

# Southport Priority Development Area

## Development Scheme

July 2022

The Department of State Development, Infrastructure, Local Government and Planning is responsible for driving the economic development of Queensland.

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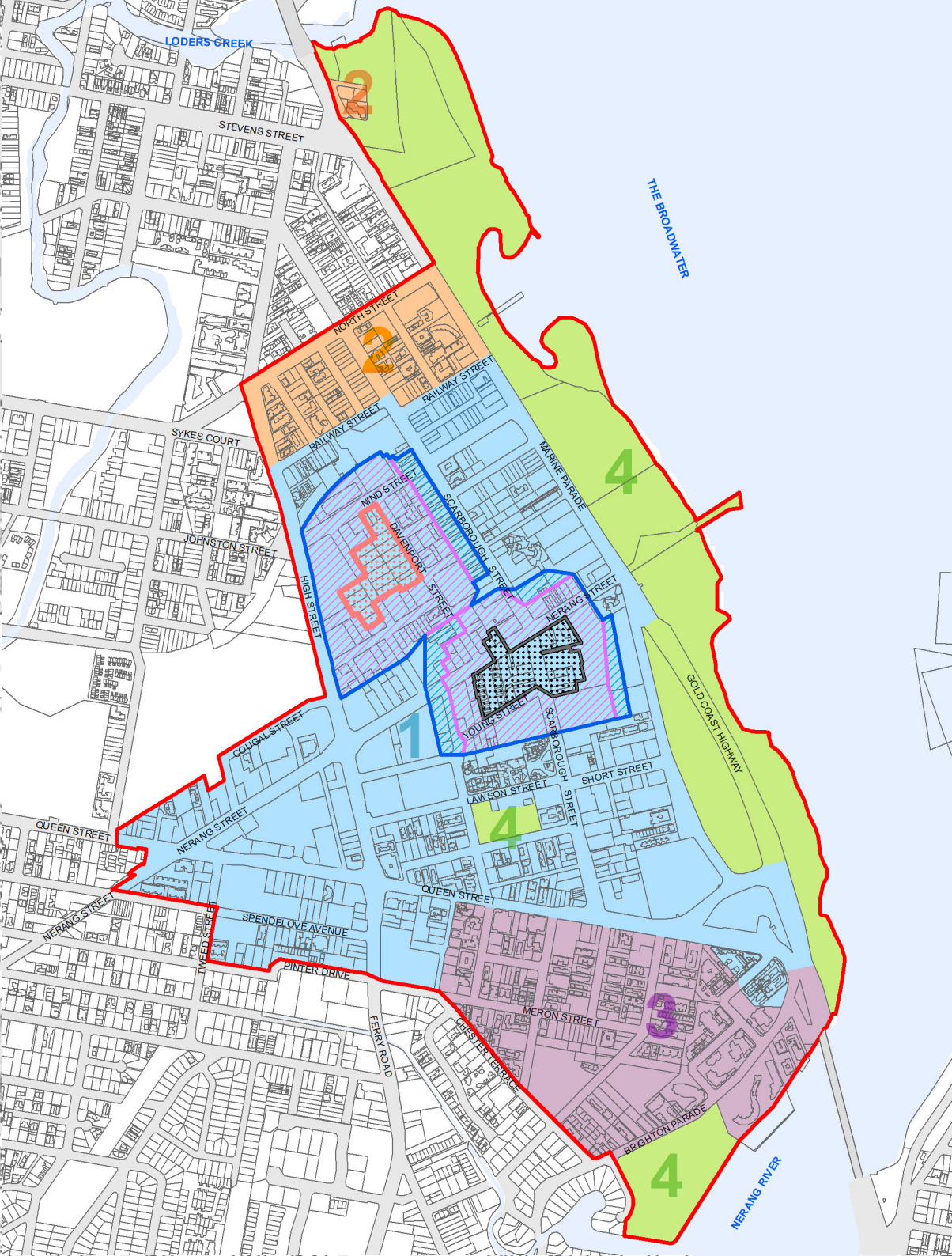
Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

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## Contents

<b>1.0 Introduction</b>	<b>5</b>	3.3.4 Development consistent with the land use plan	14	<b>4.0 Infrastructure Plan</b>	<b>41</b>
<b>1.1 Economic Development Act</b>	<b>5</b>	3.3.5 Development inconsistent with the land use plan	14	<b>4.1 Infrastructure objectives</b>	<b>41</b>
<b>1.2 Priority Development Area</b>	<b>5</b>	3.3.6 Demonstrating development is consistent with the land use plan	14	<b>4.2 Infrastructure requirements</b>	<b>42</b>
<b>1.3 Application of the development scheme</b>	<b>5</b>	3.3.7 Notification requirements	16	<b>4.3 Network infrastructure</b>	<b>43</b>
<b>1.4 Elements of the scheme</b>	<b>5</b>	3.3.8 Relationship with local government planning scheme and other legislation	16	<b>4.4 CBD building infrastructure</b>	<b>45</b>
<b>1.5 State interests</b>	<b>5</b>	3.3.9 Interim use	16	<b>4.5 Infrastructure funding</b>	<b>45</b>
<b>1.6 Acknowledgements</b>	<b>5</b>	<b>3.4 PDA-wide criteria</b>	<b>17</b>	<b>4.6 Infrastructure agreements</b>	<b>45</b>
<b>2.0 Strategic Context</b>	<b>7</b>	3.4.1 Urban design	17	<b>5.0 Implementation Strategy</b>	<b>46</b>
<b>2.1 Location</b>	<b>7</b>	3.4.2 Architecture	17	<b>5.1 Implementation strategies</b>	<b>47</b>
<b>2.2 Key attributes</b>	<b>9</b>	3.4.3 Public space	18	5.1.1 Positioning the Gold Coast CBD	47
<b>3.0 Land Use Plan</b>	<b>11</b>	3.4.4 Streets and movement	18	5.1.2 Reinforcing the Gold Coast CBD's existing advantages	48
<b>3.1 Vision</b>	<b>11</b>	3.4.5 Parking, servicing, amenity and operation	19	5.1.3 Improving liveability through urban place making	49
<b>3.2 Operation of the land use plan</b>	<b>13</b>	3.4.6 Environmental considerations	19	5.1.4 Achieving the PDA vision	50
3.2.1 Purpose of the land use plan	13	3.4.7 Site constraints	19	<b>6.0 Schedules</b>	<b>51</b>
3.2.2 PDA development requirements	13	3.4.8 Infrastructure	20	<b>Schedule 1: PDA-wide accepted development</b>	<b>52</b>
3.2.3 Levels of assessment	13	<b>3.5 Precinct provisions</b>	<b>21</b>	<b>Schedule 2: Definitions</b>	<b>53</b>
3.2.4 Schedules	13	3.5.1 Precinct 1 – Central Business District (CBD)	23	<b>Schedule 3: SEP Acoustic criteria</b>	<b>55</b>
<b>3.3 Development assessment</b>	<b>14</b>	3.5.2 Precinct 2 – PDA Residential Neighbourhood	28	<b>Schedule 4: Amendments</b>	<b>58</b>
3.3.1 Interpretation	14	3.5.3 Precinct 3 – PDA Garden Residential Neighbourhood	32		
3.3.2 PDA development application	14	3.5.4 Precinct 4 – PDA Open Space	37		
3.3.3 PDA development approval	14				



Map 1 – Southport PDA boundary and precincts

- Southport PDA boundary
- Cadastre boundary
- Waterway or waterbody
- 1** Precinct 1 – Central Business District (CBD)
  - Sub-precinct 1 – Special Entertainment Precinct (SEP) boundary
  - ▨ SEP Established core area
  - ▨ SEP Emerging core area
  - ▨ Inner buffer area
  - ▨ Outer buffer area
- 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 City.

## 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).

The development scheme became effective on 4 September 2014 and was amended on 22 July 2022

## 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 Acknowledgments

The scheme was prepared under delegation by the City 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 DA mapping system provides guidance in identifying if a state interest is relevant to the assessment of a PDA development application (refer to: <https://planning.dsdmip.qld.gov.au/maps>). Where the MEDQ delegates development assessment functions and powers, applicants and the delegate should also refer to the Queensland Government website at [edq.qld.gov.au](http://edq.qld.gov.au)





# 2.0

## Strategic Context

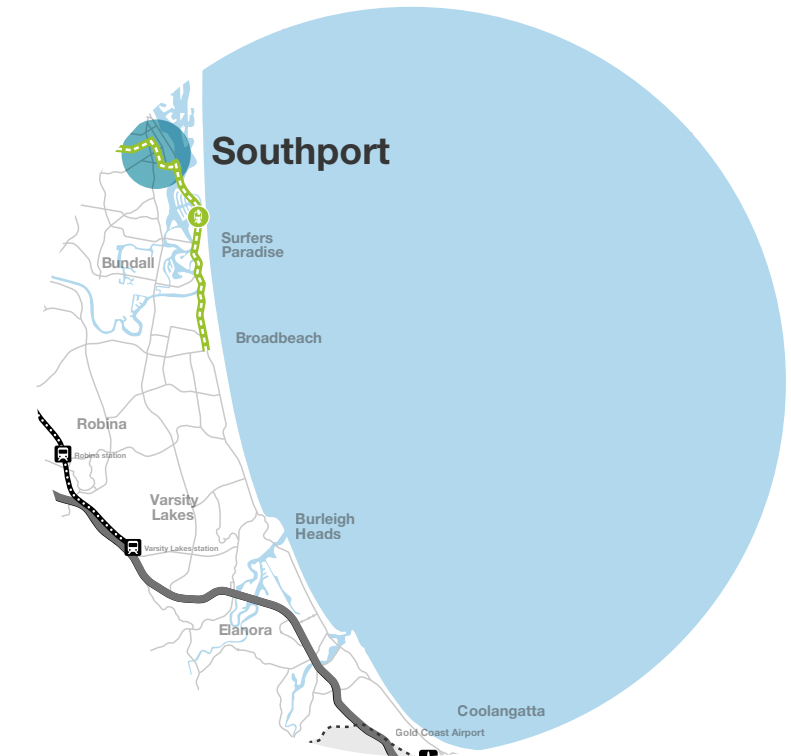
### 2.1 Location

**The City of Gold Coast is Australia's largest non-capital city. More than 635,000<sup>2</sup> residents live here, around 12 million tourists visit every year, and in 2018, the city hosted the Gold Coast 2018 Commonwealth Games™ (GC2018). 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

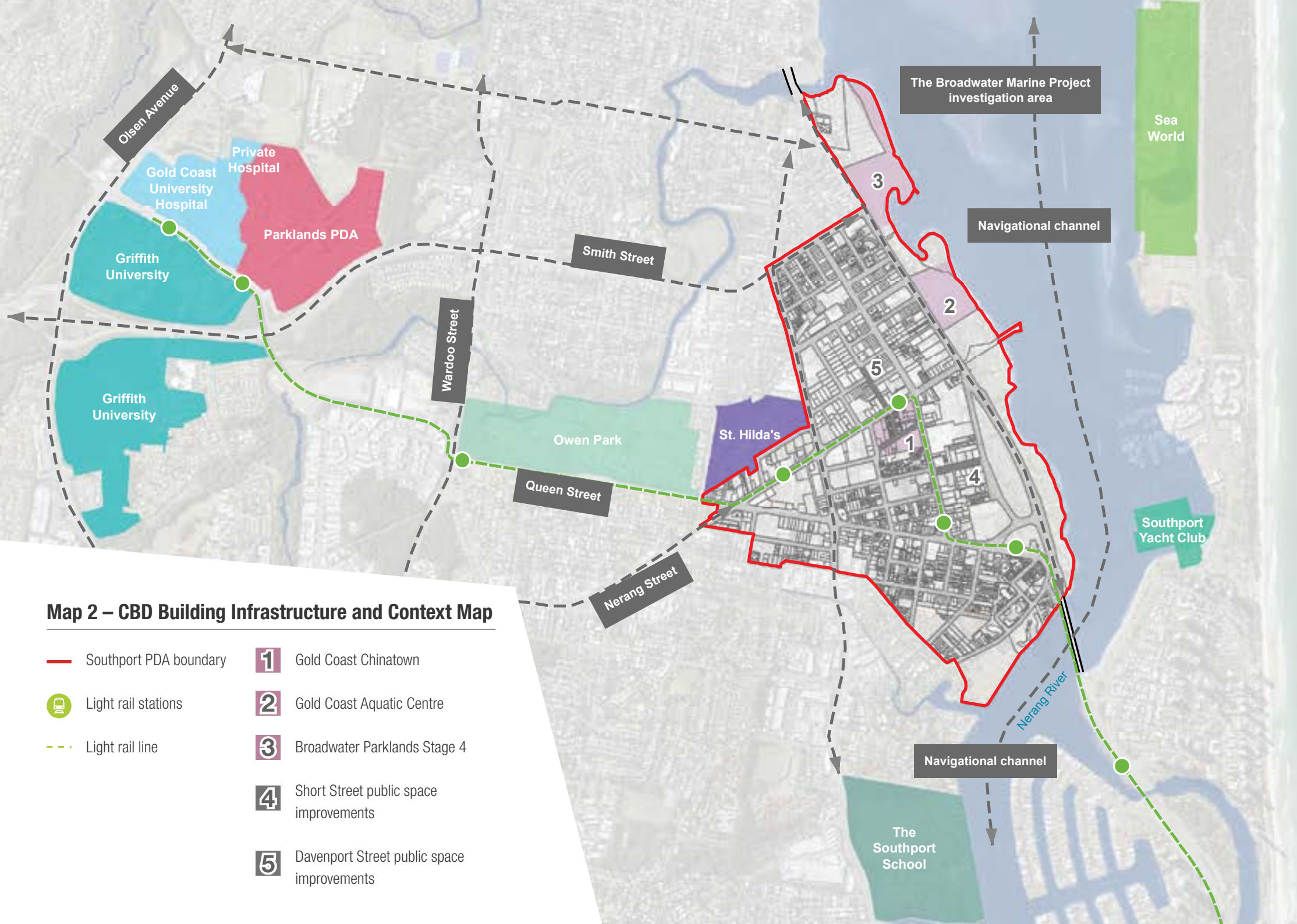


Railway Street and south of Queen Street. It contains a mix of uses centred on Nerang and Scarborough Streets and includes retail, entertainment, financial, medical, educational, legal and community uses. The residential areas offer a diversity of dwelling type and size.



<sup>2</sup> Source: Queensland Government's Statistician's Office (QGSO) 2021





## 2.2 Key attributes

The PDA has an area of 198.3 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 been traditionally regarded as the Gold Coast's centre for business, with the highest amount of commercial floor space and employment in the city. It offers regionally significant education, including the Gold Coast Institute of TAFE and two prestigious private schools.

Southport is a centre for medical and health industries, with the associated support services to the former Gold Coast Hospital and a substantial private hospital, while the Southport Magistrates Court provides for the necessary legal services to the surrounding areas.

A Special Entertainment Precinct (SEP) is included in the CBD to provide a regulatory framework that supports amplified music venues and compatible residential development.

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
- GC2018 facilities – Gold Coast Aquatic Centre
- Broadwater Parklands
- public space improvements.

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







# 3.0

## Land Use Plan

### 3.1 Vision

**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 connection to the Broadwater by continuing to provide attractive and functional public spaces
- maximise infrastructure investments including Gold Coast Chinatown, light rail and the Aquatic Centre for GC2018 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 by encouraging uses and activities that operate outside of standard business hours
  - increase opportunities for lifestyle, entertainment and recreation activities
  - activate public space
  - allow flexibility for temporary uses such as street activities and special events including entertainment, cultural and artistic performances.
- **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 GC2018 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 private sector-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 3.4) and
- (ii) precinct provisions (see Section 3.5).

Refer to Figure 1.

The PDA-wide criteria apply to all PDA assessable development but do not apply to accepted 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>3</sup>.

#### 3.2.3 Levels of assessment

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

- (i) PDA accepted development (column 1)
- (ii) PDA accepted subject to requirements 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

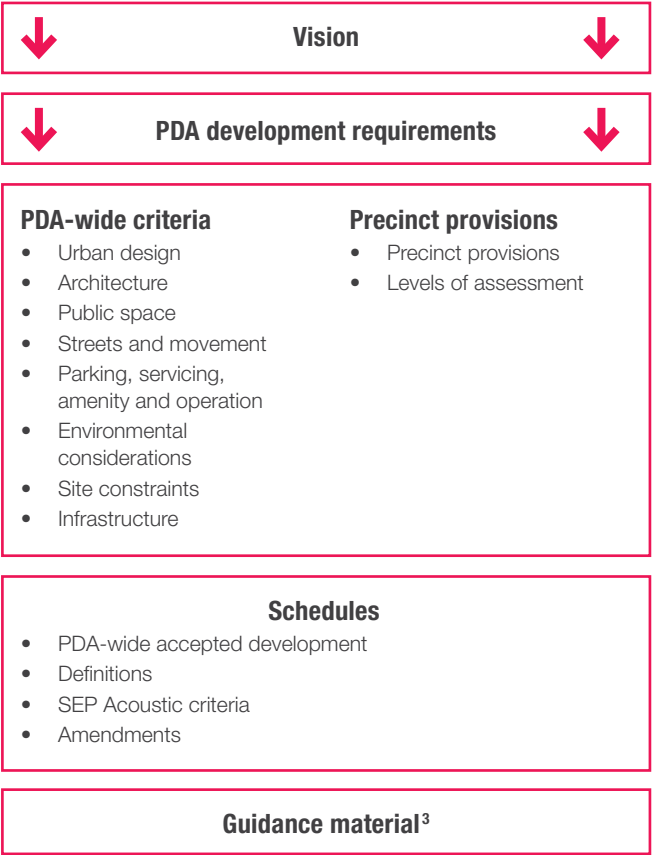
Schedule 1 identifies accepted development that is exempt from assessment in all precincts of the PDA.

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

Schedule 3 provides additional assessment benchmarks for development within a SEP.

Schedule 4 provides a summary of amendments which have been made to the scheme.

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



<sup>3</sup> Southport PDA Streetscape Design Guidelines and Southport SEP Built Form and Urban Design Guideline available on the City's website and EDQ Guidelines available on the EDQ website at [edq.qld.gov.au](http://edq.qld.gov.au). 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 City 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.

### 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 City
- (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 City 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 accepted development and requires no further development approval under the scheme.



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 per cent 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 *Planning Act 2016* 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 2018*, the *Planning Act 2016* 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>4</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> For explanation, refer to EDQ guideline No. 9 – refer to the EDQ website at [edq.qld.gov.au](http://edq.qld.gov.au)

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>5</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

To create functional, attractive and sustainable places consideration should be given to how buildings interact and connect with each other, and the relationship of buildings, streets and spaces<sup>6</sup>. New development will be supported where it:

- responds to local site characteristics, settings, landmarks and views
- responds to identified heritage places<sup>7</sup>
- responds to and enhances an identified heritage place where on an immediately adjoining lot
- demonstrates a specific identity and character in response to built form and natural features

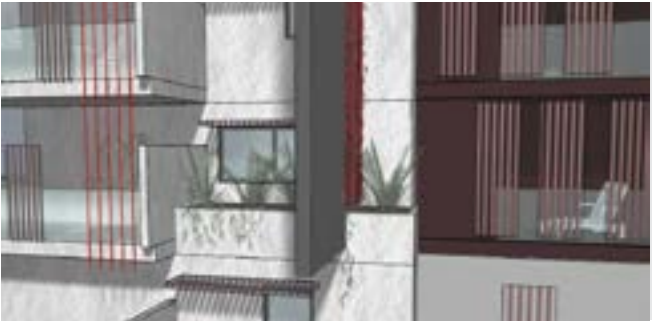
- responds to existing building orientation, alignment and form to promote open skies and minimises a high-rise ‘urban wall’ effect
- accommodates sufficient landscaping, parking, access and circulation areas, and makes efficient use of land and resources
- provides a safe environment through the application of Crime Prevention through Environmental Design (CPTED) principles<sup>8</sup> and is augmented by CCTV as appropriate.

3.4.2 Architecture

Building form, articulation, layering, the use of high quality materials and detailing should be considered in architecture<sup>6</sup>. New buildings will be supported where they:

- demonstrate innovation in design, and suitability to the wider context in terms of proportion and composition
- consider the overall visual impact and distance between high-rise buildings, including the desire for high-rise buildings to be sculptural and provide distinct lower, middle and upper sections
- ensure residential amenity is designed and planned for and considers the ultimate development potential of adjacent sites and amplified music venues (existing and future) in the SEP Established and Emerging core areas
- 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
- provide comfortable and enjoyable spaces that address impacts from wind, sun, reflection and overshadowing
- include towers that are equitably distributed to retain outlook, are 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>5</sup> Applicants should also have regard to the development assessment part of the State Planning Policy.

<sup>6</sup> Refer to City of Gold Coast’s Key design principles – [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

<sup>7</sup> Refer to the City Plan Heritage overlay map which shows premises affected by heritage designation and to the Southport Urban Heritage and Character Strategy Review 2010 (Appendix 2 A register of local heritage places) on the City’s website

<sup>8</sup> Refer to Crime Prevention through Environmental Design Guidelines for Queensland – [police.qld.gov.au](http://police.qld.gov.au)

### 3.4.3 Public space

Public space for new development will be supported where it:

- provides safe, attractive, well-designed, connected and inclusive areas that encourage community interaction, through the use of landscaping and lighting
- coordinates landscaping treatments<sup>9</sup> and demonstrates innovation in design, including high quality private open space strips that respond to the subtropical climate, enhances the visual amenity of the locality and integrates with the building
- includes hard-wearing, fit for purpose hard landscaping elements that do not clutter public spaces
- includes an appropriate level of 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:

- 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>10</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<sup>11</sup>
- 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>9</sup> Refer to City of Gold Coast's Southport PDA Streetscape Design Guidelines for the treatment of public spaces.

<sup>10</sup> Where active transport enters the on-road environment, treatment should be consistent with Austroads: Cycling Aspects of Austroads Guides – [austroads.com.au/publications/road-design/ap-g88-17](http://austroads.com.au/publications/road-design/ap-g88-17)

<sup>11</sup> For development adjoining the light rail corridor, refer to the State Government Department of Transport and Main Roads (DTMR) Guide to Development in a Transport Environment (Light Rail) – [tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-development-in-a-transport-environment-light-rail-and-Public-Transport-Infrastructure-Manual](http://tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-development-in-a-transport-environment-light-rail-and-Public-Transport-Infrastructure-Manual) – [publications.qld.gov.au/dataset/public-transport-infrastructure-manual](http://publications.qld.gov.au/dataset/public-transport-infrastructure-manual)

<sup>12</sup> Refer to EDQ guideline No. 9 – [edq.qld.gov.au](http://edq.qld.gov.au)

### 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
- includes building services and storage areas designed and located to avoid nuisance to adjoining premises and to avoid an 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>
- 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 and threats to health and safety on surrounding activities and properties (including expected future residential development) having regard to noise; hours of operation; traffic; signage; visual amenity; wind effects; privacy; vibration; contaminating substances; hazardous chemicals; odour and emissions; and safety.

### 3.4.6 Environmental considerations

New development will be supported where it:

- protects and enhances biodiversity and other ecological values, and retains mature trees (including hollow bearing trees), remnant vegetation and habitat for fauna, where possible
- provides 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)
- includes buffers to protect and enhance nearby watercourses<sup>16</sup>
- does not adversely impact 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.

### 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>



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

<sup>14</sup> Refer to the Queensland Development Code – Section MP4.1 Sustainable Buildings – [business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code](http://business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code)

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

<sup>16</sup> In consideration of development applications, the Council of the City of Gold Coast will take guidance from the Environmental significance overlay code. The City Plan Environmental significance – wetlands and waterways overlay map shows premises affected.

<sup>17</sup> Refer to the Water quality assessment criteria assessment criteria specified in Part E: State interest policies and assessment benchmarks of the State Planning Policy and supporting documents.

<sup>18</sup> In consideration of development applications, the City will take guidance from the City Plan Acid sulfate soils overlay code. The City Plan Acid sulfate soils overlay map shows premises affected by acid sulfate soils.

<sup>19</sup> In consideration of development applications, the City will take guidance from the City Plan Flood overlay code. The Flood overlay map shows premises affected by potential flood inundation.

<sup>20</sup> Refer to the State Planning Policy and relevant EDQ guidelines for PDAs. In consideration of development applications, the City will take guidance from the City Plan Coastal erosion hazard overlay code and the Landslide hazard overlay code. The City Plan Coastal erosion hazard overlay map and Landslide hazard overlay map shows premises affected by these potential hazards.



- 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 nonhabitable 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<sup>22</sup>.

### 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)<sup>23</sup>
- 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>21</sup> Refer to City Plan State controlled roads, rail corridor and transport noise corridors overlay map which shows premises affected by 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 – [hpw.qld.gov.au/\\_\\_data/assets/pdf\\_file/0015/4830/qdcmp4.4buildingsinatransportnoisecorridor.pdf](http://hpw.qld.gov.au/__data/assets/pdf_file/0015/4830/qdcmp4.4buildingsinatransportnoisecorridor.pdf)

<sup>22</sup> Where a development proposal would intrude into an airport's 'prescribed airspace' pursuant to the Airports (Protection of Airspace) Regulations 1996, under the Commonwealth Airports Act 1996, advice should be sought from the Civil Aviation Safety Authority (CASA). Refer to the City Plan Airport Environs – Procedures for Air Navigation Services, Aircraft Operational Surfaces (PANS-OPS) surfaces Overlay Map which identifies the current maximum allowable height of buildings and structures applicable. Notwithstanding respective height limits, any proposed building or structure in excess of 150 metres above ground level is required to be referred to Gold Coast Airport Pty Ltd for assessment by aviation agencies.

<sup>23</sup> Any proposed use which results in a high or significant increase in infrastructure demand may require an infrastructure capacity assessment which may trigger the requirement for additional infrastructure or local area network improvements required to facilitate development. The applicant will be responsible for required necessary infrastructure delivery and funding.

## 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 one 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.

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

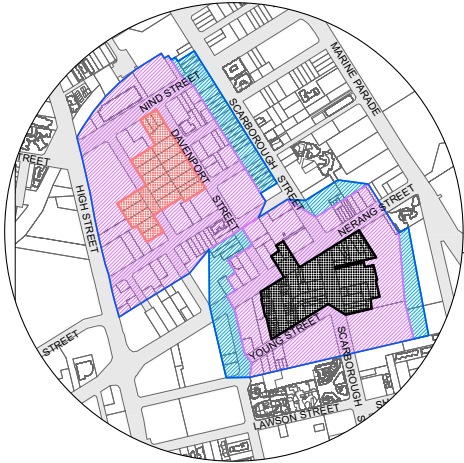
### Central Business District (CBD)



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

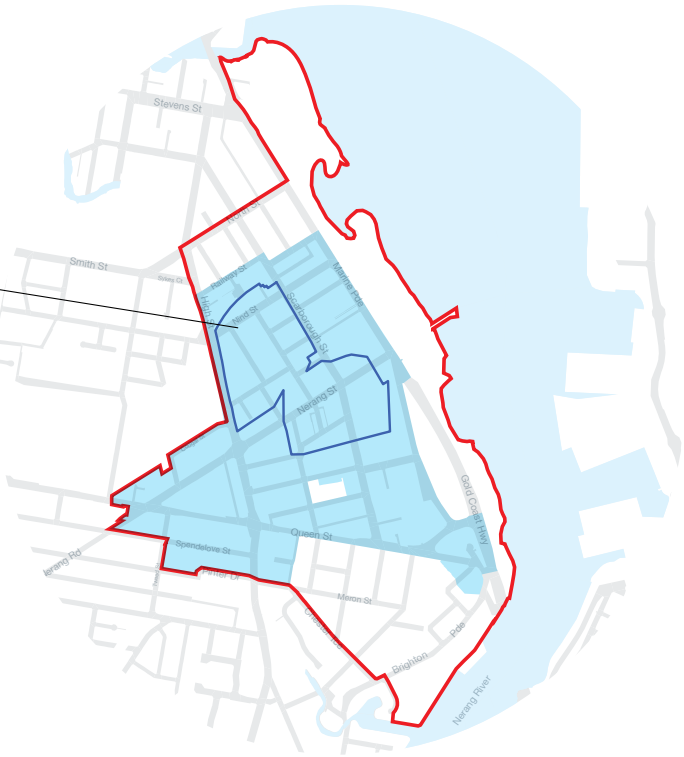
It will be a vibrant district with a concentrated and innovative mix of land uses, providing diverse work and lifestyle opportunities. The precinct will thrive 24 hours a day, 7 days a week and be a hub of innovative business, economic activity, entertainment and leisure. Public transport connectivity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

Sub-precinct 1 – Special Entertainment Precinct (SEP) supports the establishment of amplified music venues in the SEP Established core and SEP Emerging core and includes additional design requirements for residential development.



Map 3 – Special Entertainment Precinct

- Sub-precinct 1 – Special Entertainment Precinct (SEP) boundary
- SEP Established core area
- SEP Emerging core area
- Inner buffer area
- Outer buffer area



- Precinct 1 – Central Business District (CBD)
- Sub-precinct 1 – Special Entertainment Precinct (SEP) boundary

### Land use

Development within the CBD precinct will:

- contribute to a diverse mix of residential and nonresidential CBD uses
- increase commercial office space to accommodate a range of business activity
- provide high residential densities<sup>24</sup>, with residents expecting a reasonable level of ambient noise
- 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
- reinforce and build upon Chinatown with associated uses and activities

<sup>24</sup> With a residential density of 1 bedroom per 9m<sup>2</sup>.



- 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.

Development within sub-precinct 1 – Special Entertainment Precinct (SEP) will:

- enable amplified music venues to establish in the SEP Established core and SEP Emerging core areas
- accommodate Medium impact industry where for a micro-brewery and collocated with a Bar or Hotel.

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
- deliver commercial buildings with high site coverage and large floor plates, to ensure requirements of national and international business are catered for
- 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.

Sub-precinct 1 Built form provisions<sup>25</sup>

Development within sub-precinct 1 SEP Emerging core and SEP Established core will:

- be responsive to its urban context and contribute to a connected, legible, safe, and accessible SEP
- establish buildings that engage with the street and contribute to the vibrancy of the SEP
- provide built form outcomes that are aesthetically distinct and contribute to the evolution of a SEP.

Residential development in the SEP Emerging core, SEP Established core, Inner buffer and Outer buffer areas will:

- incorporate design measures to attenuate against existing amplified music venues and safeguard opportunity for future amplified music venues to establish
- provide balconies that are expressed as subtropical architectural elements within the overall building facade while also serving to assist acoustic insulation and compatibility with amplified music venues.

<sup>25</sup> Refer to City’s Key design principles – cityofgoldcoast.com.au/urbandesign Refer to the Southport PDA Development Scheme SEP Built form and urban design guideline on the City’s website. Refer Schedule 3 SEP Acoustic Criteria.





# Precinct 1 – Central Business District (CBD)

Table 1: Levels of assessment

PDA Accepted development*		PDA Accepted subject to requirements	PDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
Column 1		Column 2		
<div>1. All development specified in Schedule 1.</div> <div>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 not involving refuse disposal.</li></ul></div> <div>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 a relevant City Plan overlay map<sup>26</sup>:<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 the use does not exceed 300m²</li><li>• Health care services</li><li>• Home-based business</li></ul></div>	<ul style="list-style-type: none"><li>• Indoor sport and recreation – if not adjoining a sensitive land use</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 300m²</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>	Nil.	<div>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.</div>	<div><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>• Nightclub entertainment facility</li><li>• Special industry</li><li>• Utility installation – if a waste transfer station or involving refuse disposal</li><li>• Warehouse.</li></ul></div> <div>* Where development does not meet accepted development criteria as stated in Column 1, PDA accepted development becomes PDA assessable development.</div> <div><sup>26</sup> Relevant City Plan overlay maps are the Flood overlay; Coastal erosion hazard overlay; Landslide hazard overlay; Heritage overlay; and Environmental significance – wetlands and waterways overlay.</div>







### 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, highrise 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:

- provide high residential densities with a mix of dwelling sizes and types<sup>27</sup>
- provide supporting non-residential uses such as small-scale neighbourhood and local services, where appropriate.



Precinct 2 – PDA Residential Neighbourhood

<sup>27</sup> With a residential 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

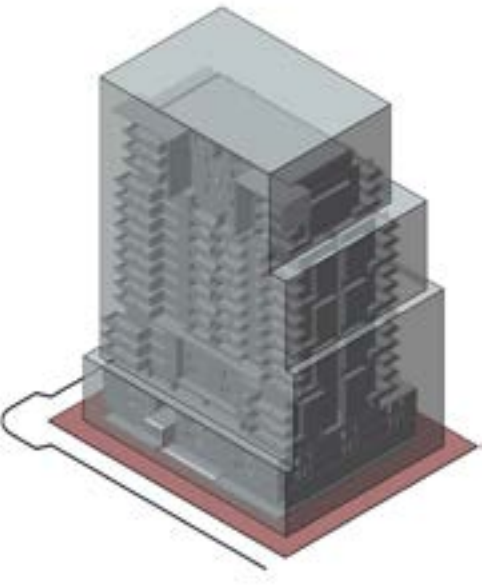
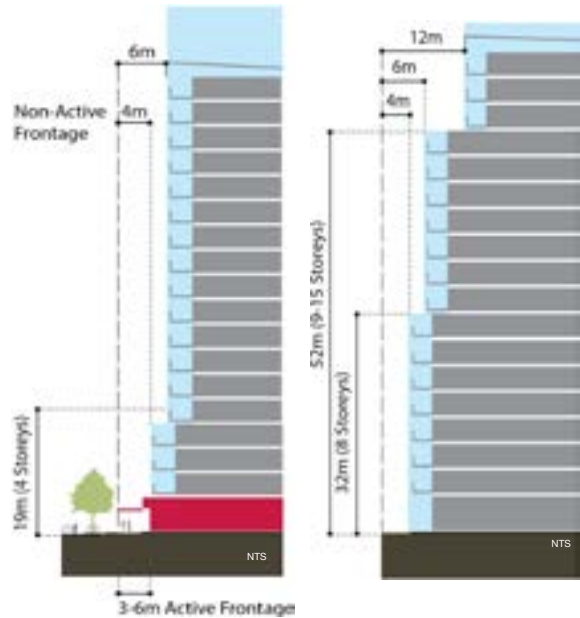
Development in the PDA Residential Neighbourhood precinct will:

- 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

PDA Accepted development*	PDA Accepted subject to requirements	PDA Assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<b>Column 1</b>	<b>Column 2</b>		
<div>1. All development specified in Schedule 1.</div> <div>2. Any of the following uses:</div> <div><div><div><div>Dwelling house – where complying with the acceptable solutions in the Queensland Development Code (QDC), MP1.1 – Design and siting standards for single detached housing on lots under 450m<sup>2</sup> and MP1.2 – Design and siting standards for single detached housing on lots 450m<sup>2</sup> and over.</div><div>Home-based business – if home-based child care</div><div>Park – if not including lighting</div><div>Substation</div><div>Utility installation – if not a waste transfer station or not involving refuse disposal.</div></div></div><div>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 a relevant City Plan overlay map<sup>28</sup>:</div><div><div>Caretaker's accommodation</div><div>Home-based business</div><div>Sales office.</div></div></div>	Nil.	<div>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.</div>	<div><div><div>Adult store</div><div>Animal husbandry</div><div>Animal keeping</div><div>Aquaculture</div><div>Brothel</div><div>Bulk landscape supplies</div><div>Cemetery</div><div>Crematorium</div><div>Detention facility</div><div>High impact industry</div><div>Intensive animal industry</div><div>Intensive horticulture</div><div>Low impact industry</div><div>Medium impact industry</div><div>Nightclub entertainment facility</div><div>Outdoor sales</div><div>Research and technology industry</div><div>Special industry</div><div>Transport depot</div><div>Utility installation – if a waste transfer station or involving refuse disposal</div><div>Warehouse.</div></div></div>

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

<sup>28</sup> Relevant City Plan overlay maps are the Flood overlay; Coastal erosion hazard overlay; Landslide hazard overlay; Heritage overlay; and Environmental significance – wetlands and waterways overlay.





### 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 residential densities with a mix of dwelling types, ranging from townhouses to predominantly medium-rise residential buildings<sup>29</sup>
- provide supporting non-residential uses at street level such as small-scale neighbourhood and local services, where appropriate.



Precinct 3 – PDA Garden Residential Neighbourhood

<sup>29</sup> With a residential 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

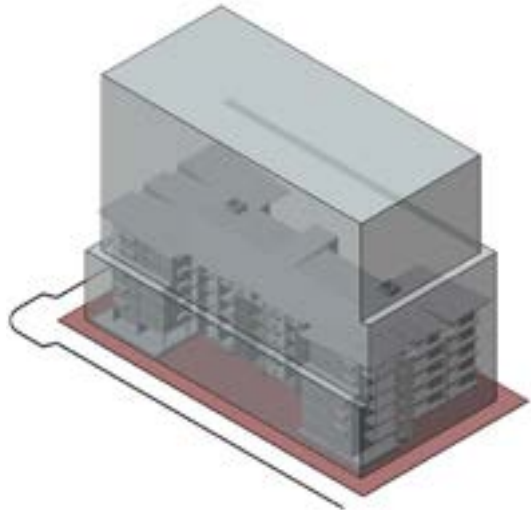
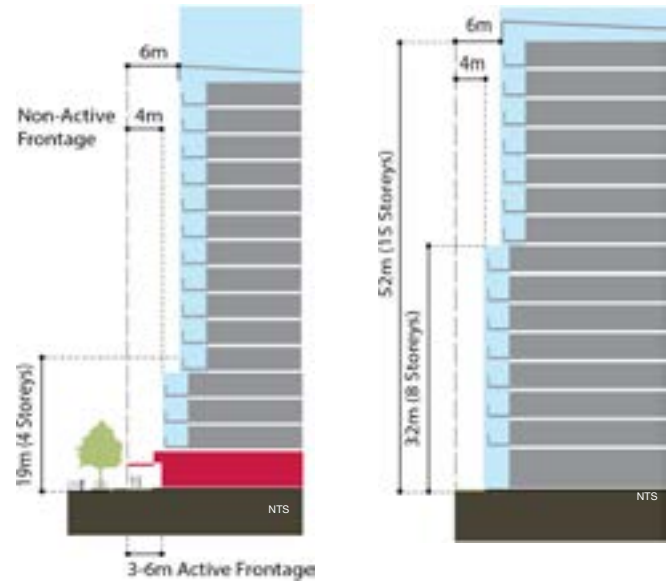
Development within the PDA Garden Residential Neighbourhood precinct will:

- 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

PDA Accepted development*	PDA Accepted subject to requirements	PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<b>Column 1</b>  1. All development specified in Schedule 1.  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 on lots under 450m<sup>2</sup> and MP1.2 – Design and siting standards for single detached housing on lots 450m<sup>2</sup> and over.</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 not involving 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, except if the land is identified on a relevant City Plan overlay map <sup>30</sup> : <ul style="list-style-type: none"><li>• Caretaker’s accommodation</li><li>• Home-based business</li><li>• Sales office.</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>• 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></ul>	<ul style="list-style-type: none"><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 involving refuse disposal</li><li>• Veterinary services</li><li>• Warehouse</li><li>• Wholesale nursery</li><li>• Winery.</li></ul>

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

<sup>30</sup> Relevant City Plan overlay maps are the Flood overlay; Coastal erosion hazard overlay; Landslide hazard overlay; Heritage overlay; and Environmental significance – wetlands and waterways overlay.






### 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 GC2018 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.



 Precinct 4 – PDA Open Space



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 GC2018 infrastructure in the Broadwater Parklands
- conserve the foreshore, enhance natural foreshore edges and protect 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

PDA Accepted development*	PDA Accepted subject to requirements	PDA Assessable development	
	Column 2	Column 3A Permissible development	Column 3B Prohibited development
Column 1			
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 a waste transfer station or not involving 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.	<div>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Columns 1, 2 and 3B.</div> <div><div><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></ul></div><div><ul style="list-style-type: none"><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 involving refuse disposal</li><li>• Veterinary services</li><li>• Warehouse</li><li>• Wholesale nursery</li><li>• Winery.</li></ul></div></div> <div>* Where development does not meet accepted development criteria as stated in Column 1, PDA accepted development becomes PDA assessable development.</div>	





# 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>31</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 City will develop a PDA specific Development Charges 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>32</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 GC2018.

<sup>31</sup> Refer to the City's Charges Resolution.

<sup>32</sup> Prior to the Southport PDA Development Charges and Offset Plan being finalised the City will be guided by current offsetting practices under the applicable infrastructure funding framework for the area at the time of development.

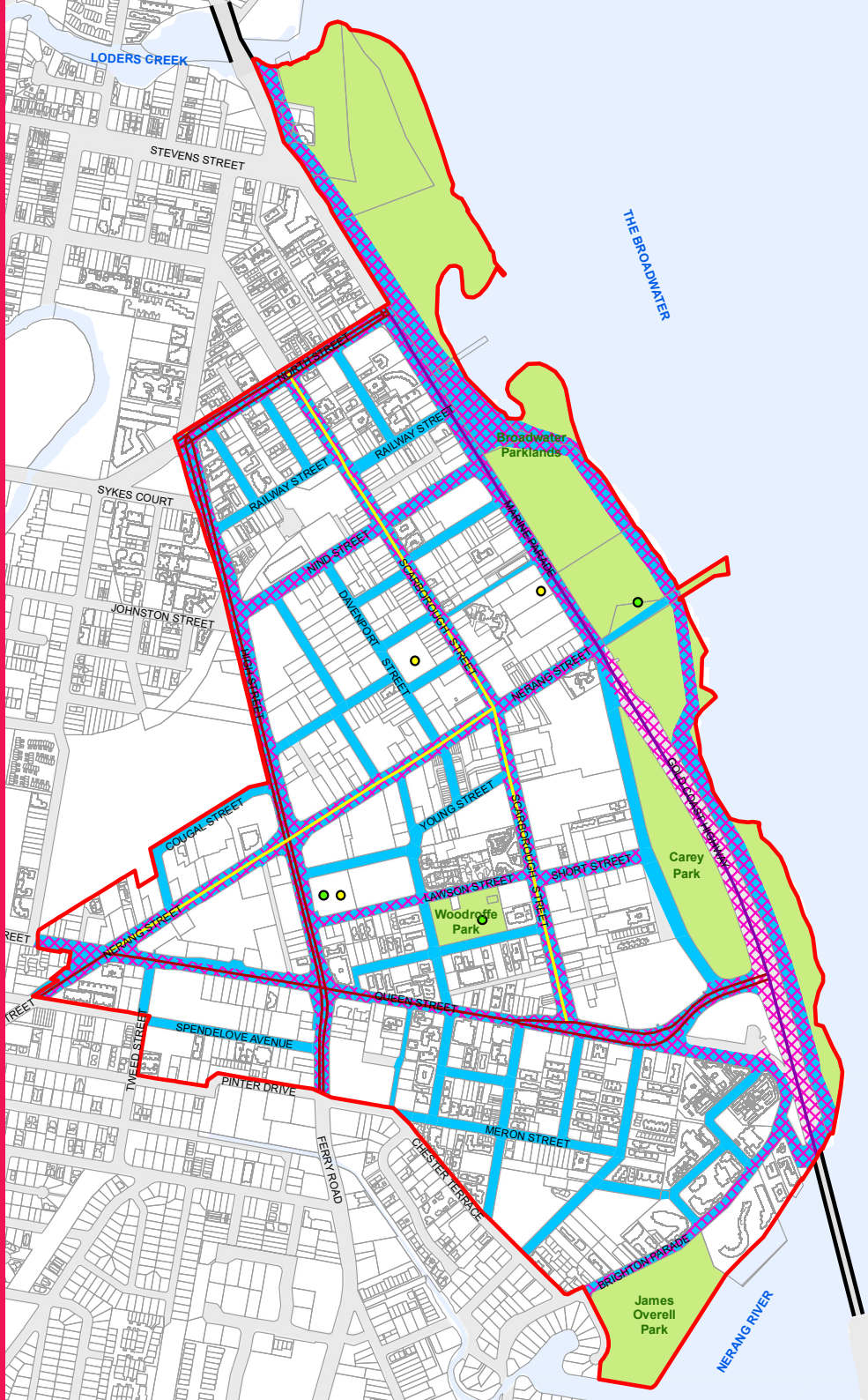


## 4.2 Infrastructure requirements

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>33</sup>.
2. CBD building infrastructure – infrastructure that supports the PDA's redevelopment including infrastructure improvements, projects and public space improvement works.

<sup>33</sup> The scope of network infrastructure is based on 'development infrastructure' as defined in Schedule 2 of the Planning Act 2016.



Map 4 – Network Infrastructure

- Pedestrian network
- Cycle network
- Existing open space network
- Bridge
- Southport PDA boundary
- Cadastre boundary
- Waterway and waterbody
- Arterial road
- Distributor road
- Sub-arterial road
- State road

- Community facility upgrades
- 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, please contact the City's relevant network entity.
2. Storm water management: this map does not illustrate storm water management network infrastructure requirements. For further detail, please contact the City's relevant network entity.
3. For further details of public open space and community facility upgrades refer to the City's Local Government Infrastructure Plan (LGIP)

## 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>34</sup>. These infrastructure items outline current trunk network infrastructure requirements in accordance with the City 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 City of desired standards of service for infrastructure and Land Development Guidelines.

Network infrastructure will be determined through the development assessment process<sup>35</sup>. A PDA development approval will impose conditions for the provision of network infrastructure, to be delivered in accordance with the City's current infrastructure regime.

<sup>34</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 Development Charges and Offset Plan.

<sup>35</sup> Any proposed use which results in a high or significant increase in infrastructure demand may require an infrastructure capacity assessment which may trigger the requirement for additional infrastructure or local area network improvements required to facilitate development. The applicant will be responsible for required necessary infrastructure delivery and funding.



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 the City's Water Supply and Sewerage Infrastructure 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 Southport Broadwater Parklands, Athol Paterson Park and Woodroffe Park are identified in the City's Local Government Infrastructure Plan.
Community facilities	A new community centre facility, Marine Parade, comprising space in a building with a gross floor area of approximately 1000m². 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 1000m². 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 1000m². Refer to Map 4 – Network Infrastructure for location. Land for community facilities infrastructure is to be provided at the time of development being undertaken.

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



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 the City's Water Supply and Sewerage Infrastructure Plan. The City's 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.

## 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 and Context Map 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
- The City's charging instrument<sup>36</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>36</sup> Refer to the City's Charges Resolution.



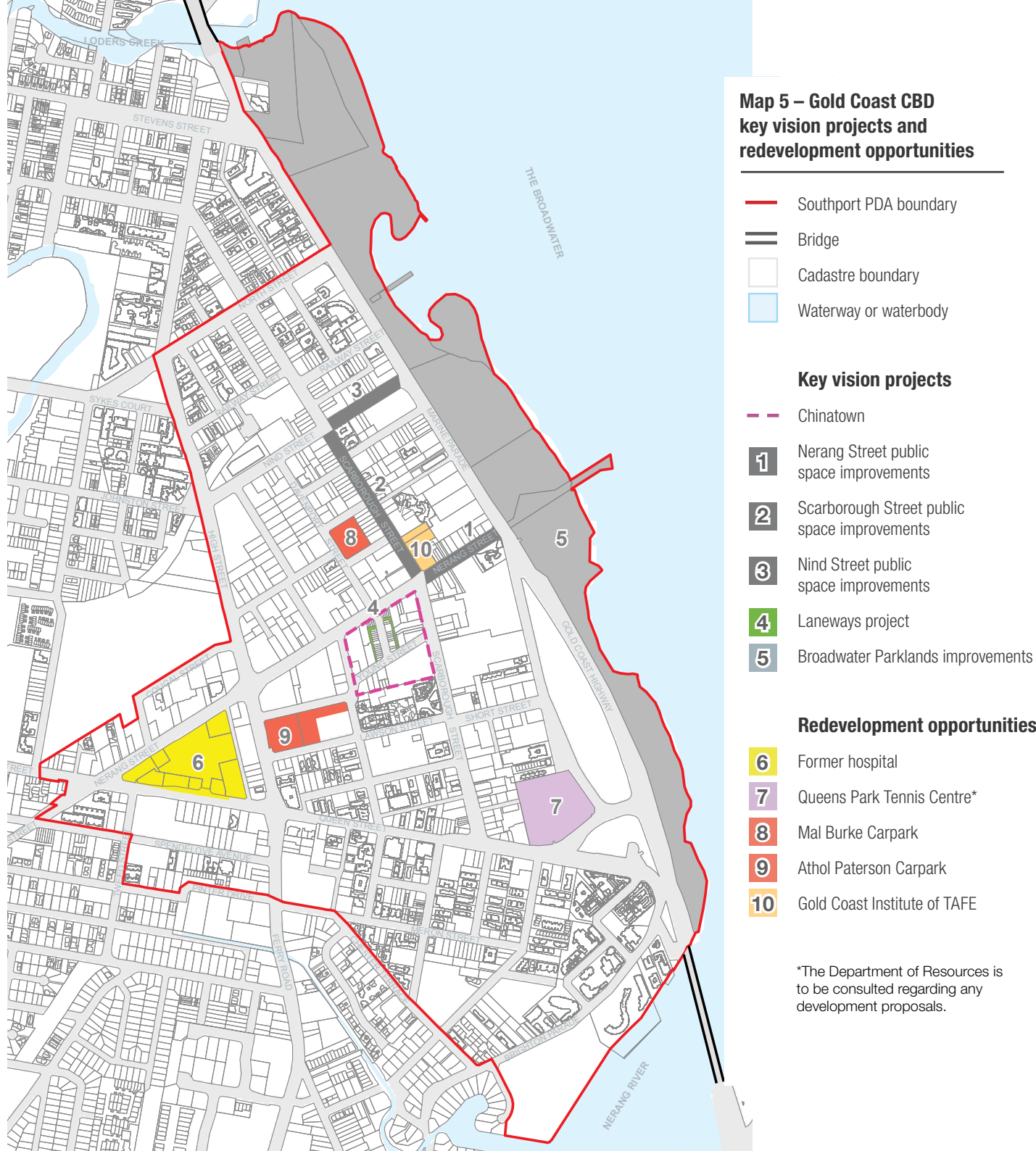
# 5.0

## 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.



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.

## 5.1

### Implementation strategies

#### 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 Marathon and the World Championship Triathlon. The Broadwater Parklands are also home to the Gold Coast Aquatic Centre. It was an important location for a range of sporting events and activities during GC2018.

**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.



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 GC2018
  - 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
- investigate developments in policy to improve amenity and vibrancy of the CBD
- achieve a standard of service and maintenance that matches the desired outcomes of a highly urbanised CBD
- reinforce Southport as part of the Gold Coast's evolution as a vibrant, creative city with world-class music through the establishment of a SEP and an associated local law to regulate amplified music from premises within the SEP.

#### 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 accepted development

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

Development prescribed in Schedule 6 of the <i>Planning Regulation 2017</i> , other than Part 2, Item 2 and Part 5, Item 28.
<b>Building work</b>
Minor building and demolition work, except if the land is identified on relevant City Plan overlay maps <sup>37</sup> .
Carrying out building work associated with a material change of use that is PDA accepted 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 PDA development approval.
<b>Operational work</b>
Erecting no more than one (1) satellite dish, where the satellite dish has no dimension greater than 1.8m, except if the land is identified on City Plan Heritage overlay map, as a State or Local heritage place.
Filling or excavation where: <ul style="list-style-type: none"><li>not exceeding 50m³ in volume, or</li><li>top dressing to a depth of less than 100 vertical millimetres from ground level.</li></ul>
Carrying out operational work associated with a material change of use that is PDA accepted development.
Carrying out operational work for advertising devices <sup>38</sup> .
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>carried out by or on behalf of the City 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>
<b>Plumbing or drainage work</b>
Carrying out plumbing or drainage work.
<b>All aspects of development</b>
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.

<sup>37</sup> Relevant City Plan overlay maps are the Flood overlay; Coastal erosion hazard overlay; Landslide hazard overlay; Heritage overlay; and Environmental significance – wetlands and waterways overlay

<sup>38</sup> The City of the Gold Coast Council Local Law No. 16 (Licensing) 2008 and Subordinate Local Law no.16.8 (Advertising Devices) 2016, as amended or replaced from time to time apply in the PDA. If the advertising device is proposed to be located on or over a State-controlled road, refer to the City’s website for ‘Management of advertising devices on State-controlled roads’.

## Schedule 2: Definitions

For the purposes of this development scheme, both use and administrative definitions are as in the Queensland Government’s *Planning Regulation 2017*, 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.

**Amplified music venue** – an activity requiring a licence for the operation of an amplified music venue as defined by *Local Law No. 16 (Licensing) 2008*.

**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 *Planning Act 2016*.

**Building work** – as defined in the *Planning Act 2016*.

**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** – being infrastructure prescribed in Schedule 5 of the *Planning Regulation 2017* 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.

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

**High impact industry** – as defined in the planning scheme.

**High-rise building** – a building exceeding 32 metres above ground level (9 storeys).

**Interim use** – the temporary use of vacant premises until a permanent use is implemented.

**Low impact industry** – as defined in the planning scheme.

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

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

**Medium impact industry** – as defined in the planning scheme.

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

**Minor building work** – building work that increases the gross floor area of a building by no more than the lesser of the following:

- (a) 50m²;
- (b) an area equal to 5 per cent of the gross floor area of the building.

**Net site area** – the area of a site which remains after the dedication of land required for any public purpose including, but not limited to, road widening and park dedication.

**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, semiprivate or public landscaped courtyards to the rear.

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

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

**Public space** – the spaces between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

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

**Residential density** – means the density of a residential site expressed as number of bedrooms per net site area.

**Residential premises** – refers to a use in the ‘Residential activities’ activity group in City Plan and also ‘Short-term accommodation’.

**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.

## Schedule 3: SEP Acoustic criteria

**If located within the SEP Established core or Emerging core area and development includes an amplified music venue.**

1. Development ensures:
  - (a) where located in the same building as, or that has a wall within 5m of a Residential premise ensures the building is designed and constructed to achieve an amplified music noise level of:
    - i. not greater than  $L_{Leq,T}$  43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; and
    - ii. not greater than  $L_{Leq,T}$  45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the development.
  - (b) where located in the Established core, is designed and constructed to achieve an amplified music noise level (at 1m external to any point of the premises) of:
    - i. not greater than  $L_{Ceq,T}$  88 dB for approved activities between 10am to midnight on Friday and Saturday and between 10am to 11:30pm on a Sunday to Thursday; and
    - ii. not greater than  $L_{Ceq,T}$  65 dB and  $L_{Leq,T}$  55 dB in any one-third octave band between and including 31.5Hz and 125Hz for all other times.
  - (c) where located in the Emerging core, is designed and constructed to achieve an amplified music noise level (at 1m external to any point of the premises) of:
    - i. not greater than  $L_{Ceq,T}$  85 dB for approved activities between 10am to midnight on Friday and Saturday and between 10am to 11:30pm on a Sunday to Thursday; and
    - ii. not greater than  $L_{Ceq,T}$  65 dB and  $L_{Leq,T}$  55 dB in any one-third octave band between and including 31.5Hz and 125Hz for all other times.

**Editor’s note 1 -**

- **Operating noise levels will be determined by the conditions of a licence for the operation of an amplified music venue in accordance with *Subordinate Local Law No. 16.9 (Amplified Music Venues)*.**
- **Refer to the Southport PDA Development Scheme SEP Built form and urban design guideline on the Council’s website for assistance with designing amplified music venues.**



If located within the SEP Established core, Emerging core, Inner buffer or Outer buffer area and development for a Residential premises.

1. Development ensures:
- (a) bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building; and

(b) a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedroom or living areas, of:

ii.  $L_{Leq,T}$  18dB at 63Hz for Short-term accommodation (where a backpackers) where in SEP Established core, Emerging core or Inner buffer area;

iii.  $L_{Leq,T}$  20dB at 63Hz for all other residential development where in SEP Established core, Emerging core or Inner buffer area; or

iv. 30dBA where in the SEP Outer buffer area.

Editor’s note 2 – Indicative glazing solutions for new residential development

Area and acoustic requirement	Situation	Indicative glazing solution
In the SEP Established core, Emerging core and Inner buffer areas (Facade noise reduction of $L_{Leq,T}$ 20 dB at 63Hz)	Small window (1.3m x 1.3m glass area)	<div><div>• 10.38mm laminated glass</div><div>Note: If a double glazed window was desired it would require a similar glazing thickness and substantial airgap e.g. 10.38mm laminated glass, 200mm air gap, 8.38mm laminated glass</div></div>
	Sliding door (2.1m x 2.4m glass area)	<div><div>• 12.38mm laminated glass, 220mm air gap, 20.38mm laminated glass</div></div>
	Enclosed balcony (2.1m x 2.4m glass area)	<div><div>• 8.38mm laminated glass, 500mm air gap, 6.38mm laminated glass</div></div>
In Outer buffer areas (Facade noise reduction of 30dBA)	Total area of glazing in the room is less than or equal to 1.8m²	<div><div>• 6.38mm laminated glass with window/door achieving an Rw 32 acoustic rating</div></div>
	Total area of glazing in the room is greater than 1.8m²	<div><div>• 10.38mm laminated glass with window/door achieving an Rw 35 acoustic rating</div></div>

Editor’s note 3 –

- As the noise reduction from outside to inside will depend on the overall transmission loss of the facade, as well as the characteristics of the room (dimensions, volume, surface finishes etc.), an acoustic assessment should clarify how the noise reduction has been determined. For typical residential designs, noise reduction at 63Hz may be assumed to be 6dB less than the overall facade transmission loss at 63Hz. Alternatively, the assessment should provide details of the methodology, assumptions and provide sample calculations to demonstrate how the noise reduction has been determined.

• Refer to the Southport PDA Development Scheme SEP Built form and urban design guideline on the Council’s website for assistance with designing residential development.

- (c) where located in the same building as, or that has a wall within 5m of, an existing or approved amplified music venue, where the venue is in the SEP Established core or Emerging core areas, residential development ensures:

i. bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling; and

ii. the building is designed and constructed to achieve an amplified music noise level of:

• not greater than  $L_{Leq,T}$  43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom;

• not greater than  $L_{Leq,T}$  45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room; and

• not greater than  $L_{Leq,T}$  45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.

(d) residential balconies achieve subtropical design while also serving as an air cavity when closed to achieve acoustic insulation in a vibrant music precinct.
- Editor’s note 4 – Refer to the Southport PDA Development Scheme SEP Built form and urban design guideline on the Council’s website for assistance with designing residential development.
- Map 3 – Special Entertainment Precinct
- Southport PDA boundary

Cadastre boundary

Waterway or waterbody

Sub-precinct 1 – Special Entertainment Precinct (SEP) boundary

SEP Established core area

SEP Emerging core area

Inner buffer area

Outer buffer area
- 
- 57

# Schedule 4: Amendments

## Amendment Schedule No. 1: November 2021

Column 1 Southport PDA Development Scheme component	Column 2 Southport PDA Development Scheme provision	Column 3 Amendment
Contents	Table of Contents	Amended to include reference to Schedule 4: Amendments
Map 1 – Southport PDA boundary and precincts		Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Map 2 – CBD Building Infrastructure and Context Map		Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 2.2 (Key attributes)		Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 3.2 (Operation of the land use plan)	Section 3.2.4 (Schedules) and Figure 1	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 3.5.1 (Precinct 1 Central Business District (CBD))	Map	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 3.5.2 (Precinct 2 PDA Residential Neighbourhood)	Map	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 3.5.2 (Precinct 2 PDA Garden Residential Neighbourhood)	Map	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands included in Precinct 4 PDA Open Space.
Section 3.5.4 (Precinct 4 PDA Open Space)	Map	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 4.2 (Infrastructure requirements)	Map 4 – Network infrastructure	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Section 5.0 (Implementation strategies)	Map 5 – Gold Coast CBD key vision projects and redevelopment opportunities	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Schedule 3: Constraint maps	Map 3a – Potential and Actual Acid Sulphate Soils	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Schedule 3: Constraint maps	Map 3b – Flood Inundation	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.
Schedule 3: Constraint maps	Map 3c – Transport Noise Corridors Affecting Sensitive Residential Land Uses	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands and include a new note to refer to the City Plan Transport noise corridor overlay map for the most up to date mapping.
Schedule 3: Constraint maps	Map 3d – Other	Amended to show change to PDA boundary with expanded Southport Broadwater Parklands.

## Amendment Schedule No. 2: July 2022

Column 1 Southport PDA Development Scheme component	Column 2 Southport PDA Development Scheme provision	Column 3 Amendment
Throughout the document		References to PDA self assessable development and PDA exempt development have been changed to PDA accepted development to reflect changes made by the <i>Economic Development and Other Legislation Amendment Act 2019</i> .
Throughout the document		Updated weblinks
Throughout the document		Minor amendments to acknowledge the City past tense of the Gold Cost 2018 Commonwealth Games™
Throughout the document		Minor amendments to update foot note reference numbers.
Throughout the document		Replace references to constraint maps in Schedule 3 with reference to the relevant City Plan Overlay map.
Licence, attribution and disclaimer	Licence, attribution and disclaimer	Amended to update State Department names, addresses, email addresses, phone numbers and copyright references.
Contents	Table of Contents	Amended to update section titles and page numbering.
Section 1.0 (Introduction)	Section 1.3 (Application of the development scheme)	Amended to include month and year when the development scheme was commenced.
Section 2.1 (Location)	-	Amended to update the City's population to more than 635,000. This aligns with the Queensland Government's Statistician's Office (QGSO) medium series population projection.  Amended to add 'entertainment' to the mix of uses.
Section 2.2 (Key attributes)	-	Amended to include a statement of inclusion of a SEP in the CBD.
Section 3.2 (Operation of the land use plan)	Section 3.2.4 (Schedules) and Figure 1	Amended to remove reference to Schedule 3 constraint maps and replace with reference to a new Schedule 3 which contains additional assessment benchmarks for development within a SEP. Amended to include reference to new Schedule 4 which contains a summary of amendments which have been made to the Development Scheme.  Amended to include refence to new Southport PDA Streetscape Design Guideline and Southport SEP Built Form and Urban Design Guideline available on Council's website.



Column 1 Southport PDA Development Scheme component	Column 2 Southport PDA Development Scheme provision	Column 3 Amendment
Section 3.3 (Development assessment)	Section 3.3.8 (Relationship with local government planning scheme and other legislation)	Amended to remove reference to <i>Sustainable Planning Act 2009</i> (SPA) and replace with <i>Planning Act 2016</i> (PA)  Amended to replace <i>Plumbing and Drainage Act 2002</i> with <i>Plumbing and Drainage Act 2018</i> .
Section 3.4 (PDA-wide criteria)	Section 3.4.2 (Architecture)	Amended point three to ensure residential amenity considers the potential of live music in the SEP Emerging core and Established core areas.  Amended to include a new footnote to refer to City of Gold Coast’s Key design principles.  Amended the footnote for the Southport Urban Heritage and Character Strategy Review 2010 to provide a reference to ‘Appendix 2 A register of local heritage places’
Section 3.4 (PDA-wide criteria)	Section 3.4.4 (Streets and movement)	Amended to include a new footnote for development adjoining the light rail corridor to refer to the State Government Department of Transport and Main Roads (DTMR) Guide to Development in a Transport Environment (Light Rail).
Section 3.4 (PDA-wide criteria)	Section 3.4.5 (Parking, servicing, amenity and operation)	Amended point to address the potential for Medium impact industry development (e.g. micro-brewery) to align with the current City Plan General development provisions code amenity outcome by clarifying what are considered negative effects and specifying that expected future residential development must also be considered.  Amended to add a new footnote to specify in consideration of development applications, the City of Gold Coast will take guidance from the City Plan Solid waste management code.  Amended to add a new footnote to refer to the DTMR Public transport Infrastructure Manual for detail on matters to be considered where development adjoins or proposes public passenger transport facilities.
Section 3.4 (PDA-wide criteria)	Section 3.4.8 (Infrastructure)	Amended to add a new editor’s note to ensure applicants are aware that high infrastructure demand uses will likely require an infrastructure capacity assessment which may identify required local area network improvements that are responsibility of the applicant.
Section 3.5.1 (Precinct 1 Central Business District (CBD))	Land use	Amended outcome for residential amenity to clarify that that residents should expect a reasonable level of ambient noise.  Amended to include a new land use outcomes for development within sub-precinct 1 – SEP to guide appropriate location for Medium impact industry development (Micro-breweries) and enable amplified music venues to establish within the SEP Established core and Emerging core areas.
Section 3.5.1 (Precinct 1 Central Business District (CBD))	Built form	Amended to include additional design principles for development located in sub-precinct 1 – SEP.
Section 3.5.1 (Precinct 1 Central Business District (CBD))	Table 1: Levels of assessment	Amended to remove Medium impact industry from Column 3B Prohibited development.

Column 1 Southport PDA Development Scheme component	Column 2 Southport PDA Development Scheme provision	Column 3 Amendment
Section 3.5.2 (Precinct 2 PDA Residential Neighbourhood)	Table 2: Levels of assessment	Amended to reference to MP1.1 – Design and siting standards for single detached housing on lots under 450m <sup>2</sup> and MP1.2 – Design and siting standards for single detached housing on lots 450m <sup>2</sup> and over.
Section 3.5.3 (Precinct 3 PDA Garden Residential Neighbourhood)	Table 3: Levels of assessment	Amended to reference to MP1.1 – Design and siting standards for single detached housing on lots under 450m <sup>2</sup> and MP1.2 – Design and siting standards for single detached housing on lots 450m <sup>2</sup> and over.
Section 4.0 (Infrastructure Plan)	Section 4.1 (Infrastructure objectives)	Amended reference of PDA specific ‘Infrastructure Charging Offset Plan’ to ‘Development Charges and Offset Plan’.
Section 4.0 (Infrastructure Plan)	Section 4.2 (Infrastructure requirements)	Notes to map 4 updated to reference Local Government Infrastructure Plan and update council contacts.
Section 4.0 (Infrastructure Plan)	Section 4.3 (Network infrastructure)	Amended to include a new note for proposals that have high infrastructure demand.  Amended to replace ‘Gold Coast Water’s Southport Priority Development Area Network Services Plan (Netserv Plan)’ with ‘the Council’s Water Supply and Sewerage Infrastructure Plan’.
Section 4.0 (Infrastructure Plan)	Section 4.3 (Network infrastructure), Table 4.1: Southport PDA network infrastructure requirements	Amended to reflect latest approved Local Government Infrastructure Charges Plan (LGIP).
Section 4.0 (Infrastructure Plan)	Section 4.5 (Infrastructure funding)	Amended note to replace ‘Adopted Infrastructure Charges Resolution No. 1 of 2011’ with ‘Council of the City of Gold Coast’s Charges Resolution’.
Section 5 (Implementation strategies)	Section 5.1.3 (Improving liveability through urban place making)	Amended to include a sub-strategy for the SEP.
Schedule 1	Schedule 1: PDA-wide accepted development	Amended to specify that carrying out operational work for advertising devices is Accepted development.
Schedule 2	Schedule 2: Definitions	Amended the definitions to align with the Planning Regulation 2017 and reference current legislation.  Include definition for Amplified music venue with reference to <i>Local Law No. 16 (Licensing) 2008</i> .  Include definition for Residential premises.
Schedule 3	Schedule 3: SEP Acoustic criteria	Amended to include additional assessment benchmarks for development within a SEP.
Schedule 4	Schedule 4: Summary of amendments made to Southport PDA Development Scheme	New section added – outlines summary of amendments made to Southport PDA Development Scheme.
Maps	Map 1 Southport PDA boundary and precincts	Amended to identify the Special Entertainment Precinct (SEP) mapping (core and buffer areas) as a sub-precinct for Precinct 1 Central Business District (CBD).
Maps	Map 4 Network Infrastructure	Amendments to reflect updated proposed community facilities and distributor roads.





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