education, retail, regional public transport hub, and the Southport Broadwater Parklands.

With \$5 billion in projects, including the Gold Coast University Hospital, private hospital, Commonwealth Games athletes village, Southport Broadwater Parklands, Gold Coast Aquatic Centre, Gold Coast Institute of TAFE education village and light rail, Southport's economic future is secure.

It is clear that Southport has the capacity to deliver the City of Gold Coast's Central Business District.

The declaration of Southport as a PDA is an essential step in establishing the City of Gold Coast's Central Business District (highest order centre). The PDA, lead by the Chinatown reinvigoration and the introduction of light rail, will deliver opportunity and drive economic growth and thus employment in a plan to revitalise Southport as the Central Business District of the Gold Coast.

Southport's primacy as the CBD of the City of Gold Coast will be reinforced by significant projects and development opportunities in, and adjacent to, the PDA. **Map 2** identifies some of these key opportunities in the PDA and surrounding areas, identified through previous research including the Central Southport Master Plan.

The Southport PDA ILUP is intended to guide development in the interim. The ILUP remains in force for 12 months from the date of declaration, or until the PDA Development Scheme takes effect, whichever is the sooner.

### 2.3 Strategic Intent

The PDA of Southport will deliver the City of Gold Coast's CBD through the provision of opportunities that enhance Southport's economic and development growth. The provisions of this ILUP allow for market led (natural) redevelopment activity as well as facilitating the targeted redevelopment of key sites in the PDA, identified in **Map 2**. The PDA will engage directly with the City of Gold Coast 'Economic Development Strategy' and 'Transport Strategy'.

This ILUP facilitates development, removing barriers and encouraging flexibility and innovation that supports growth and the advancement of Southport as the Central Business District of the Gold Coast. Implementation of this ILUP will facilitate and support the outcomes, which are to be advanced through the Development Scheme for the Southport PDA;

Land Use:

- Deliver commercial opportunity and diversity for;
  - Simplified and deregulated land use

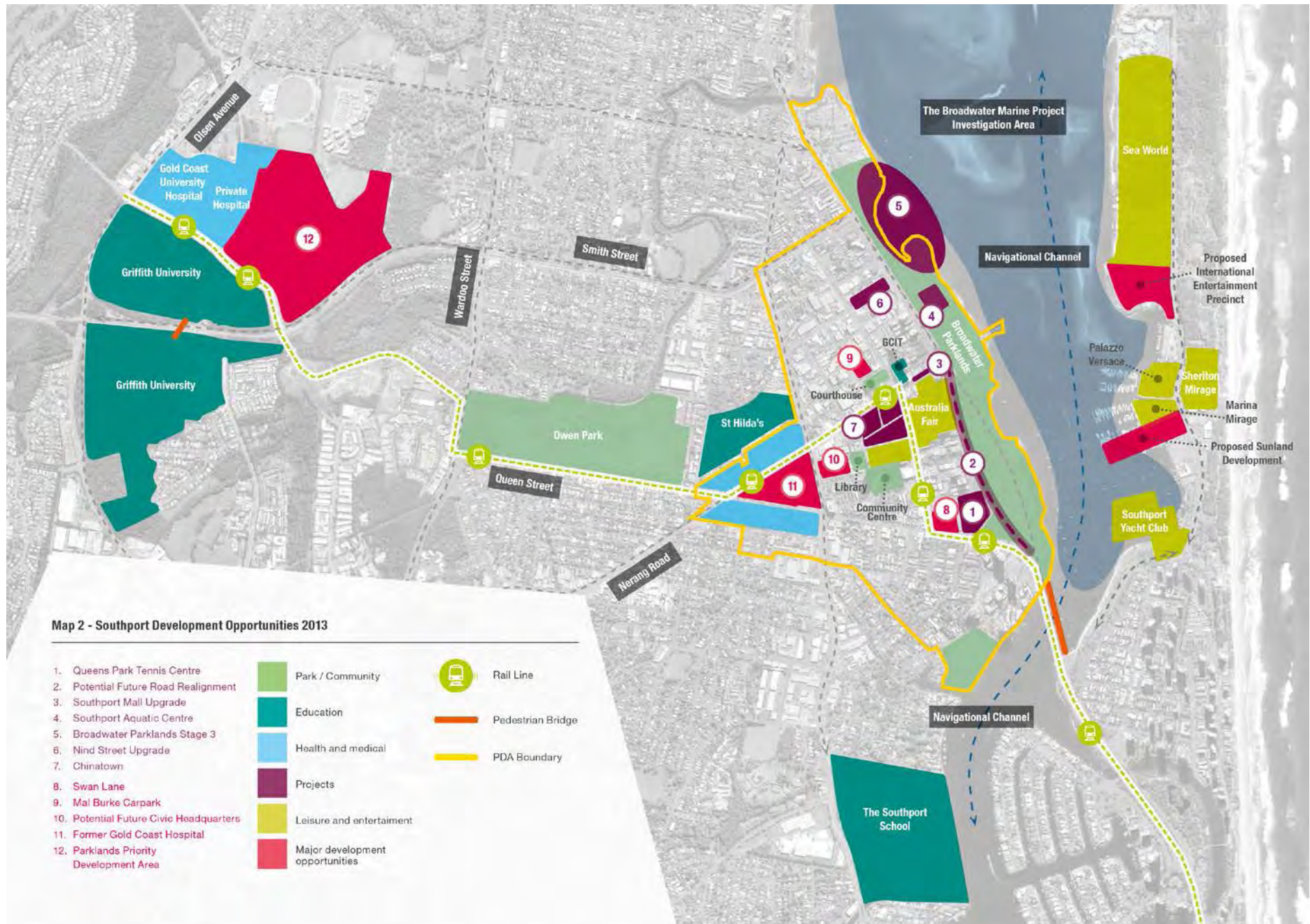
Infrastructure:

- Provide infrastructure that allows for the growth, prosperity and development of the Southport CBD through;
  - Infrastructure planning, funding, delivery and maintenance that responds to the current and future needs of the CBD.

Implementation:

- Deliver economic growth opportunities through;
  - Implementation strategies tailored specifically to realise the City of Gold Coast's CBD
  - Key projects and opportunities;
    - International (Chinatown) Zone,
    - Expansion of light rail
    - International standard (Commonwealth Games) Aquatic Centre,
    - International standard parklands connecting the CBD to the Broadwater,
    - World class streets,
    - Investment opportunities,
    - Future use of the former Gold Coast Hospital site,
    - Future expansion of local government administration
    - Beneficial local laws







## 2.4 Vision

The Southport PDA ILUP will establish Southport as the definitive centre for commerce for the city, allowing people to put into practice their entrepreneurship across the full spectrum of enterprises. Southport will be recognised as the City of Gold Coast's Central Business District, providing diverse work and lifestyle opportunities for the city's key employment and accommodation hub.

The PDA will affirm that Southport's CBD is open for business, has the capacity and is committed to attracting foreign investment and facilitating development. Development within the PDA will deliver a dynamic, and unique CBD with a high quality urban environment. It will capitalise on Southport's strong economic future and build upon the International (Chinatown) Zone to deliver a unique opportunity for an internationally engaged business district that provides a point of difference, in a place of difference.

With the International (Chinatown) Zone at its centre, the commencement of light rail in 2014 and the international focus on the Southport Broadwater Parklands for the 2018 Commonwealth Games, the PDA will provide a central business district that is recognised for both local and international commerce, investment and ideas, and has the capacity to deliver the critical mass for business to get done in the City of Gold Coast. Southport CBD will become a hub of innovative business, economic activity, employment, entertainment and leisure.

This ILUP will deregulate land use and deliver specific development opportunities for the Southport PDA to support diverse commerce and economic growth. It will:

- **Deliver the growth and diversification of economic activity and services within the CBD:**
  - 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
  - Leverage public transport/light rail opportunities
- **Provide for a diverse range of urban lifestyle oriented opportunities contributing to an appealing and active urban experience:**
  - 24 hour, 7 day-a-week economy
  - Diversify lifestyle/entertainment/recreation activities – licensed small venues/ bars
  - Provide for the activation of public space
  - Allow flexible or temporary operation/use – temporary street activities and uses/ events
- **Deliver and reinforce the CBD; its setting, place, public realm and built form:**
  - Define the CBD built form in its context and 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 experience and opportunities
- **Expand on 2018 Commonwealth Games Opportunities:**
  - Leverage infrastructure legacies for CBD benefit
- **Provide strategic redevelopment facilitation:**
  - Facilitate redevelopment of complex or difficult sites

## 3.0 Precinct statements

### 3.1 Precinct 1 - Central Business District (CBD)

- 1) The Central Business District will deliver the definitive centre of commerce for the City of Gold Coast. It will deliver for the city a diverse district that brings together an intense arrangement of residential, retail, commercial, higher education campuses, research and technology industries, entertainment, government, financial institutions, medical centres, and culture.

The precinct will provide the capacity to deliver the most intense form of development and innovative range of land uses within the overall PDA. It will provide diverse work and lifestyle opportunities, and will service the needs of workers, residents and visitors. It will build upon the International (Chinatown) Zone, and capitalise on the outcomes sought through the implementation of the transport strategy (light rail), delivering an internationally engaged business district that provides flexible space to support the growth of the CBD.

At the heart of the CBD precinct is the International (Chinatown) Zone, which will drive change within the CBD and will lead the attraction to Southport as the place to do business, be entertained, to live and be educated in the City of Gold Coast. The precinct will thrive through land uses that allow for 24 hour, 7 day-a-week activities creating a hub of innovative business, economic activity, entertainment and leisure.

- 2) Development within the CBD precinct will:
  - (a) Deliver land use outcomes that –
    - Provide a diverse mix of non-residential and residential uses throughout the precinct,
    - Promote a diverse mix of uses that deliver vibrant and active street and laneway experiences,
    - Enhance the existing high streets (Nerang and Scarborough Streets), and deliver high-end retail,
    - Support the emerging International (Chinatown) Zone,
    - Support the light rail operation/service levels/patronage,
    - Provide casual dining and drinking opportunities that invigorate the pedestrian junctions at the Broadwater Parklands and the Gold Coast Highway.
  - (b) Deliver a character of –
    - CBD experience that leverages Southport’s architectural heritage and showcases the unique destinations and public realm,
    - High quality urban environment that is inviting, friendly, and exciting,
    - A highly urbanised environment that is activated at ground level and podiums by design and use,
    - Strongly addressed network of streets,
    - Highly connected and accessible precinct that benefits from the activity afforded by the light rail stops,
    - Intense and diverse commercial and residential environment,
    - Intense activity night and day,
    - Landscape edge to the Gold Coast Highway, inter-dispersed with active uses, to compliment and enhance the visual amenity of the Broadwater.
  - (c) Create a built form that -
    - Delivers exemplary design particularly at gateways and nodes,
    - Is high-rise on podium to promote the CBD intensity,
    - Is varied and maximises the development capacity of sites,
    - Delivers a defined built form podium fronting the street edge, predominantly with no setbacks from road frontage,
    - Has podiums, which engage the road frontage through active uses,
    - Has podium heights scaled to relate comfortably with street widths,

- Provides for setbacks to towers from side boundaries to protect the amenity of adjoining uses, and promote/ensure open skies and sunlit streets,
- Has appropriate site cover for use requirements,
- Provides for the interim use of vacant land and buildings, and temporary structures.

### 3.2 Precinct 2 – CBD Residential Neighbourhood

- 1) The CBD Residential Neighbourhood will deliver an important cluster of urban residential density to provide critical mass of residents, in support of the CBD and its services. It will provide for a medium to high-density, high-rise urban residential neighbourhood with greater residential amenity than that afforded to the intensity of the CBD precinct.

The precinct will deliver superior standards of urban residential amenity focussed on visual quality and inviting streetscapes. It will also provide for a range of services and facilities that cater for residents living within the precinct.

- 2) Development within the CBD Residential Neighbourhood Precinct will:
  - (a) Deliver land use outcomes that –
    - Provide primarily medium to high-density residential development with a mix of dwelling sizes and types,
    - Provide supporting non-residential uses such as small-scale food and beverage establishments, convenience retail, local services and entertainment venues, where appropriate.
  - (b) Deliver a character of –
    - Perimeter block or iconic high rise towers set above a podium,
    - A highly urbanised environment that is activated at ground level by design and use,
    - Exemplary pedestrian environments of feature landscape streets to embellish and soften the neighbourhood and provide amenity within a highly urbanised setting.
  - (c) Create a built form that -
    - Is predominantly high-rise to promote increased residential densities,
    - Provides for setbacks between towers, which contribute to the character of the precinct, enable access to sunlight and views of the sky from street level,
    - Has podiums, which engage the road frontage through active uses,
    - Is predominantly aligned with none or minimal setbacks to road frontages and integrated with the streetscape,
    - Has a site cover to allow areas for landscaped informal open space.

### 3.3 Precinct 3 – CBD Garden Residential Neighbourhood

- 1) The CBD Garden Residential Neighbourhood will provide for a further important cluster of residential density in support of the CBD and its services. This precinct will however deliver a greater residential amenity than that afforded to the intensity of the CBD precinct.

The CBD Garden Residential Neighbourhood will deliver an urban village with a variety of medium to high-density, medium-rise residential types set amongst high quality garden landscapes and streetscapes serviced by convenience shops and facilities that cater for residents living within the precinct.

- 2) Development within the CBD Garden Residential Neighbourhood Precinct will:
  - (a) Deliver land use outcomes that –
    - Provide medium density residential development with a mix of dwelling types, ranging from townhouses, to predominantly medium-rise apartment buildings,
    - Provide supporting non-residential uses such as convenience retail, local services and cafes, where appropriate.
  - (b) Deliver a character of –
    - An inner urban village that has a high level of urban amenity, which promotes a garden character and prominent green streetscape,

- Safe, shared use streets that include traffic calming measures and allow informal recreation and exemplary pedestrian environments.
- (c) Create a built form that –
- Is of a height and density that transitions from low intensity areas to the higher intensity CBD precinct,
  - Provides setbacks from road frontages to create shared use spaces,
  - Is generally setback from side and rear boundaries to protect the amenity of adjoining residences,
  - Provides for landscaped and useable communal open space areas.

### 3.4 Precinct 4 – CBD Open Space

- 1) The CBD Open Space Precinct will provide high quality outdoor recreation and amenity opportunities for residents, workers and visitors alike that celebrate the CBD setting and contribute to the amenity of the CBD environment. Uses that support and complement this outcome will also be encouraged.

In preparing the PDA Development Scheme, the City will investigate the land to the north of the Gold Coast Aquatic Centre and south of the Broadwater Tourist Park to determine its suitability for a range of low-key commercial uses that complement the open space intent of the precinct.

- 2) Development within the CBD Open Space Precinct will:

- (a) Inspire land use outcomes that –

- Provide for park and water-based recreation uses,
- Deliver complementary uses such as kiosk shops, cafes, and tourist facilities/attractions,
- Allow temporary/pop-up/innovative interim uses that attract high quality events,
- Promote cultural and heritage activities.

- (b) Deliver a character of –

- A mix of high quality, landscaped gardens, park, and natural areas for both passive and active recreation,
- Uncluttered open space,
- Well-connected pathways that link up attractions and facilities with main pedestrian points of access,
- Cultural activities and attractions including building upon the Commonwealth Games 'live site'.

- (c) Create a built form that -

- Is low rise and has low site cover to reduce building dominance and provide areas for landscaped communal open space,
- Is setback from external road frontages and integrated with the landscape,
- Maintains views and view corridors,
- Consistent with the Broadwater Parklands management plan.

## 4.0 Development requirements

The PDA development requirements relate to:

- urban design
- built form
- density
- street and movement network
- environment
- open space
- community safety and development constraints
- service infrastructure.

### 4.1 Urban design

The design of the public realm will promote design excellence and create an attractive, visually interesting and appealing urban environment for workers, residents and visitors and connects to surrounding areas. The public realm and interface with the public realm will:

- Provide a diversity of public spaces that respond to development intensity, cater for different uses and are safe and accessible for users,
- Deliver landscaping which enhances the visual amenity of the locality and streetscape and offers the opportunity for urban refuge,
- Protect or enhance the important view corridors, enhance the arrival and departure experience and enhance the scenic amenity/vitality into and out of the PDA,
- Deliver an interesting, diverse and dramatic skyline and streetscapes,
- Provide contextual relationships with the surrounding built form with:
  - Sympathetic height transitions
  - Forms and massing
  - Architectural design
  - Sympathetic relationship to, or engagement with existing character and heritage.
- Delivers high levels of visual amenity,
- Deliver a coherent built form to frontages that reinforces the legibility of the streets,
- Provide a vital and considered interface with existing residential development adjoining the PDA boundary by addressing:
  - Access arrangements
  - Type of uses
  - Building height
  - Solar access
  - Streetscape scale and intensity.

### 4.2 Built form

Development creates an attractive, comfortable and appealing place for workers, residents and visitors and is permeable, legible, active and engaging. Development will ensure;

- The building form is considered for, or sympathetic of its massing, contextual relationship to other buildings and enclosure of public space,
- The spatial and construction arrangement of the building allows for many different uses or purposes,
- The design of the building is developed for sensory experience,
- The design encourages users to put their own mark on the places where they live and work,
- The building provides a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles,

- A range of housing designs/types that cater for the needs of a variety of age and cultural groups, household structures and incomes.

### 4.3 Density

The intensity of development in the PDA area will be in accordance with the *Southport Local Area Plan Map 23.6 Residential Density of the Our Living City Gold Coast Planning Scheme 2003, Version 1.2 (amended November 2011)*.

### 4.4 Street and movement network

Development delivers a well-designed movement network which:

- Provides a safe and pleasant movement network for pedestrians, cyclists and vehicles and maximises walking, cycling and public transport effectiveness<sup>1</sup>,
- Provides for walkability and pedestrian refuge within the PDA by incorporating arcades and linking pathways to the existing cross block network and allows for landscaped resting areas along key routes,
- Connects key destinations visually and physically, including transport nodes such as the light rail and bus transit services, and attractors such as the Broadwater Parklands,
- Ensures that uses are not in conflict with pedestrian traffic, while still recognising their functional requirements.

### 4.5 Environment

The design, siting and layout of development:

- Protects and provides for ecological diversity,
- Retains where appropriate existing mature trees, remnant vegetation and habitat for fauna,
- Retains and enhances existing waterway corridors and overland flow paths, ensuring appropriate buffers are established or maintained,
- Delivers landscaping with endemic species, in, on and around the development,
- Maintains and improves the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions) and incorporates innovative total water cycle management and water sensitive urban design solutions<sup>2</sup>,
- Provides for innovative and efficient use of energy and water,
- Delivers climatically responsive design including appropriate solar orientation, shading, cross-ventilation, natural lighting, thermal comfort and passive cooling techniques,
- Provides for the use of renewable sources of energy, maximises recycling opportunities and reduces waste generation,
- Provides for sustainable transport options by delivering end of trip facilities, secure bicycle storage and parking facilities in larger public and private developments.

### 4.6 Open space

The siting and layout of development:

- Provides opportunities to connect to open space areas within and adjoining the PDA,
- Creates parks, playgrounds and open spaces that are accessible for users, where considered necessary,
- Protects amenity of the Broadwater Parklands from overshadowing.

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1. Refer to the *Car Parking, Access and Transport Integration Constraint Code* of the *Our Living City Gold Coast Planning Scheme 2003, Version 1.2 (amended November 2011)*.

2. Refer to the water discharge requirements specified in *State Planning Policy 4/10 Guideline - Healthy Waters* and its supporting document *Urban Stormwater Quality Planning Guidelines 2010*, and the *City of Gold Coast Council Land Development Guidelines*.



## 4.7 Community safety and development constraints

Development will:

- Be sited, designed and constructed to avoid, minimise or withstand the impacts of a development constraint,
- Ensure that people and property are safe from potential hazards including acid sulfate soils<sup>3</sup> and flooding<sup>4</sup>,
- Provide for the predicted impacts of climate change,
- Manage and minimise noise from transport corridors<sup>5</sup>,
- Ensure stormwater runoff does not exceed that which presently exists, and there is no net worsening of flood conditions.

## 4.8 Service infrastructure

Development will protect the safe and efficient operation of existing or planned infrastructure, and services are:

- Provided in a timely, orderly, integrated and coordinated manner to support urban uses and works,
- Designed to allow for future developments in technology, information technology, and located and designed to maximise efficiency and ease of maintenance.

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3. Refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

4. Refer to State Planning Policy 1/03 *Mitigating the adverse impacts of flood, bushfire and landslide* and associated guideline for siting requirements for key elements of community infrastructure, and the *Flood Affected Areas Constraint Code* of the *Our Living City Gold Coast Planning Scheme 2003, Version 1.2 (amended November 2011)*.

5. Refer to the *Road Traffic Noise Management and Rail Corridor Environs Constraint Codes* of the *Our Living City Gold Coast Planning Scheme 2003, Version 1.2 (amended November 2011)*.

## 5.0 Development Assessment Procedures

### 5.1 Operation of the ILUP

#### 5.1.1 Levels of assessment

Table 1 of this ILUP identifies whether development within the PDA is:

1. PDA Exempt development - Column 2
2. PDA Self-assessable development - Column 3
3. PDA Assessable development (Permissible) - Column 4A (Permissible development)
4. PDA Assessable development (Prohibited) - Column 4B (Prohibited development).

##### *PDA Exempt Development*

Development included in Schedule 1 and in Column 2 of Table 1 is PDA Exempt development meaning that a PDA development approval is not necessary prior to carrying out the use or works.

##### *PDA Self-Assessable Development*

There is no self-assessable development in this ILUP.

##### *PDA Assessable Development (Permissible)*

Permissible development requires a PDA development application to be lodged with City of Gold Coast for assessment and decision. Approval is required for permissible development to be undertaken.

Identification of development as permissible development does not mean that a PDA development approval (with or without conditions) will be granted.

##### *PDA Assessable Development (Prohibited)*

Development mentioned in Table 1 Column 4B is PDA Assessable development (Prohibited) and may not be carried out in the PDA.

#### 5.1.2 Schedules

Schedule 1 identifies development (other than Material Change of Use) that is exempt from assessment for the whole of the PDA. Material Change of Use Development that is exempt from assessment is identified in **Table 1: Levels of Assessment**.

Schedule 2 provides the use and administrative definitions required to interpret and apply the ILUP.

### 5.2 Development assessment

#### 5.2.1 Development consistent with the ILUP

Permissible development is consistent with this ILUP where:

1. the development complies with the strategic intent, vision, relevant precinct statements and applicable development requirements; or
2. the development complies with the strategic intent and vision but does not comply with the relevant precinct statements and applicable development requirements however there are sufficient grounds to justify the approval of the development despite the non-compliance.

Otherwise, the Permissible development is inconsistent with this ILUP and must be refused.

PDA Assessable development (Prohibited) is PDA Assessable development that is inconsistent with the ILUP.

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

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

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

### **5.2.2 Development approval**

Identification of development as PDA assessable development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA assessable development requires a PDA development application<sup>6</sup>. Approval is required before PDA assessable development is undertaken.

### **5.2.3 Infrastructure agreements**

A PDA development condition may require the land owner to enter into an infrastructure agreement, to address the provision of infrastructure.

### **5.2.4 Plan of Development**

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot.

A PoD 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.

The PoD can not include land beyond the boundary of the land which is the subject of the application, but may cover only part of the land the subject of the application.

Under Table 1: Levels of assessment, 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 practice note available on the Department of State Development, Infrastructure and Planning website.

### **5.2.5 Notification requirements**

A PDA development application must require public notification if the application:

- includes a proposal for development which does not comply with the development criteria; or
- if the development application is for a use, or of a size or nature which, in the opinion of City of Gold Coast, warrants public notification.

### **5.2.6 Relationship with other legislation**

In addition to assessment against the ILUP, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and *Sustainable Planning Act 2009*.

### **5.2.7 Relationship with the planning scheme**

1. This ILUP prevails to the extent of an inconsistency with any of the following instruments:
  - a planning instrument
  - a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.
2. Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.

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<sup>6</sup> PDA Development Applications are to be lodged with the City of Gold Coast Council for assessment and decision.

**Table 1: Levels of assessment**

Column 1 Precincts	Column 2 Exempt development	Column 3 PDA self assessable development	Column 4 – PDA assessable	
			Column 4A Permissible development	Column 4B Prohibited development
Precinct 1 -  Central Business District (CBD)	1. Any of the following uses: <ul style="list-style-type: none"> <li>• Family Day Care Home</li> <li>• Low Impact Telecommunications Facility</li> <li>• Minor change in the scale or intensity of an existing lawful use</li> <li>• Open Sports Ground</li> <li>• Park</li> <li>• Public Utility – if not including a waste transfer station and refuse disposal</li> <li>• Substation</li> <li>• Temporary Use – provided use is not listed in column 4B</li> </ul> 2. Any of the following uses where within an existing building and either: not involving building work; or involving minor building work that does not change the existing building setbacks above the fourth storey: <ul style="list-style-type: none"> <li>• Bed &amp; Breakfast</li> <li>• Cafe</li> <li>• Caretaker’s Residence</li> </ul>	Nil.	<i>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 2 and 4B.</i>	<ul style="list-style-type: none"> <li>• Adult Entertainment</li> <li>• Animal Husbandry</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Commercial Groundwater Extraction</li> <li>• Corrective Institution</li> <li>• Fuel Depot</li> <li>• Outdoor Storage Area</li> <li>• Public Utility - If including waste transfer station or refuse disposal</li> <li>• Salvage Yard</li> </ul>

	<ul style="list-style-type: none"> <li>• Cinema</li> <li>• Commercial Services</li> <li>• Community Care Centre</li> <li>• Community Purpose</li> <li>• Convenience Shop</li> <li>• Display Home</li> <li>• Dwelling Unit</li> <li>• Educational Establishment</li> <li>• Estate Sales Office</li> <li>• Fast Food Premises</li> <li>• Home Occupation</li> <li>• Home Office</li> <li>• Laundromat</li> <li>• Medical Centre</li> <li>• Minor Tourist Facility</li> <li>• Office</li> <li>• Retail Plant Nursery</li> <li>• Restaurant</li> <li>• Service Industry</li> <li>• Shop</li> <li>• Showroom – if the GFA of the use does not exceed 300m<sup>2</sup></li> <li>• Special Accommodation</li> <li>• Take Away Food Premises</li> <li>• Theatre</li> <li>• Tourist Shop</li> <li>• Transit Centre</li> <li>• Vehicle Hire Premises</li> <li>• Vehicle Sales Premises</li> <li>• Veterinary Clinic</li> </ul> <p>3. An environmentally relevant activity if:</p> <p>(i) a code of environmental compliance has</p>			
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	<p>been made for that activity under the Environmental Protection Regulation 2008, and</p> <p>(ii) the activity complies with that code.</p> <p>4. If the land is not on the Environmental Management Register:</p> <p>(i) development specified in Schedule 1</p> <p>(ii) material change of use if in accordance with an approved Plan of Development (PoD).</p> <p>(iii) operational work or building work in accordance with an approved PoD.</p>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4 – PDA assessable</b>	
<b>Precincts</b>	<b>Exempt development</b>	<b>PDA self assessable development</b>	Column 4A Permissible development	Column 4B Prohibited development
Precinct 2 - CBD Residential Neighbourhood	<p>1. Any of the following uses:</p> <ul style="list-style-type: none"> <li>• Family Day Care Home</li> <li>• Low Impact Telecommunications Facility</li> <li>• Minor change in the scale or intensity of an</li> </ul>	Nil.	<i>All development, including development not defined in Schedule 2, other than</i>	<ul style="list-style-type: none"> <li>• Adult Entertainment</li> <li>• Animal Husbandry</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk Garden Supplies</li> </ul>



	<p>existing lawful use</p> <ul style="list-style-type: none"> <li>• Open Sports Ground</li> <li>• Park</li> <li>• Public Utility – if not including a waste transfer station and refuse disposal</li> <li>• Substation</li> <li>• Temporary Use – provided use is not listed in column 4B</li> </ul> <p>2. Any of the following uses where within an existing building and either: not involving building work; or involving minor building work that does not change the existing building setbacks:</p> <ul style="list-style-type: none"> <li>• Bed &amp; Breakfast</li> <li>• Caretaker’s Residence</li> <li>• Detached Dwelling</li> <li>• Display Home</li> <li>• Estate Sales Office</li> <li>• Family Accommodation</li> <li>• Home Occupation</li> <li>• Home Office</li> <li>• Private Recreation (ancillary to a dwelling house)</li> </ul> <p>3. An environmentally relevant activity if:</p> <p>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</p> <p>(ii) the activity complies with that code.</p> <p>4. If the land is not on the Environmental</p>		<p><i>development mentioned in Schedule 1 or Columns 2 and 4B.</i></p>	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Commercial Groundwater Extraction</li> <li>• Corrective Institution</li> <li>• Fuel Depot</li> <li>• Industry</li> <li>• Outdoor Sport and Recreation</li> <li>• Outdoor Storage Area</li> <li>• Public Utility - If including waste transfer station or refuse disposal</li> <li>• Salvage Yard</li> <li>• Storage</li> <li>• Transport Terminal</li> <li>• Warehouse</li> </ul>
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	<p>Management Register:</p> <p>(i) development specified in Schedule 1</p> <p>(ii) material change of use if in accordance with an approved Plan of Development (PoD).</p> <p>(iii) operational work or building work in accordance with an approved PoD.</p>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4 – PDA assessable</b>	
<b>Precincts</b>	<b>Exempt development</b>	<b>PDA self assessable development</b>	Column 4A Permissible development	Column 4B Prohibited development
Precinct 3 - CBD Garden Residential Neighbourhood	<p>1. Any of the following uses:</p> <ul style="list-style-type: none"> <li>• Family Day Care Home</li> <li>• Low Impact Telecommunications Facility</li> <li>• Minor change in the scale or intensity of an existing lawful use</li> <li>• Park Substation</li> <li>• Temporary Use – provided use is not listed in column 4B.</li> </ul> <p>2. Any of the following uses where within an existing</p>	Nil.	<i>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 2 and 4B.</i>	<ul style="list-style-type: none"> <li>• Adult Entertainment</li> <li>• Agriculture</li> <li>• Animal Husbandry</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk Garden Supplies</li> <li>• Cemetery</li> <li>• Cinema</li> <li>• Commercial Groundwater Extraction</li> <li>• Corrective Institution</li> <li>• Fuel Depot</li> <li>• Funeral Business</li> </ul>

	<p>building and either: not involving building work; or involving minor building work that does not change the existing building setbacks:</p> <ul style="list-style-type: none"> <li>• Bed &amp; Breakfast</li> <li>• Caretaker’s Residence</li> <li>• Detached Dwelling</li> <li>• Display Home</li> <li>• Estate Sales Office</li> <li>• Family Accommodation</li> <li>• Home Occupation</li> <li>• Home Office</li> <li>• Private Recreation (ancillary to a dwelling house)</li> <li>• Public Utility – if not including a waste transfer station and refuse disposal</li> </ul> <p>3. An environmentally relevant activity if:</p> <p>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</p> <p>(ii) the activity complies with that code.</p> <p>4. If the land is not on the Environmental Management Register:</p> <p>(i) development specified in Schedule 1</p> <p>(ii) material change of use if in accordance with an approved Plan of Development (PoD).</p> <p>(iii) operational work or building work in</p>			<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Helipad</li> <li>• Hospital</li> <li>• Industry</li> <li>• Manufacturer’s Shop</li> <li>• Market</li> <li>• Milk Depot</li> <li>• Minor Aquaculture</li> <li>• Motor Vehicle Repairs</li> <li>• Nightclub</li> <li>• Outdoor Sport and Recreation</li> <li>• Outdoor Storage Area</li> <li>• Public Utility - If including waste transfer station or refuse disposal</li> <li>• Rural Industry</li> <li>• Salvage Yard</li> <li>• Service Industry</li> <li>• Showroom</li> <li>• Storage</li> <li>• Theatre</li> <li>• Transport Terminal</li> <li>• Vehicle Hire Premises</li> <li>• Vehicle Sales Premises</li> <li>• Warehouse</li> </ul>
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	accordance with an approved PoD.			
<b>Column 1</b> <b>Precincts</b>	<b>Column 2</b> <b>Exempt development</b>	<b>Column 3</b> <b>PDA self assessable development</b>	<b>Column 4 – PDA assessable</b>	
			Column 4A Permissible development	Column 4B Prohibited development
Precinct 4 – CBD Open Space	<p>1. Any of the following uses:</p> <ul style="list-style-type: none"> <li>• Conservation (natural area management)</li> <li>• Low Impact Telecommunications Facility</li> <li>• Market - if not more than 50 temporary and/or other structures used for the sale of goods</li> <li>• Minor change in the scale or intensity of an existing lawful use</li> <li>• Open Sports Ground</li> <li>• Outdoor sport and recreation – if not involving golf course and/or driving range</li> <li>• Park</li> <li>• Public Utility – if not including a waste transfer station and refuse disposal</li> <li>• Substation</li> <li>• Temporary Use – provided use is not listed in column 4B</li> </ul> <p>2. Any of the following uses where within an existing building and either: not involving building work; or involving minor building work that does not</p>	Nil.	<i>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 2 and 4B.</i>	<ul style="list-style-type: none"> <li>• Adult Entertainment</li> <li>• Aged Persons Accommodation</li> <li>• Agriculture</li> <li>• Animal Husbandry</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk Garden Supplies</li> <li>• Commercial Groundwater Extraction</li> <li>• Community Care Centre</li> <li>• Dwelling Unit</li> <li>• Fuel Depot</li> <li>• Funeral Business</li> <li>• Funeral Parlour</li> <li>• Hospital</li> <li>• Industry</li> <li>• Laundromat</li> <li>• Manufacturer’s Shop</li> <li>• Milk Depot</li> <li>• Motor Vehicle Repairs</li> <li>• Public Utility – if including a waste transfer station and refuse disposal</li> </ul>

	<p>change the existing building setbacks:</p> <ul style="list-style-type: none"> <li>• Café</li> <li>• Caretaker’s Residence</li> <li>• Community Purpose</li> <li>• Kiosk</li> <li>• Restaurant</li> </ul> <p>3. An environmentally relevant activity if:</p> <p style="padding-left: 40px;">(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</p> <p style="padding-left: 40px;">(ii) the activity complies with that code.</p> <p>4. If the land is not on the Environmental Management Register:</p> <p style="padding-left: 40px;">(i) development specified in Schedule 1</p> <p style="padding-left: 40px;">(ii) material change of use if in accordance with an approved Plan of Development (PoD).</p> <p style="padding-left: 40px;">(iii) operational work or building work in accordance with an approved PoD.</p>			<ul style="list-style-type: none"> <li>• Relocatable Home Park</li> <li>• Resort Hotel</li> <li>• Retail Plant Nursery</li> <li>• Retirement Facility</li> <li>• Rural Industry</li> <li>• Salvage Yard</li> <li>• Service Industry</li> <li>• Showroom</li> <li>• Storage</li> <li>• Vehicle Hire Premises</li> <li>• Vehicle Sales Premises</li> <li>• Veterinary Clinic</li> <li>• Veterinary Hospital</li> <li>• Warehouse</li> <li>• Waterfront Industry</li> </ul>
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## 6.0 Infrastructure Contributions

Under Section 88 of the ED Act, conditions may be imposed on development approvals relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure, for any Priority Development Area.

Infrastructure charges will be based on the City of Gold Coast's applicable charging document for the area, or as agreed in an infrastructure agreement.

Infrastructure delivered as part of the development may be offset against the monetary contribution that would otherwise apply.



## 7.0 Schedules

### Schedule 1: Exempt development

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

<b>Building work</b>
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA exempt or self assessable development.
Carrying out building work associated with an approved material change of use.
<b>Reconfiguring a lot</b>
Subdivision involving road widening and truncations required as a condition of development approval.
<b>Operational work</b>
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
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 if consistent with an approved Plan for Development.
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: <ul style="list-style-type: none"> <li>• other than Significant Vegetation, or</li> <li>• Significant Vegetation where <ul style="list-style-type: none"> <li>• the clearing is consistent with an approved Plan of Development</li> <li>• carried out by or on behalf of City of Gold Coast or a public sector entity, where the works being undertaken are authorised under a state law</li> <li>• in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.</li> </ul> </li> </ul>
Carrying out operational work that is the placing of advertising devices that: <ul style="list-style-type: none"> <li>• do not exceed 5m<sup>2</sup> for commercial, industrial, recreational or entertainment use;</li> <li>• are attached to front fence or facade of main building;</li> <li>• do not project more than 150mm from front facade or front fence;</li> </ul>

- are not illuminated;
- contain name of business or operator, use on premises, contact details or name and address of building; and
- comprise no more than two signs.

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.

## Schedule 2: Definitions

For the purposes of this ILUP, terms are defined as per the Our Living City Gold Coast Planning Scheme 2003 - Version 1.2 (amended November 2011).

### Other Supplementary Definitions

Other supplementary definitions, not contained within the Our Living City Gold Coast Planning Scheme 2003 - Version 1.2 (amended November 2011), but which require special definition are those identified below:

#### 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
- contribution to the preservation of natural landforms
- contribution to the character of the landscape
- cultural or historical value
- amenity value to the general public

#### Community infrastructure

Community infrastructure has the same meaning as the *Sustainable Planning Act 2009* (SPA) that is undertaken by, or on behalf of, the Minister.

In this section, Minister has the same meaning as SPA in Chapter 5.

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



**Queensland  
Government**

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CITY OF  
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