

SOUTHPORT PRIORITY DEVELOPMENT AREA DEVELOPMENT SCHEME  
SUBMISSIONS REPORT

Under section 63 of the *Economic Development Act 2012*

September 2014

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## 1. Introduction

The Southport Priority Development Area (PDA) was declared at the request of the Council of the City of Gold Coast (CoGC) on 4 October 2013. On the date of declaration, the Minister for Economic Development Queensland (MEDQ) delegated functions and powers for plan making and development assessment in the Southport PDA to the CoGC.

The Southport PDA boundary covers the traditional Southport business centre and includes the former Gold Coast hospital site, Broadwater Parklands and residential areas north of Railway Street and south of Queen Street. It contains a mix of uses centred on Nerang and Scarborough Streets and includes retail, financial, medical, education, legal and community uses. Its residential areas offer a diversity of dwelling type and size.

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

The Gold Coast CBD will:

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

The public notification and submission period for the Southport PDA Proposed Development Scheme was undertaken from 7 April to 22 May 2014.

Following the end of the public notification period, submissions received were considered by the CoGC on behalf of the MEDQ and the Proposed Development Scheme was amended as considered appropriate in response to issues raised. This report has been prepared by the CoGC as the authorised delegate for the MEDQ to summarise the submissions which have been considered, provide information on the merits of the submissions and the extent to which the Proposed Development Scheme has been amended.

The CoGC engaged with state agencies through Economic Development Queensland (EDO) in the drafting of the Development Scheme and has incorporated comments where appropriate.

The MEDQ has now made the Development Scheme which is available to view on the Department of State Development, Infrastructure and Planning (DSDIP) website at [www.dsdip.qld.gov.au/southportPDA](http://www.dsdip.qld.gov.au/southportPDA) and the City of Gold Coast (the City) website at [www.goldcoast.qld.gov.au](http://www.goldcoast.qld.gov.au).

## 2. Overview of public notification process

### 2.1 Submission registration and review process

Submissions were received in hard copy by post, email and via the City's Have Your Say online submission portal. Once a submission was received, submissions were registered, reviewed and summarised. This process was established to:

- ensure all submissions were properly considered
- assist in the preparation of the submissions report
- provide guidance and advice to the MEDQ and the CoGC in respect of preparing the final Development Scheme
- enable the MEDQ to comply with the requirements of the *Economic Development Act 2012* (ED Act).

All submissions were treated as confidential.

Where duplicate submissions were received which were exactly the same from the same submitter, the submission was counted only once. If a submitter lodged more than one submission covering different issues, the submissions were counted as separate submissions.

A CoGC submissions spreadsheet was established to assist in the registration, classification and summary of submissions.

Table 1 below provides an overview of the submission registration and review process.

**Table 1: Submission registration and review process**

Step	Action/detail
1: Registration and acknowledgement of submissions	Submissions were registered in the submissions spreadsheet and given a submission number. Submitters were sent a standard acknowledgement letter.
2: Review of submission and grouping by Development Scheme section	Individual submissions were reviewed, issues extracted and grouped under the relevant Development Scheme section.
3: Evaluation and responses to issues	The issues raised in submissions were assessed and responses were prepared. The assessment and response to issues was undertaken by the CoGC as the authorised delegate for the MEDQ. Relevant changes to the document were identified.
4: Submissions report	The submissions report was prepared which collates steps 2 and 3 above, therefore providing a summary of the submissions considered, information about the merits of submissions, recommendations on amendments to the Development Scheme to reflect submissions and details of all changes to the Development Scheme. In summarising submissions, allowance was made for the same or similar issues being raised in different submissions. For this

	reason, assessment of issues and resulting Development Scheme amendments were made in relation to issue topics rather than a submission by submission basis.
5: City Planning Committee and Council endorsement	CoGC officers presented at its City Planning Committee, in closed session, the results of public notification by providing the submissions report. At these meetings CoGC reviewed key issues raised and made recommendations on Development Scheme amendments. Council endorsed the submissions report on 11 <sup>th</sup> July 2014, for submission to the MEDQ.
6: EDQ General Manager review period/Economic Development Board meeting	The General Manager of EDQ and the Economic Development (ED) Board reviewed key issues raised and noted the CoGC's recommendations for amendment to the Development Scheme at the July ED Board meeting for approval to commence the Development Scheme.
7: MEDQ approval	The final submissions report and Development Scheme was submitted to the MEDQ for his review and approval.
8: Governor in Council approval and adoption of Development Scheme and notice to submitters	After the MEDQ approved the submissions report and Development Scheme, the <i>Economic Development Regulation 2013</i> was amended by the Governor in Council to give effect to the Southport PDA Development Scheme, which supersedes the Interim Land Use Plan. As soon as practicable after the Development Scheme takes effect, the MEDQ will publish the Development Scheme and submissions report on the DSDIP website, and both will also be available on the City's website. The MEDQ will also publish in at least one newspaper circulating in the local area, a notice stating the Development Scheme has been approved and it can be inspected on the department's website, along with the submissions report. Additionally the MEDQ will notify the CoGC and each person who made a submission within the submission period, that the Development Scheme has been approved and is available on the department's website along with the submissions report.

### 3. Overview of submissions

#### 3.1 Submitter type

A total of twenty-one (21) submissions were received during the submission period, including submissions from private individuals, community organisations, businesses, commercial organisations and professional organisations. Two (2) submissions were received after the submission period had closed.

Refer to Table 2 for a breakdown of submissions received during the submission period, from different submitter types.

**Table 2: Breakdown of submissions by submitter type**

Type of submitter	Number of submissions received
Private individual	5
Community organisations	1
Businesses	6
Commercial organisations	3
Professional organisations	6
<b>Total submissions</b>	<b>21</b>

#### 3.2 Submitter location

The origin of submitters (by suburb) is shown in Table 3.

**Table 3: Breakdown of submissions by submitter location**

Location	Number of submissions received
Within the PDA (postcode 4215)	8
Other submissions from City of Gold Coast local government area	8
Other submissions from South East Queensland	3
Submissions from other areas	0
Submissions received via email with no address details	2
<b>Total submissions</b>	<b>21</b>

### 3.3 Submission type

A number of different types of submissions were received including general letters, online submissions and emails. Table 4 provides a breakdown of submissions by submission type.

**Table 4: Breakdown of submissions by submissions type**

Type of submission	Number of submissions received
Letter or hard copy submission	4
Email	12
Have Your Say online submission	5
<b>Total submissions</b>	<b>21</b>

### 3.4 Overarching areas of support

Submissions raised a variety of opinions on different matters. Submissions often supported some aspects of the Development Scheme but had concern for others. Below is a summary of the overarching areas of support identified in submissions.

- General support for Southport to be the Gold Coast CBD.
- Support for the Development Scheme's approach to facilitating development, removing barriers and encouraging flexibility and innovation.
- Support for the Development Scheme vision.
- Support for the simplified development process that supports private sector-led economic growth
- Support for the emphasis on high quality urban design in the PDA.

### 3.5 Overarching areas of concern

Submissions raised a variety of opinions on different matters. Submissions often supported some aspects of the Development Scheme but had concern with others. Below is a summary of the overarching areas of concern identified in submissions.

- There are concerns that the Precinct 1 – Central Business District (CBD) and Precinct 2 – PDA Residential Neighbourhood boundary location does not reflect the existing predominately non-residential character of the area boarded by Railway Street, Scarborough Street, Nind Street, and Marine Parade.
- There are concerns that the Development Scheme's infrastructure plan does not provide enough clarity.
- There are concerns the designation of Southport as the CBD of the Gold Coast conflicts with the *South East Queensland Regional Plan 2009 – 2031*(SEQRP) which does not identify Southport as the CBD for the Gold Coast.

- There are concerns the vision of the Development Scheme conflicts with the *Local Government (Robina Central Planning Agreement) Act 1992* (RCPA) by identifying Southport as the Gold Coast CBD.



## 4. Summary of submissions

### 4.1 Areas of support

Issue #	Issue/comment
1.	Submitter agrees that Southport has been the CBD of the Gold Coast for decades, before Robina and other suburbs even existed.
2.	Submitter believes Southport should continue to be developed and promoted as the Gold Coast CBD.
3.	Submitter fully supports the Southport PDA.
4.	Submitter supports the improvement of Southport's urban form and sense of place.
5.	Submitter is very pleased to see the Proposed Development Scheme for the Southport City Centre in the PDA.
6.	Submitter believes the Proposed Development Scheme for Southport PDA establishes a true centre for the Gold Coast.
7.	Submitter supports Council's use of special purpose planning legislation to facilitate the economic development of Southport in an appropriate manner that complements, but does not conflict with, similar objectives for Robina, the other Principal Regional Activity Centre on the Gold Coast identified in the SEQRP 2009-2031.
8.	Submitter states that the Southport PDA is a sound and appropriate mechanism to facilitate the vision for Southport as the CBD for the City.
9.	Submitter is supportive of the three elements of the Development Scheme (Land Use Plan, Infrastructure Plan and Implementation Strategy) and considers these important.
10.	Submitter states the vision for the Southport PDA is supported, as is the approach to achieve it.
11.	Submitter states the provision to allow for superior design outcomes (3.3.4) is supported as grounds to justify an approval for the development.
12.	Submitter supports a strategy to enable construction above or near a sewer.
13.	Submitter supports the production of a water network services plan (Netserv Plan) (4.3).
14.	Submitter supports the specific Southport PDA governance and funding strategy.
15.	Submitter states providing for a Development Permit, a PDA Preliminary Approval or a Plan of Development (POD) is considered appropriate and reasonable particularly for the larger scale developments that may be required to be integrated and progressed on a staged basis.
16.	Submitter supports the timely creation of a true CBD for the Gold Coast.

17.	Submitter believes that the creation of a true CBD will make the attraction of international and national corporations and Government departments to the Gold Coast more likely.
18.	Submitter agrees that Southport is a more appropriate location for the Gold Coast CBD than other candidates due to high level infrastructure investment, high quality visual amenity with proximity to the Broadwater and beaches, which will tend to support the viability of the high intensity development envisaged for the CBD.
19.	Submitter supports Southport's status as the traditional administrative, legal, health and commercial centre for the region.
20.	Submitter supports the emphasis on high quality urban design for the buildings in the PDA.
21.	Submitter supports the Proposed Development Scheme's approach to facilitating development, removing barriers and encouraging flexibility and innovation.
22.	Submitter provides in principle support for the Draft Streetscape Design Guidelines.
23.	Submitter applauds the initiative of State and Council to focus attention on, and elevate the profile and status of Southport as the true CBD of the Gold Coast.
24.	Submitter is supportive of the new community facilities that are planned.
25.	Submitter believes that the most efficient and effective mechanism for the provision of community infrastructure in the Southport PDA involves the payment of infrastructure contributions based on Council's relevant charging instrument.
26.	Submitter strongly supports the points outlined in the Strategic Context, Section 2.2 of the Development Scheme – Key Attributes.
27.	Submitter believes that allowing applicants to engage in detailed pre-lodgement discussions allows optimum design solution outcomes to be achieved.
28.	Submitter is supportive of maximising the open space and green public space categories and public facilities within the Southport Broadwater Parklands.
29.	The submitter strongly endorses the development of a quality aquatic centre for all levels of public and elite sport.
30.	Submitter supports the reduction of the volume of traffic on Marine Parade to make community and pedestrian access safer.
31.	The PDA and Proposed Development Scheme have the submitter's strong support.
32.	The submitter strongly endorses the concept that Southport must be re-established as the Gold Coast CBD.
33.	The overall purpose and intentions of the Proposed Development Scheme to revitalise the CBD are strongly supported.
34.	The submitter congratulates the various government agencies on this worthwhile initiative and is

	open to any potential ways to collaborate with or partner with the CoGC to revitalise the city.
35.	Submitter is pleased to see the CoGC continue its promotion of 'market-led economic growth' through the Development Scheme, particularly via the expansion of the exempt development category for Precinct 1.
36.	Submitter believes the Development Scheme provides a clear vision for the future of the Gold Coast CBD and allows the property industry to progressively respond to market demands through the support for temporary uses.
37.	Submitter believes the considered use of principles-based assessment criteria will provide further opportunities for the market to determine the best use of land within the PDA, while still delivering on the PDA vision.
38.	Submitter provides general support for the document as it provides a significantly simplified processes than the wider City Planning scheme.

## 4.2 Areas of concern

Issue #	Issue/comment	Response	Amendment Y/N
<b>General</b>			
1.	<p>Submitter believes Southport has been eroded by the office buildings at Evandale &amp; more recently by Robina Town Centre over the years and there was a loss of direction for a true CBD.</p>	<p>Noted. No change required to the Development Scheme.</p>	<b>N</b>
2.	<p>A number of suggestions were made regarding the incorporation of a separate and additional precinct of land within Precinct 1 – Central Business District. Comments included:</p> <ul style="list-style-type: none"> <li>• a separate Precinct (5) termed 'CBD Frame' be created including land bounded by High Street/Ferry Road, St Hilda's School and Spendelove Street and the former Gold Coast Hospital site with an intent for Health, Community, Office and Mixed Residential Use.</li> <li>• a separate Precinct that reflects the current and appropriate land use and its distinction from the retail components of the CBD should be created.</li> <li>• that 'shop' in the additional precinct should be limited to a relatively minor GFA (200m<sup>2</sup>).</li> <li>• Precinct 1 allows substantial buildings of the former Gold Coast Hospital to develop as 'shop' uses without the need for major building works under Table 1 Exempt Development.</li> <li>• that more cognisance needs to be given to the traditional way retail and commercial development is assessed with economic rationale provided in support of new applications for shop, rather than assessable (permissible) development where not in an existing building or requiring building work.</li> <li>• that, to date, this land has been for the</li> </ul>	<p>The PDA precinct boundaries have been established to reduce regulation of land uses in the PDA, where appropriate. The area described falls in the boundary of Precinct 1. All of the uses mentioned are acceptable within Precinct 1, without the need for an additional precinct to limit land uses.</p> <p>The Development Scheme aims to create opportunity for commercial, residential and community uses, with demand for various uses being driven by the anticipated population.</p> <p>Retail and commercial uses are appropriate in Precinct 1 and will be intensified due to a greater level of accessibility and proximity to higher order services meaning it is not necessary to limit retail gross floor area (GFA) within Precinct 1. The flexible approach has been adopted to stimulate investment and build confidence in Southport's ability to attract investment.</p> <p>It is considered to be unlikely that existing buildings could be re-used successfully on the former Gold Coast Hospital site without the requirement of a PDA development application; these buildings were purposely designed and would not meet the requirements of modern retailing.</p> <p>In Precinct 1, development for a shop where within an existing building is exempt development.</p>	<b>N</b>

	<p>provision of health care services. Submitter believes development of adjacent land should not include more health care services or uncoordinated retail development.</p>		
3.	<p>A number of suggestions for re-use of the former Gold Coast Hospital were raised. Comments included:</p> <ul style="list-style-type: none"> <li>• The former hospital site should not be sold for private development but should be turned into a public garden with weekend markets to provide a second recreational area/ garden to compliment the Broadwater Parklands.</li> <li>• Short term tourist/business accommodation should be considered with the adjacency of St Hilda's School and Owen Park supporting this.</li> <li>• Council should consider the purchase and occupation of the former Gold Coast Hospital for its own Administration Centre as it is central to the community and would fortify the role of Southport as the CBD.</li> <li>•</li> </ul>	<p>Noted. The Broadwater Parklands is supported by two smaller parks, James Overall Park and Woodroffe Park, providing open space for the CBD, PDA and wider area.</p> <p>Levels of assessment in Precinct 1 of the Development Scheme list Office as exempt development where within an existing building, while Short term accommodation is a permissible use under Precinct 1 of the Development Scheme. The Development Scheme allows for interim uses, such as tourist and business accommodation that would not preclude or delay an appropriate long term use. Therefore these recommended uses are acceptable in principle on the former Gold Coast Hospital site.</p> <p>Matters relating to land dealings within the Southport PDA are outside the scope of the Development Scheme.</p>	N
4.	<p>Submitter notes the purchase of the Star of the Sea Convent site by Chinese investors for a complex tourist accommodation/apartment living complex and believes this type of development should be encouraged to avoid more retail space which is not to the advantage of such a prime location. Submitter believes this site is important for its proximity to and views over the Broadwater and relationship to Gold Coast 2018 Commonwealth Games™ venues.</p>	<p>Noted. No change required to the Development Scheme.</p>	N
5.	<p>Submitter is concerned that the PDA offers an incentive for the readily-achievable and incremental enlargement of the retail portfolio of the CBD, to the detriment of a proper balance of land use and community interest.</p>	<p>The <i>Economic Development Act 2012</i> seeks to achieve its main purposes through streamlined planning. The Development Scheme meets the purposes of the act by supporting economic growth through streamlined regulation for land uses. This streamlined regulation will encourage healthy competition as the Southport PDA is</p>	N

		<p>developed as the Gold Coast CBD.</p> <p>Retail and commercial uses are appropriate in Precinct 1 and will be intensified due to a greater level of accessibility and proximity to higher order services meaning it is not necessary to limit retail gross floor area within Precinct 1.</p> <p>Where not in existing buildings, development applications for shop uses will be assessed through a streamlined development assessment process.</p> <p>Comments will be considered in the Development Scheme's future actions. No change to the Development Scheme is required at present.</p>	
6.	Submitter suggests that the State Planning Policies and Codes should be adopted in preference to referencing the Draft City Plan 2015.	<p>The Development Scheme refers to the Draft City Plan 2015* codes for guidance only. The Development Scheme states that in consideration of development applications, guidance will be taken from Draft City Plan 2015 codes, in specific circumstances only.</p> <p>Planning scheme codes provide a City-focussed detailed direction for community planning and aspirations, while ensuring the needs of the state and the region are incorporated. Identified State interests have been addressed in the Development Scheme.</p> <p><i>*The Draft City Plan 2015 is subject to change following formal public notification.</i></p>	<b>N</b>
7.	Submitter hopes that good quality, attractive and sustainable development will result, furthering Southport as the pre-eminent centre of the Gold Coast.	Submitter comments are supported; however the submission does not warrant a change to the Development Scheme.	<b>N</b>
8.	Submitter suggests 'China Town' should be called 'Asian Precinct' to reflect the multicultural nature of businesses in Davenport Street and Young Street.	Naming of the Gold Coast Chinatown has been previously determined during the planning for the Chinatown precinct and is outside the scope of the Southport PDA Development Scheme.	<b>N</b>
9.	Submitter would like to see vacant blocks turned into parkland, community gardens, and small recreational spaces.	Noted. The Development Scheme's Implementation Strategy seeks to improve CBD liveability. It is intended that by actioning this strategy, key public space improvements such as active and passive recreational spaces will be identified and prioritised.	<b>N</b>

10.	Submitter is concerned that the Development Scheme will not deliver much benefit to the community who live and work in the CBD.	<p>The Southport PDA Development Scheme seeks to achieve the main purpose of the <i>Economic Development Act 2012</i> which is to facilitate economic development and development for community purposes.</p> <p>The vision for the Southport PDA is to engage residents and visitors through high quality urban design, while celebrating Southport's unique natural setting and vibrant waterfront.</p> <p>Council will continue to monitor the outcomes of the Development Scheme.</p>	N
11.	Submitter would appreciate the opportunity to review the background studies undertaken to inform the Development Scheme.	The preparation of the Development Scheme was informed by two key studies; the Central Southport Master Plan, the Gold Coast Rapid Transit Corridor Study and associated background reports. These have previously been made publicly available. The submission does not warrant a change to the Development Scheme.	N
12.	Submitter suggests it is possible that the City of Gold Coast's economic development department would be the appropriate department to manage the assessment processes and implementation of the Southport PDA.	Noted. Council has determined the CoGC's Planning and Environment Directorate are the appropriate section to manage the development assessment process.	N
<b>Australia Fair</b>			
13.	Submitter is concerned that Australia Fair is a large part of the Southport CBD, providing general amenity to the community through retail, employment and entertainment and needs to be included in the master plan so that it can be incorporated into the urban design and accessibility to public open space and enhanced as an important piece of existing infrastructure.	<p>Australia Fair Shopping Centre falls under Precinct 1 – Central Business District in the Southport PDA. Precinct 1 allows for a diverse mix of residential and non-residential uses, increased commercial office space and high-end retail uses.</p> <p>There is no master plan for Southport; however the Southport PDA Development Scheme identifies precinct intents and PDA-wide criteria which seek to demonstrate good urban design and connectivity. These encompass the Australia Fair Shopping Centre.</p>	N
<b>Gold Coast 2018 Commonwealth Games™</b>			
14.	A number of concerns were raised with regard to reference to the Gold Coast 2018 Commonwealth Games™. Submitters believe context should be given to the reference and should be tempered. This	Considerable investment has been made in the Gold Coast 2018 Commonwealth Games™ infrastructure, some of which falls within the Southport PDA boundary.	N

	event will be held in the short term and the vision should deal with the long term position.	The Development Scheme recognises the potential that infrastructure of the Gold Coast 2018 Commonwealth Games™ offers to the development of the Southport PDA, before, during and after the event.  Continued monitoring of the Development Scheme may lead to updated language in the future.	
<b>Light rail</b>			
15.	Submitter suggests that there should be a light rail stop at Australia Fair.	The Southport PDA encompasses four (4) light rail stations. Australia Fair is serviced by a station located on Nerang Street between Davenport and Scarborough Streets which is within walking distance of the shopping centre.  The light rail station locations have been previously determined through transportation planning and are outside the scope of the Southport PDA Development Scheme.	<b>N</b>
16.	A number of concerns were raised with regard to the image and operation of the light rail. Comments included: <ul style="list-style-type: none"> <li>• there is opportunity to rectify the inadequacies of the current light rail system and to ensure its community acceptance.</li> <li>• considerable amount of work will need to be undertaken to facilitate the use of the public transport/light rail system. This would include ensuring matters such as adequate traffic signalisation sequencing, facilitates movement within the Southport CBD and where necessary.</li> </ul>	Planning for the light rail is outside the scope of the Southport PDA Development Scheme.	<b>N</b>
17.	Submitter suggests the functions and designation of the light rail corridor may need to be further referred to so it is clear how this aspect will be managed as far as a development application is concerned, particularly for any property immediately adjoining the light rail “corridor”.	The Development Scheme ensures protection of public transport infrastructure and focuses land uses which generate higher pedestrian traffic near public transport nodes. The light rail corridor is shown in the Development Scheme and on the DSDIP’s DA mapping system. The Development Scheme manages development immediately adjoining the light rail. In addition, the streamlined development assessment process will manage development applications on a site-by-site	<b>N</b>



		basis.	
<b>Mapping</b>			
18.	Submitter believes there should be maps that don't highlight only constraints. Submitter believes these maps could form part of the network infrastructure.	The Development Scheme contains maps that show CBD building infrastructure, network infrastructure, key vision projects and redevelopment opportunities. These maps provide information and future opportunities for the PDA that can be capitalised on by the private sector.	<b>N</b>
19.	Submitter requests that subject to DSDIP conditions imposed for public notification, 'Map 5 - Gold Coast CBD key vision projects and opportunities' should be deleted from the Development Scheme and existing details identified on Map 5 should be included in a revised version of Map 2. Submitter requests revised Map 2 be renamed to read:  "Map 2 – Gold Coast CBD vision and context map"  Submitter requests revised Map 2 legend be amended to clearly identify base infrastructure, include key vision projects, identify opportunities, identify existing infrastructure and articulate surrounding context.	The combined Map provided by the submitter contains information which could be construed as additional land use intents.  Combining Maps 2 and 5 would create a map which confuses statutory and non-statutory information. Two (2) separate maps are necessary in the Development Scheme. These maps perform different functions and relate to different sections of the Development Scheme.	<b>N</b>
<b>Centres hierarchy and status</b>			
20.	A number of concerns were received in regard to the identification of Southport as the Gold Coast CBD. Matters raised included: <ul style="list-style-type: none"> <li>Concerns that the proposed centres hierarchy will require further justification prior to the adoption of the draft City Plan.</li> <li>Recommendations that any distinction between Southport and Robina should be in title only, not in designation under the Draft City Plan 2015 to properly reflect the role and function of both centres.</li> <li>Concerns that the Draft City Plan 2015 alters the existing centre hierarchy by designating Southport as the Gold</li> </ul>	Southport is continuing to fulfil its role as described in the <i>SEQ Regional Plan 2009-2031</i> as a centre that serves a catchment of regional significance and accommodates key employment concentrations, as well as serving business, major comparison and convenience retail and service uses supported by dedicated public transport (including light rail).  The Development Scheme relates to Southport only and therefore references to Robina are not supported.  The recommended amendments conflict with the intent of the Southport PDA, therefore no change to the Development Scheme is recommended.  The Draft City Plan 2015 is a separate	<b>N</b>

	<p>Coast's sole CBD and downgrading Robina to a Principal Centre.</p> <ul style="list-style-type: none"> <li>• Considers it to be presumptive to refer to Southport as the City's sole CBD in both the Draft City Plan 2015 and the Southport PDA Proposed Development Scheme as this pre-empts the finalisation of the Draft City Plan 2015.</li> <li>• Identification of Southport as the single most important urban centre for the City of Gold Coast may be affected by further submissions on the content of the Draft City Plan 2015 during public notification.</li> <li>• Recommendation that Council should make the changes necessary to remove terminology within the Proposed Development Scheme that would promote Southport over Robina by scaling back the language used to describe Southport's whole-of-city commercial significance. Submitter believes the distinction in hierarchy between the two centres may be removed at the time the Draft City Plan 2015 is adopted and therefore the Proposed Development Scheme should avoid including statements that have whole-of-city implications and may jeopardise the development potential of areas outside the PDA.</li> <li>• Recommendation that the Proposed Development Scheme be amended to remove all references to Southport as the pre-eminent centre for commerce and economic development.</li> <li>• Recommendation that an amendment to Section 2.2, page 9 to re-word the first dot-point to remove the words "<i>the definitive</i>" and replace with "<i>a regionally significant</i>".</li> <li>• Recommendation that an amendment to Section 2.2, page 9 to re-word paragraph three to read:  <p>"Along with Robina, Southport has the highest amount of commercial floor space and employment in the city and is</p> </li> </ul>	<p>document under different legislation to the Southport PDA Development Scheme and is subject to a separate public notification period.</p>	
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	<p>the focus for regionally significant government services, education, legal, health and medical industries".</p> <ul style="list-style-type: none"> <li>• Recommendation that an amendment to Section 3.1, page 11 to re-word the first dot point to remove the words "the definitive" and replace with "a regionally significant".</li> <li>• Recommendation that an amendment to Section 3.5.1, page 23 to re-word paragraph one to read: "Precinct 1 will be a centre of regionally significant commerce for the City of Gold Coast. It will be a place where people come to do business, be entertained, live and be educated".</li> <li>• Recommendation that an amendment to Section 5.1.2 page 48 to re-word the objective statement to read: "To reinforce and leverage existing world-class infrastructure and regionally significant services to strengthen Southport as a key employment centre for the city".</li> </ul>		
21.	<p>A number of concerns were received in regard to the RCPA. Matters raised included:</p> <ul style="list-style-type: none"> <li>• Concerns that compared with Southport, the <i>Local Government (Robina Central Planning Agreement) Act 1992</i> (RCPA) area benefits from 20 years of momentum; concentrated land ownership, which provides the ability to realise stated planning intentions in a timely fashion; superior road connections to Brisbane and northern New South Wales provided by the Pacific Motorway; and superior railway access to the Brisbane CBD and Brisbane Airport provided by the Gold Coast heavy rail line.</li> <li>• Concerns that identifying Southport as the definitive centre on the Gold Coast is diverting from its obligations under the RCPA and is operating in a manner that is inconsistent with the planning and</li> </ul>	<p>Southport is continuing to fulfil its role as described in the <i>SEQ Regional Plan 2009-2031</i> as a centre that serves a catchment of regional significance and accommodates key employment concentrations, as well as serving business, major comparison and convenience retail and service uses supported by dedicated public transport (including light rail).</p> <p>The Development Scheme relates to Southport only and therefore references to Robina are not supported.</p> <p>The recommended amendments conflict with the intent of the Southport PDA, therefore no change to the Development Scheme is recommended.</p> <p>The Draft City Plan 2015 is a separate document under different legislation to the Southport PDA Development Scheme and is subject to a separate public notification period.</p>	N

	<p>development intention for Robina.</p> <ul style="list-style-type: none"> <li>that the vision for the Southport PDA should complement, but not conflict with the planning intentions for the Robina Central Planning Agreement area established by the Robina Act. The vision for the Southport PDA should not undermine 20 years of investment by Commonwealth, State and local government and the private sector in the development of the RCPA area.</li> </ul>		
22.	<p>Submitter believes that Council's objective to revitalise Southport must be achieved without adversely affecting the continued growth and function of Robina as a similar functioning higher order centre for the Gold Coast.</p>	<p>Noted.</p> <p>Southport is continuing to fulfil its role as described in the <i>SEQ Regional Plan 2009-2031</i> as a centre that serves a catchment of regional significance and accommodates key employment concentrations, as well as serving business, major comparison and convenience retail and service uses supported by dedicated public transport (including light rail).</p> <p>The Development Scheme relates to Southport only and therefore references to Robina are not supported.</p> <p>The recommended amendments conflict with the intent of the Southport PDA, therefore no change to the Development Scheme is recommended.</p> <p>The Draft City Plan 2015 is a separate document under different legislation to the Southport PDA Development Scheme and is subject to a separate public notification period.</p>	N
23.	<p>A number of concerns were received with regard to the relationship of the Southport PDA in regard to the SEORP. Matters raised included:</p> <ul style="list-style-type: none"> <li>Concerns that the SEORP does not identify a single CBD for the Gold Coast, while the Draft City Plan 2015 elevates Southport as a CBD above Robina.</li> <li>Concerns that Southport and Robina are assigned equal status under the</li> </ul>	<p>Southport is continuing to fulfil its role as described in the <i>SEQ Regional Plan 2009-2031</i> as a centre that serves a catchment of regional significance and accommodates key employment concentrations, as well as serving business, major comparison and convenience retail and service uses supported by dedicated public transport (including light rail).</p> <p>The Development Scheme relates to Southport only and therefore references to</p>	N

	<p>Regional Activity Centre hierarchy of the South East Queensland Regional Plan 2009-2031.</p> <ul style="list-style-type: none"> <li>Concerns that the Proposed Development Scheme's promotion of Southport as the definitive commercial and business centre on the Gold Coast is inconsistent with the South East Queensland Regional Plan 2009-2031.</li> </ul>	<p>Robina are not supported.</p> <p>The recommended amendments conflict with the intent of the Southport PDA, therefore no change to the Development Scheme is recommended.</p> <p>The Draft City Plan 2015 is a separate document under different legislation to the Southport PDA Development Scheme and is subject to a separate public notification period.</p>	
24.	<p>Submitter suggests that the Proposed Development Scheme has not been prepared with due consideration to:</p> <ul style="list-style-type: none"> <li>the direction from State Government to Council in relation to the provision of further justification for the downgrading of Robina under the Draft Planning Scheme</li> <li>The Draft Planning Scheme being a document that is subject to change and alteration, particularly following public notification which has not yet occurred</li> <li>the identification of Robina as a Regional Business Centre accommodating the highest-order retailing, business, administration, entertainment, cultural, recreation, community and tourism uses and facilities, as expressed in the Robina Central Planning Agreement</li> <li>the equal treatment of Robina and Southport under the SEQRP as Principal Regional Activity Centres.</li> </ul>	<p>Southport is continuing to fulfil its role as described in the <i>SEQ Regional Plan 2009-2031</i> as a centre that serves a catchment of regional significance and accommodates key employment concentrations, as well as serving business, major comparison and convenience retail and service uses supported by dedicated public transport (including light rail).</p> <p>The Development Scheme relates to Southport only and therefore references to Robina are not supported.</p> <p>The recommended amendments conflict with the intent of the Southport PDA, therefore no change to the Development Scheme is recommended.</p> <p>The Draft City Plan 2015 is a separate document under different legislation to the Southport PDA Development Scheme and is subject to a separate public notification period.</p>	N
<b>Waterways connections</b>			
25.	<p>Submitter requests further and increased strategies to reinforce the connection of Southport to the waterways of the City.</p>	<p>Noted. Council may develop additional strategies to support the Development Scheme.</p>	N
<b>1.0 Introduction</b>			
26.	<p>Submitter suggests the Development Scheme should include the adoption by Council of Southport as the Gold Coast CBD</p>	<p>The key role of the Development Scheme is to regulate development in the PDA not reiterate related Council resolutions. Council's</p>	N

	which they believe is critical to the document.	intent that Southport is the CBD is clearly expressed in the Development Scheme.	
<b>2.0 Strategic Context</b>			
27.	Submitter considers the Development Scheme should place Southport in context as the City CBD having regard to the short term (0-10 year), medium term (10-20 year) and long term (20 year and beyond).	The Development Scheme sets out the long term vision for the Southport PDA which will be achieved through development in the short, medium and long term.	<b>N</b>
28.	Submitter requests an additional context map to further broaden and describe the strategic position of Southport in the City, and particularly having regard to its connection with the main transport elements, including water.	The Development Scheme has been amended to reflect this with an additional map showing the strategic position of Southport in the City, with particular regard to its connection with the main transport elements. This has been added to 2.0 Strategic Context. (See amendment #5)	<b>Y</b>
29.	Submitter requests additional future mapping of the context of the Southport PDA should include the transitional fringe areas to the perimeter of the CBD area.	Precinct 2 and 3 built form provisions of the Development Scheme require that development will respect the built form and intensity of nearby development, and create an appropriate transition at precinct boundaries.	<b>N</b>
30.	Submitter states that Map 2 requires regular updates - it identifies relatively minor infrastructure works compared to the longer term infrastructure strategies for the CBD.	Map 2 identifies CBD building infrastructure which has been committed to or completed and demonstrates investments made in the Southport PDA.  Council will continue to monitor the Development Scheme as required.	<b>N</b>
<b>3.0 Land Use Plan</b>			
<b>Development Assessment</b>			
31.	Submitter suggests the following comment in the PDA preliminary approval section should be deleted; "The Council of the City of Gold Coast may request changes to a proposal relating to a PDA Preliminary Approval application." It should be left to the applicant's discretion as to what the application consists of and how it is prepared.	It is recognised that an applicant may prepare a development application however they see fit, but the assessment manager must maintain the right to request appropriate changes in order to meet the requirements of the Development Scheme. To this end, applicants are encouraged to hold facilitation meetings with Council development assessment officers prior to lodgement of a PDA development application.	<b>N</b>
32.	Submitters raised a number of concerns with regard to public notification in the development assessment process. Matters	Public notification requirements in the Development Scheme are triggered where a development proposal has potential impacts on land opposite the PDA boundary. The	<b>N</b>

	<p>raised included:</p> <ul style="list-style-type: none"> <li>that notification requirements section (3.3.7) should be deleted as the adoption of the PDA boundary would have had due regard to the adjoining fringe area and the selection of the boundary is such to facilitate the vision of the Southport PDA.</li> <li>there is no justification provided that may “warrant” public notification. The purpose of the Southport PDA is enunciated in the introduction, strategic context and vision statements, therefore development assessment should be treated accordingly.</li> </ul>	<p>boundary of the PDA was selected on the basis that fringe areas would make the appropriate transition, with provisions in the Development Scheme to this effect.</p> <p>The CoGC maintains the discretion to determine whether a proposal requires public notification by reason of use, size or nature, to protect the interests of adjoining people and property.</p>	
33.	<p>Submitter states that reference to the application of a planning instrument or reference to application of a City of Gold Coast Planning provision should be deleted; the Development Scheme should be a stand-alone document, with its own provisions.</p>	<p>The Development Scheme refers to the Draft City Plan 2015* codes for guidance only. This is to assist interpretation of particular planning provisions to utilise established best working practices, and reduce duplication of these in the Development Scheme.</p> <p>Planning scheme codes also provide a City-focussed detailed direction for community planning and aspirations.</p> <p><i>*The Draft City Plan 2015 is subject to change following formal public notification.</i></p>	<b>N</b>
<b>Vision</b>			
34.	<p>Submitter suggests the vision should extend on the connectivity on the waterfront and its future uses including water transport terminals, water craft access ramps, pedestrian waterfront access and connectivity to a City wide oceanfront/waterfront promenade.</p>	<p>Noted. The PDA does not include the water and therefore the Development Scheme only applies to the land. However this is an issue that may be considered in additional strategies undertaken by Council to support the Development Scheme.</p>	<b>N</b>
<b>PDA-wide criteria</b>			
<b>Architecture</b>			
35.	<p>Submitter is concerned about creating a wind tunnel effect due to poorly designed high-rises.</p>	<p>The Development Scheme provides built form and building parameter guidelines to control the impact of development on the existing neighbourhood, including specific provisions to address impacts from wind, sun, reflection and overshadowing. The Development Scheme has been amended to allow more certainty in its provisions. (See amendment</p>	<b>Y</b>

		#15).	
36.	Submitter would like more information on the impact of imposing proposed buildings on the existing neighbourhood, e.g. privacy, solar access, traffic congestion, access to parking.	<p>Noted. Provisions exist within the Development Scheme for built form and building parameter guidelines to control the impact of development on the existing neighbourhood. These include specific provisions that protect amenity and consider transport impacts.</p> <p>The development assessment process will ultimately manage impacts of proposals on the existing neighbourhood.</p> <p>No amendment to the Development Scheme is required.</p>	N
<b>Heritage</b>			
37.	Submitter states the heritage place register (3.4.1) can be updated from time to time external to the Southport PDA.	Noted. No change to the Development Scheme is required. The heritage place register is not part of the Southport PDA Development Scheme.	N
38.	Submitter states that the heritage provision does not allow for demolition (which may be an alternative for the particular place).	<p>PDA-wide criteria in the Development Scheme state that new development will be supported where it responds to identified heritage places. Provisions regarding the demolition of heritage places are not considered appropriate; heritage places are designated based on particular criteria which are desirable to retain. Minor building and demolition work under Schedule 1 of the Development Scheme is Exempt development, except if the land is identified on Constraints maps 3b or 3d. Constraint map 3d identifies Local and State heritage places, meaning demolition of identified heritages places is permissible development.</p> <p>Should a heritage designation be repealed, Development Scheme mapping will be amended accordingly.</p>	N
39.	Submitter states heritage matters in the PDA-wide criteria and associated Map 3d – Other should only reference the Queensland State Government Heritage Register.	<p>Heritage places can be identified both locally and at the State Government level. Local designations identify places of local significance, as opposed to places of State significance.</p> <p>Heritage places are designated based on particular criteria and should a heritage designation be repealed, Development</p>	N



		Scheme mapping will be amended accordingly.	
40.	Submitter believes preserving the architectural heritage of Nerang Street and part of Scarborough Street is important to create a unique place for people to visit, and to preserve and celebrate the history of Southport.	Constraints Map 3d - Other identifies State and Local heritage places in the PDA. The related PDA-wide criteria require a response to identified heritage places. The development assessment process will manage impacts on heritage from new development.	N
<b>Public space</b>			
41.	Submitter suggests that better use and accessibility of public open space will increase opportunities for lifestyle, entertainment, and recreation activities.	Noted. Precinct 4 – PDA Open Space is a key inclusion of the Southport PDA to provide passive and active recreation spaces and areas for sporting, cultural and civic events and activities.  Comments will be considered in future public space upgrades. No change to the Development Scheme is required at present.	N
<b>Parking, servicing, amenity and operation</b>			
42.	Submitter states the Southport PDA must have its own transportation strategy (3.4.5) which will link and connect with the City wide strategy.	The Development Scheme refers to the Draft City Plan 2015* for guidance. There is no requirement for a Southport PDA-specific transport strategy as the Draft City Plan 2015 provides a City-wide integrated approach for transport which ensures consistency across the city. The submission does not warrant a change to the Development Scheme.  <i>*The Draft City Plan 2015 is subject to change following formal public notification.</i>	N
43.	Submitter suggests reference to the Draft City Plan 2015 Transport Code is not acceptable. Car parking and other transportation aspects are critical to the development of the Southport PDA and should be treated accordingly to reflect its intended purpose.	The Development Scheme refers to the Draft City Plan 2015* for guidance, to provide a City-wide integrated approach for transport which ensures consistency across the city.  <i>*The Draft City Plan 2015 is subject to change following formal public notification.</i>	N
44.	A number of submitters raised concerns regarding car parking. Matters raised include: <ul style="list-style-type: none"> <li>that the Development Scheme is not prescriptive in terms of car parking provisions, referring to the Draft City Plan 2015 Transport Code.</li> </ul>	The Development Scheme refers to the Draft City Plan 2015* codes for guidance only. This is to assist interpretation of particular planning provisions to utilise established best working practices, and reduce duplication of these in the Development Scheme.  <i>*The Draft City Plan 2015 is subject to change</i>	N

	<ul style="list-style-type: none"> <li>that a flexible approach on car parking rates should be adopted.</li> </ul>	<i>following formal public notification.</i>	
45.	Submitter believes that apartments without car parking are less saleable and tend to rent more slowly.	<p>Noted. The submission does not warrant a change to the Development Scheme.</p> <p>The Development Scheme does not cap parking rates, nor does it prevent development from providing adequate parking bays.</p> <p>In consideration of development applications, guidance will be taken from the Draft City Plan 2015* Transport Code for car parking rates.</p> <p><i>*The Draft City Plan 2015 is subject to change following formal public notification.</i></p>	<b>N</b>
46.	Submitter is concerned that new high-rise developments will be approved with minimal off street parking and that the CBD will look like a parking lot as a result.	<p>The Development Scheme does not cap parking rates, nor does it prevent development from providing adequate parking bays.</p> <p>In consideration of development applications, guidance will be taken from the Draft City Plan 2015* Transport Code for car parking rates.</p> <p><i>*The Draft City Plan 2015 is subject to change following formal public notification.</i></p>	<b>N</b>
<b>Environmental considerations</b>			
47.	Submitter requests that environmental considerations (3.4.6) need to be reviewed and reworded - reference to buffers to waterways is not appropriate. PDA Open Space precinct consists primarily of a manmade waterfront edge and its interface with the water should be identified as a function of the CBD. Setbacks for structures are not applicable in this instance.	The watercourse buffer seeks to protect and enhance ecologically significant features of watercourses. Where natural elements exist, this buffer provides for the appropriate management arrangements to ensure their continuation. The buffer does not prevent development; it operates as a trigger for development assessment.	<b>N</b>
48.	Submitter states environmental considerations provision "conservation of the foreshore and enhancement of the natural foreshore values" (3.4.6) is not consistent with the intention of the Southport PDA.	This provision seeks to effectively manage the foreshore.	<b>N</b>
49.	Submitter believes the Development Scheme should do more to protect and enhance biodiversity in the PDA.	Noted. Section 3.4.6 of the PDA-wide criteria states that new development will be supported that protects and enhances biodiversity.	<b>N</b>

Site constraints			
50.	Submitter states 3.4.7, and associated Schedule 3 Constraint Maps, should refer to "site opportunities" to recognise constraints can be managed by strategies.	Flooding, landslide, coastal erosion and acid sulfate soils are all regarded as constraints to the unfettered development of a site. Specific management strategies may be utilised to allow development to occur on constrained land.	N
51.	Submitter requests deletion of the waterway building setback designation as this is a highly urbanised precinct and should be designed and managed accordingly.	The waterway building setback area seeks to prevent coastal erosion by protection and enhancement of watercourses. This buffer provides for the appropriate management arrangements to ensure people and property are not adversely impacted by coastal erosion. The buffer does not prevent development; it operates as a trigger for development assessment.	N
52.	Submitter states there should be no reference to planning scheme provisions (3.4.7), only State Planning Policies and Codes, with the exception of flooding hazard mapping.	<p>The Development Scheme refers to the Draft City Plan 2015* codes for guidance only. The Development Scheme states that in consideration of development applications, guidance will be taken from Draft City Plan 2015 codes, in specific circumstances only.</p> <p>Planning scheme codes provide a City-focussed detailed direction for community planning and aspirations, while ensuring the needs of the state and the region are incorporated.</p> <p><i>*The Draft City Plan 2015 is subject to change following formal public notification.</i></p>	N
53.	Submitter requests deletion of provision regarding the transport noise corridor (along with deletion of Schedule 3 mapping) as it is nonsensical for roads under the jurisdiction of DTMR to have this provision. Noise should be managed on an area/precinct-wide basis.	<p>This provision ensures that the noise impacts of State-controlled roads are managed and minimised.</p> <p>Constraints shown on Map 3c – Transport Noise Corridors Affecting Sensitive Residential Land Uses relate to the Queensland Development Code (QDC) – Section MP4.4 Buildings in a Transport Noise Corridor.</p> <p>PDA-wide criteria in the Development Scheme requires new development to mitigate any negative effects from existing surrounding activities. The development assessment process will manage and minimise road noise where not covered by constraints mapping. This will ensure</p>	N

		management on an area basis. No change to the Development Scheme is recommended.	
54.	Concerns were raised with regard to flood provisions. Matters raised included: <ul style="list-style-type: none"> <li>that no specific design criteria exist for applicants to consider “projected impacts of a variable climate in design and flood impact assessment”. This should be dealt with on a city-wide basis.</li> <li>the following should be deleted in relation to flood affected areas “does not cause, or have the cumulative potential to cause actionable flood damage”.</li> </ul>	The purpose of the Development Scheme is to provide high-level development requirements. The Development Scheme refers to the Draft City Plan 2015* in relation to flooding, with specific design criteria related to these requirements. This assists in interpretation of particular planning provisions, utilises established best working practices and reduces duplication in the Development Scheme.  <i>*The Draft City Plan 2015 is subject to change following formal public notification.</i>	N
55.	Concerns were raised with regard to height limits and protection of airport airspace. Matters raised included: <ul style="list-style-type: none"> <li>All of the ‘no height limit’ area in the PDA is affected by the PANS-OPS, and an unlimited height regime would not be compatible with the protection of the airport’s airspace under which strict height limits apply, for reasons of aircraft safety.</li> <li>Buildings exceeding the PANS-OPS heights would not be approved, and there is a process of notification to the relevant parties to this effect.</li> </ul>	The Development Scheme has been amended to reflect this. An additional footnote has been included that contains information regarding notification processes on exceeding PANS-OPS heights. (See amendment #20).	Y
<b>Precinct provisions</b>			
56.	Submitter suggests deleting: “Inclusion of land within a precinct does not imply that it can be developed for urban purposes.”	Noted. The Development Scheme has been amended to reflect this by deleting the sentence “Inclusion of land within a precinct does not imply that it can be developed for urban purposes.” from section 3.5 Precinct provisions. (See amendment #21).  This amendment is considered appropriate as land in the PDA currently falls under the definition of ‘urban purposes’, as in the Queensland Planning Provisions.	Y
57.	Submitter states any transition to the Southport PDA should be included external	The boundary of the PDA was selected on the basis that fringe areas would make the	N

	to the PDA boundary through the adjoining fringe area. This would have been considered when the boundary was selected to ensure that the PDA could develop to its maximum potential. The sections of the provision should be reworded accordingly.	appropriate transition. Provisions in the Development Scheme seek to achieve this outcome.	
58.	Submitter requests that a particular review of provisions in Precincts 2 and 3 should be formally sought from the Australian Institute of Architects – Gold Coast Chapter.	The Development Scheme was subject to public notification for 30 business days at which time anyone was able to make a submission.	N
<b>Precinct boundaries</b>			
59.	<p>A number of submissions were received with regard to the Precinct 1 boundary inclusions. Matters raised included:</p> <ul style="list-style-type: none"> <li>• Concerns that the block of buildings bound by Marine Parade, Railway Street, Scarborough Street and Nind Street was previously identified as the Commercial &amp; Administration Precinct/ Northern Mixed Business Area under the superseded Southport Local Area Plan. The area is comprised of commercial/retail/medical and community uses, with only a handful of residential uses.</li> <li>• Suggestions that amending the proposed north-eastern boundary of Precinct 1 will greatly reduce the cost and red tape burden for small businesses to start up in this block. Currently, any new tenants in an existing commercial building within this block will need to lodge a Material Change of Use application if the use of the premises is different from existing.</li> <li>• Identification of centre street parking along Scarborough and Nind Streets which makes this block more suitable for commercial use.</li> <li>• Inconsistencies of the boundaries for Precinct 1 and 2, considering existing non-residential and residential uses and characters.</li> <li>• Concerns that there is a significant difference in exempt development</li> </ul>	The Precinct 1 boundary in the Development Scheme has been amended to address this by including the block bounded by Marine Parade, Railway Street, Scarborough Street and Nind Street within Precinct 1 due to the predominantly commercial nature of the aforementioned block. (See amendment #23).	Y

	<p>between Precinct 1 and Precinct 2 of the Southport PDA.</p> <ul style="list-style-type: none"> <li>Concerns that differences in exempt development between the precincts is a significant disincentive when leasing space to have to undertake town planning assessment, which impacts their position in the commercial market place.</li> <li>Recognising the proposed Nind Street public space improvements that are listed in the Implementation Strategy. Incorporating these in Precinct 1 will maximise their value.</li> <li>Recommendations that the proposed boundary for Precinct 1 of PDA should be reviewed and amended to included aforementioned land.</li> </ul>		
60.	<p>Submitter suggests that Exempt development in Table 1: Levels of Assessment for Precinct 1 should give consideration to Indoor Recreation (i.e. gymnasiums). Submitter notes that parking implications are reduced due to the surrounding resident and worker population which would access such a facility.</p>	<p>Noted. The Development Scheme has been amended to reflect this as the use is considered appropriate in an existing building.</p> <p>Table 1: Levels of assessment, Column 1 (Exempt development where within an existing building and either not involving building work or involving minor building work, except if the if the land is identified on Constraint maps 3b and 3d in Schedule 3) has been amended to include:</p> <p><i>"Indoor sport and recreation – if not adjoining a sensitive land use"</i></p> <p>(See amendment #25).</p>	Y
<b>Precinct 1 – Central Business District (CBD)</b>			
61.	<p>Submitter suggests the CBD precinct should also be considered in the context of its role adjacent to and part of the cultural and sporting events precinct (PDA Open Space precinct).</p>	<p>The intent of Precinct 1 - CBD considers its relationship to Precinct 4 - PDA Open Space in land use, appearance and visual amenity, to the benefit of the planning of the PDA.</p>	N
62.	<p>Submitter is concerned with the delineation of Precinct boundaries which results in an excessively large and ill-considered Precinct 1. Its broad scale/extent appears to result in a catch-all land aggregation, allowing unchecked retail development through Table 1 which submitter believes will jeopardise</p>	<p>The PDA precinct boundaries have been established to streamline regulation of land uses in the PDA, where appropriate.</p> <p>Retail and commercial uses are appropriate in Precinct 1 and will be intensified due to a greater level of accessibility and proximity to higher order services. As a result, it is not</p>	N

	the correct balance of land use in the future CBD.	<p>necessary to limit retail gross floor area within Precinct 1. The flexible approach has been adopted to stimulate investment and build confidence in PDA's ability to attract investment.</p> <p>Exempt development in Precinct 1 allows retail development where within an existing building only.</p> <p>No change to the Development Scheme is recommended.</p>	
63.	Submitter believes land as far north as Railway Street is peripheral to the development needs of the CBD in the foreseeable future. Submitter believes a 'CBD Frame' concept could be described for uses that rely on close proximity to but have no need of enjoying centrality with the CBD.	<p>The PDA precinct boundaries have been established to streamline regulation of land uses in the PDA, where appropriate. The area described falls in the boundary of Precinct 1.</p> <p>The Development Scheme aims to create opportunity for commercial, residential and community uses, with demand for various uses being driven by the anticipated population, without the need for an additional precinct to limit land uses.</p> <p>No change to the Development Scheme is recommended.</p>	<b>N</b>
<b>Precinct 2 – PDA Residential Neighbourhood</b>			
64.	Submitter suggests consideration should be given to self-assessable development.	Self-assessment would require criteria for assessment to be included in the Development Scheme. This may have resulted in an unwieldy document which runs contrary to the objectives of the PDA approach. Similar outcomes are achieved by categorising uses as PDA exempt development and by encouraging development facilitation for PDA assessable development, to ensure a streamlined development assessment process.	<b>N</b>
<b>Precinct 3 – PDA Garden Residential Neighbourhood</b>			
65.	Submitter notes that Precinct 3 is described as a "Garden Residential Neighbourhood" and that Council should be proactive in public realm streetscaping to ensure the "garden, landscape and streetscape" theme.	<p>Noted. The Development Scheme's Implementation Strategy seeks to improve liveability through urban place-making. It is intended that by actioning this, key public space improvements will be identified and prioritised.</p> <p>The supporting Streetscape Design Guidelines provide guidance on the layout and design of footpaths for an improved</p>	<b>N</b>

		pedestrian experience in the PDA for both private and public sector-led development.	
66.	Submitter is concerned that the current architectural diversity of the Garden Residential area will be destroyed along with its sense of community and cohesion.	Noted. The Development Scheme sets out PDA-wide criteria which apply to all assessable development in the PDA. PDA-wide criteria details architecture provisions for new buildings, which support innovation in design while remaining suitable to the wider context. As a result, it is intended that architectural diversity will be encouraged.	N
<b>Precinct 4 – PDA Open Space</b>			
67.	<p>A number of submissions were received with regard to Precinct 4's regulation and intent. Matters raised included:</p> <ul style="list-style-type: none"> <li>• That the Precinct should be excluded as it is owned and maintained by the Queensland Government and/or the City of Gold Coast, and should not be restricted by the currently drafted planning controls.</li> <li>• the vision and strategy of this precinct should be reworded or rewritten to ensure the vision for this area can be achieved in the fully urbanised CBD area of Southport. The land is owned by the Queensland Government and/or the City of Gold Coast and therefore control can be adequately managed accordingly.</li> </ul>	<p>The <i>Economic Development Act 2012</i> seeks to achieve its main purposes through streamlined planning. The Development Scheme meets the purposes of the Act through an appropriate level of planning control. In the interests of transparency and equity, a certain level of planning control has been retained for government operations in Precinct 4.</p> <p>The development assessment process is deemed to be the most effective means of determining and managing the impact of new development holistically on issues such as visual amenity, environmental impact, parking and access.</p> <p>Precinct 4 – PDA Open Space is to provide passive and active recreation spaces and areas for sporting, cultural and civic events and activities for the CBD and City. It is considered the intent of the precinct meets this while ensuring the qualities of the precinct are not threatened.</p>	N
68.	Submitter states the PDA Open Space precinct should be considered more as an event precinct and be managed accordingly.	<p>Noted. Precinct 4 – PDA Open Space provides opportunities for sporting, cultural and civic events and activities as well as passive and active recreation. Land use in Precinct 4 also allows for innovative interim uses that support events.</p> <p>The use of Precinct 4 for event-related activity may be further encouraged through the implementation of the Development Scheme which will establish the CBD as an international events precinct and will leverage investment in sporting and event</p>	



		infrastructure in the Broadwater Parklands.	
69.	<p>Submitter requests the PDA Open Space precinct should emphasise the connection with the water and public access to the water frontage, including for future ferry access, pedestrian connections and connections over to Main Beach.</p>	<p>Noted. Precinct 4 – PDA Open Space conserves and enhances the foreshore while maintaining public access to the foreshore. Future ferry access and pedestrian connections to Main Beach may be considered further through additional strategies undertaken by Council that support the Development Scheme.</p>	N
70.	<p>Submitter requested Column 1, Exempt Development should include:</p> <p><i>"Any of the following uses, if the GFA of the use does not exceed 300m<sup>2</sup>, except if the land is on the Environmental Management Register of if the land is identified on Constraints Maps 3b, c and d in Schedule 3:</i></p> <p><i>Environmental facility</i></p> <p><i>Community use</i></p> <p><i>Food and drink outlet</i></p> <p><i>Nature based tourism</i></p> <p><i>Tourist attraction."</i></p> <p>Justification for inclusion of the above exempt development provision included:</p> <ul style="list-style-type: none"> <li>• Precinct 4 – PDA Open Space does not solely include the Broadwater Parklands. Other areas of open space exist within Precinct 4 and offer significant opportunity for small-scale commercial development within a CBD setting.</li> <li>• The proposed exemption allows for the uses not exceeding 300m<sup>2</sup> to be established without development application preparation and approval. The establishment of these particular uses at less than 300m<sup>2</sup> GFA presents a very low-risk to Council and Council's asset custodians.</li> <li>• Small-scale commercial development of open space areas within Precinct 4 – PDA Open Space would not be in direct conflict with the overall vision / intent of the Southport PDA Development Scheme but rather support the vision</li> </ul>	<p>The intent for Precinct 4 is for development to be generally low-rise in nature with low site cover to minimise the physical dominance of any new building over the precinct, considering that the main purpose of Precinct 4 is to provide high quality, functional and attractive open spaces.</p> <p>The levels of assessment for Precinct 4 allow certain uses as exempt development where either not involving building work, or involving minor building work. This enables new uses within existing buildings to be established in the Precinct taking into consideration previous uses of buildings and existing built form.</p> <p>The suggested uses and criteria for exempt development in this precinct could result in a proliferation of commercial uses with less than 300m<sup>2</sup> floor space which would be contrary to that purpose. It should also be recognised that Constraints mapping triggers assessable development over most of Precinct 4 and therefore exemptions of uses would not apply to this land, even if these changes were made.</p> <p>In the interests of transparency and equity, a certain level of regulation has been retained in Precinct 4 for government operations. The development assessment process is deemed to be the most effective means of determining and managing the impact of new development holistically on issues such as visual amenity, environmental impact, parking and access.</p>	N

	<p>and the main purposes of the <i>Economic Development Act 2012</i>.</p> <ul style="list-style-type: none"> <li>• Any use to be established within the open space precinct must therefore demonstrate compliance with the overall intent prescribed within the upfront precinct statements.</li> <li>• The CoCG are trustee of the existing open space areas within the PDA and as such, will be responsible for making, receiving, assessing and determining development applications within existing open space areas of the PDA, meaning an application made by Council and submitted to Council for a low-risk use of such a small-scale would be considered unnecessary, an inefficient use of Council's resources and time and will increase red-tape around development assessment processes within the PDA, that may potentially be in direct conflict with the intent of the PDA declaration.</li> <li>• The CoGC are asset custodian and/or trustee of open space assets across the City and are therefore responsible for ensuring that the best possible use is provided for within an existing open space area, and that this best possible use provides minimal impact upon and disruption to, surrounding areas of open space and the broader community.</li> <li>• The CoGC are not in the business of allowing uses that may conflict with the overall intent and purpose of the open space area, the applicable planning scheme provisions for the area and the expectations of the community.</li> <li>• The CoGC's key asset custodians fully support the inclusion of the 300m<sup>2</sup> exemption in the Development Scheme.</li> </ul>		
<b>Levels of Assessment</b>			
71.	Submitter requests a review of the levels of assessment, with the fundamental approach being achievement of the vision and reduced regulation.	Levels of assessment in the Development Scheme are determined by the purpose and outcomes sought for each precinct, which align to achieve the vision. Council will	<b>N</b>

		monitor the Development Scheme to ensure streamlined development assessment is achieved.	
72.	Submitter states that levels of assessment in all precincts (with the exemption criteria that uses do not involve building work) could be very restrictive, as this would then place the majority of uses in the exempt development column as PDA assessable development. It is noted there are no PDA self-assessable development. This is a concern as seemingly all development would fall into PDA assessable development, apart from very limited and minor uses.	The Development Scheme sets out the levels of assessment for all precincts. This allows certain uses as exempt development where either not involving building work, or involving minor building work.  PDA assessable development is a facilitated and streamlined process, with a current average approval time of 20 business days.	N
73.	Submitter requests that in Precinct 2, Table 2 and Precinct 3, Table 3 levels of assessment, column 1, the uses identified in item 3 should be relocated and included in item 2.	The effect of relocating the uses as requested is the removal of exemption criteria that protect people and property from the adverse impacts of development. Land with site constraints requires a formal planning assessment.	N
<b>Precinct 1 – Prohibited Development: Nightclub Entertainment Facility</b>			
74.	<p>One submitter raised concerns in relation to 'Nightclub Entertainment Facility' and its prohibition in the levels of assessment. Matters raised included:</p> <ul style="list-style-type: none"> <li>• Identification of 'Nightclub Entertainment Facility' conflicts with those aspects of the Precinct 1 provisions which refer to a vibrant district, diverse lifestyle opportunities, 24-hour activity and entertainment/leisure, by prohibiting activities which involve the co-location of entertainment and the service of liquor.</li> <li>• Submitter is unclear as to why this use has been listed as a prohibited form of development, particularly as Precinct 1 is not subject to a high concentration of late night licensed venues nor is it commonly associated with social issues associated with these activities, numerous other facilities which cater to entertainment/leisure and provide for the service/consumption of liquor are listed as exempt or permissible</li> </ul>	The prohibition of Nightclub Entertainment Facilities was a resolution of the Southport PDA Sub-Committee prior to the Proposed Development Scheme undertaking public notification. Following the public notification period, the Southport PDA Sub-Committee reconfirmed their position that Nightclub Entertainment Facilities in the Southport PDA should be prohibited.	N

	<p>development (bar, hotel).</p> <ul style="list-style-type: none"> <li>deletion of Nightclub Entertainment Facility from prohibited development would not undermine Council's ability to regulate the nature, scale or number of land uses of this type occurring in Precinct 1 due to: the absence of third party appeals or applicant appeals under the <i>Economic Development Act 2012</i>; and the acknowledgement in section 3.3.3 - PDA development approval that 'development identified as PDA assessable development does not guarantee approval'.</li> <li>Submitter suggests an alternative approach may be to include 'nightclub entertainment facility' as permissible development (column 3A) where part of a mixed use building and as prohibited development (column 3B) where not elsewhere indicated.</li> </ul>		
<b>4.0 Infrastructure Plan</b>			
75.	Submitter suggests reviewing other infrastructure initiatives such as alternative energy supply services may assist developments within the CBD.	Submitter comments are supported and will be considered further in the Implementation Strategy's future actions. No change to the Development Scheme is required at present.	<b>N</b>
76.	Submitter states Map 4 should be extended to include linkages and connection with the waterway, pedestrian linkages, future water transport port facilities, including future pedestrian bridges and projections for additional short term (0-10 year), medium term (10-20 year) and long term (20 year and beyond) infrastructure requirements.	<p>The Development Scheme sets out the long term vision for the Southport PDA which will be achieved through development in the short, medium and long term.</p> <p>Submitter comments are supported and will be considered further in the Implementation Strategy's future actions. No change to the Development Scheme is required at present.</p>	<b>N</b>
77.	<p>Submitter states that clarity is needed in relation to the content of the infrastructure plan: Matters for clarity include:</p> <ul style="list-style-type: none"> <li>statement in table 4.1 - "as agreed by and undertaken in accordance with the relevant network entity requirements". There needs to be a specific mechanism for signoff of all items in the Southport PDA to ensure there is a coordinated approach to any development assessment and</li> </ul>	<p>It is not the intent of the infrastructure plan to detail the procedural aspects of infrastructure delivery. This will be decided in relation to the specific circumstances and as part of the development assessment process.</p> <p>Procedural aspects of infrastructure delivery will be monitored, reviewed and refined during the implementation of the Development Scheme and will further determine responsibilities for delivery of network and CBD building infrastructure.</p>	<b>N</b>

	<p>associated development conditioning and approval process.</p> <ul style="list-style-type: none"> <li>responsibility for delivery of “network infrastructure and CBD building infrastructure”. Submitter states that the requirements for applicants need to be clear.</li> </ul>	The CoGC will be undertaking a city-wide infrastructure planning review in accordance with the new <i>Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014</i> which will consider the approach to infrastructure requirements through development assessment.	
78.	Submitter recommends that a balance needs to be found between the provision of the necessary infrastructure to support a world class CBD and the ongoing viability of private sector land uses and development initiatives.	<p>Submitter comments are supported and will be considered further in the Implementation Strategy's future actions. No change to the Development Scheme is required at present.</p> <p>The CoGC will be undertaking a city-wide infrastructure planning review in accordance with the new <i>Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014</i> which will consider the approach to infrastructure requirements through development assessment.</p>	N
79.	Submitter suggests that annual reviews of the PDA be undertaken, particularly in regard to the number and nature of development applications that proceed to construction and completion and those that do not.	<p>Submitter comments are supported and will be considered further in the Implementation Strategy's future actions.</p> <p>In taking forward the Implementation Strategy, there is potential to compile additional information in regard to development applications and construction through monitoring of the PDA.</p> <p>No change to the Development Scheme is required at present.</p>	N
80.	Submitter suggests minor mapping review of Map 4 – Network Infrastructure. Submitter believes Nind Street should be recognised as a significant cycle network link as it provides a connection from the residential area to the Broadwater Parklands.	The Development Scheme identifies Nind Street as part of the cycle network in the PDA. This is shown in Map 4 – Network Infrastructure.	N
81.	Submitter suggests that North Street is not an appropriate cycle network.	The Development Scheme identifies North Street as part of the cycle network in the PDA due to its status as a key linkage from High Street through to Marine Parade and the Broadwater Parklands.	N
<b>Non-vehicle facilities</b>			
82.	Submitter suggests that non-vehicle facilities shown on Map 4 must be designed in a way to promote their increased use, not just	This design principle is consistent with the Gold Coast City Transport Strategy 2031 which has an active transport action to	N

	added onto the side of a road to compete with motorists.	"develop and implement specific design standards that provide safe, accessible, high quality cycling and walking infrastructure" and this principle will be incorporated wherever possible.	
83.	Submitter recommends there be increased emphasis on equitable sharing of the kerb-kerb space.	This design principle is consistent with the Gold Coast City Transport Strategy 2031 which has an active transport action to "Plan and provide path widths based on level of service, taking into consideration pedestrian volumes and different types of path users." This principle will be incorporated wherever possible.	N
84.	Submitter recommends that streetscape design concepts should ensure pedestrian crossing distances are minimised where possible.	This design principle is consistent with the Gold Coast City Transport Strategy 2031 and will be incorporated wherever possible.	N
<b>Community Facilities</b>			
85.	<p>Submitter requested amendments to the infrastructure plan regarding the provision of community facilities. Recommended amendments included:</p> <ul style="list-style-type: none"> <li>Amending Map 4 - Network Infrastructure to remove references to the provision of a community facility on Lot 304 on S1821.</li> <li>Amending Table 4.1 - Southport PDA network infrastructure requirements to remove reference to the provision of a new community facility on Marine Parade.</li> </ul> <p>Justification for the amendments listed above included:</p> <ul style="list-style-type: none"> <li>A number of community facilities have been omitted from Map 4 including the Southport Community Centre in Woodroffe Park at 6 Lawson Street.</li> <li>The designation of part of Lot 304 on S1821 for a new community facility suggests that it has not been based on population needs relative to the capacity of existing community facilities; or the physical characteristics or qualities of the site which demonstrate that it is the</li> </ul>	<p>Community facilities identified on Map 4 are taken from the current Priority Infrastructure Plan (PIP). The PIP identifies community facilities which will be provided for in the future, based on current infrastructure assumptions. The PIP was approved by Council as part of the plan-making process for the current planning scheme for the City.</p> <p>The provision of community facilities will be determined in relation to the specific circumstances and as part of the development assessment process.</p> <p>The CoGC will be undertaking a city-wide infrastructure planning review in accordance with the new <i>Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014</i>, which will determine whether or not, at the relevant time, the provisions of community facilities are relevant to the Infrastructure Plan of the PDA.</p>	N

	<p>most suitable location to accommodate the community facility.</p> <ul style="list-style-type: none"> <li>• No Council resolution exists which substantiates the need for additional community facilities in Southport.</li> <li>• No Council resolution exists which approves increased capital expenditure to establish or maintain further community facilities in the locale.</li> <li>• Concerns that a population increase of the magnitude contemplated to warrant the number of community facilities nominated in the Proposed Development Scheme is very unlikely to be realised and would necessitate the majority of the City's annual population growth.</li> <li>• The community centre infrastructure requirements contemplated by the Proposed Development Scheme are grossly over-stating the expected need for community centres within the PDA in the period up to 2021.</li> <li>• The PDA area currently benefits from a very high level of community facilities which will serve to lessen the demand in the future.</li> <li>• Submitter believes decisions in relation to the location and scale of future community facilities should be determined closer to the need for such facilities.</li> <li>• Given the high portion of Council owned or controlled land in the PDA, there is no need to designate freehold land as the preferred location of future community facilities with more than adequate capacity existing in Council land.</li> </ul>		
86.	<p>Submitter states that clarity in the following statement is needed in table 4.1, that land for community facilities "is to be provided at the time of development being undertaken". It is unclear what is required or whether a contribution is required from an individual</p>	<p>It is not the intent of the infrastructure plan to detail the procedural aspects of infrastructure delivery. The provision of community facilities will be determined in relation to the specific circumstances and as part of the development assessment process.</p>	<b>N</b>

	development to community facilities.	Currently infrastructure contributions are based on the applicable CoGC document at the time of development being approved. Applicants should refer to the Adopted Infrastructure Charges Resolutions No. 1 of 2011 unless otherwise informed.  Procedural aspects of infrastructure delivery will be monitored, reviewed and refined during the implementation of the Development Scheme.	
87.	Submitter notes that enquiries with the Divisional Councillor regarding the demand and usage of the Southport Community Centre indicate that it is poorly patronised. Submitter believes on that basis, demand for additional facilities in the area is limited.	A community services needs assessment will be undertaken as part of a city-wide infrastructure planning review in accordance with the new <i>Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014</i> .	N
<b>Infrastructure Funding, Charging and Contributions</b>			
88.	<p>A number of concerns were raised about infrastructure funding and charges. Matters raised included:</p> <ul style="list-style-type: none"> <li>• Previously paid infrastructure charges should be recognised and provided as a credit for future infrastructure requirements and charges in developments.</li> <li>• Infrastructure may need to be funded by a variety of mechanisms.</li> <li>• There are concerns that the charges imposed will exceed the fair value charges currently under debate as part of the Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014.</li> <li>• Further information on the funding model and Southport specific governance and how this will be considered in the broader Gold Coast context is requested.</li> <li>• Infrastructure funding should be developed for the short term (0-10 year), medium term (10-20 year) and long term (20 year and beyond).</li> </ul>	<p>An Infrastructure Charging Offset Plan will be developed to provide details of infrastructure contributions that may be offset against infrastructure charges. Prior to the Infrastructure Charging Offset Plan being finalised, current offsetting practices will be utilised, under the applicable infrastructure funding framework for the area at the time of development.</p> <p>Infrastructure may be funded through a variety of mechanisms as stated in Section 4.5 of the Development Scheme.</p> <p>Currently infrastructure contributions are based on the applicable CoGC charging document at the time of development being approved. Applicants should refer to the Adopted Infrastructure Charges Resolutions No. 1 of 2011 unless otherwise informed.</p> <p>The CoGC will be undertaking a city-wide infrastructure planning review in accordance with the new Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014, which will determine whether or not, at the relevant time, the provisions of community facilities are relevant to the Infrastructure Plan of the PDA.</p> <p>Matters relating to funding and governance will be made available once approved by</p>	N



		Council.	
89.	A number of submitters stated that the development of a PDA specific Infrastructure Charging Offset Plan is supported provided there is input into the formulation of this document and funding strategy. Submitters are keen to understand the details of document which will be used to determine the infrastructure charging arrangements for development in the PDA.	Noted. An Infrastructure Charging Offset Plan will be developed to provide details of infrastructure contributions that may be offset against infrastructure charges. Prior to the Infrastructure Charging Offset Plan being finalised, current offsetting practices will be utilised, under the applicable infrastructure funding framework for the area at the time of development.  This document will be produced internally in consultation with relevant CoGC network owners, and will consider the merits of the recommendations received during the public notification period.	N
90.	Submitter states that it is not clear how the contributions for recreation facilities are to be calculated. There should be a specific Southport PDA infrastructure model and not a reliance on any former or Draft Planning Scheme infrastructure contribution or levels of service criteria.	PDA-specific infrastructure modelling will occur as part of a holistic city-wide infrastructure planning process, and this may lead to review of the Development Scheme in the future. Until then, the current regime will be relied upon.	N
91.	Submitter does not support a special rate or charge being levied on development as any uplift in land value within the PDA will be reflected in the valuations used by Council to determine the calculation of rates.	Noted. A special rate or charge has not been applied to the Southport PDA at this time; however this funding mechanism is allowable under Section 115 of the <i>Economic Development Act 2012</i> , and may be considered further through the implementation of the Development Scheme.	N
<b>Implementation Strategy</b>			
92.	A number of submissions raised concern for Map 5 – Gold Coast CBD key vision projects and redevelopment opportunities. Matters raised included: <ul style="list-style-type: none"> <li>Map 5 Key Vision Project identifies certain projects that could be described as short term. It is important that this strategy and mapping identify the short term (0-10 year), medium term (10-20 year) and long term (20 year and beyond) projects.</li> <li>Map 5 should include the integrated and connection network to be undertaken to ensure the light rail will function effectively and efficiently, to ensure</li> </ul>	Submitter comments are supported and will be considered further in the Implementation Strategy's Sub-strategies, which will plan and prioritise CBD building infrastructure projects. No change to the Development Scheme is required.  Planning for the function of the light rail is outside the scope of the Southport PDA Development Scheme.	

	<p>appropriate linkages for transport modes are clearly understood.</p> <ul style="list-style-type: none"> <li>• A suggestion that all Council infrastructure projects could be shown on separate maps outside the formal framework of the Development Scheme. This should accommodate various layered maps that clearly indicate the existing and future requirements for infrastructure and developments within the precinct. For example the increased tree planting for the area to achieve the objectives of the vision.</li> </ul>		
93.	<p>Submitter requests additional strategies should be provided to show future water port and ferry access.</p>	<p>Noted. The PDA does not include the water and therefore the Development Scheme only applies to the land. However this is an issue that may be considered in additional strategies undertaken by Council to support the Development Scheme.</p>	<b>N</b>
94.	<p>Submitter states that projects identify private lands within the Broadwater Parklands improvements.</p>	<p>Noted. Map 5 of the Development Scheme has been amended to reflect this.</p> <p>Outlying land currently used for residential purposes has been removed from 'Broadwater Parklands improvements' mapping. (See amendment #29)</p>	<b>Y</b>
95.	<p>Submitter states that future pedestrian water crossings and waterfront connection linkages should be shown.</p>	<p>Noted. The PDA does not include the water and therefore the Development Scheme only applies to the land. However this is an issue that may be considered in additional strategies undertaken by Council to support the Development Scheme.</p> <p>Any future pedestrian water crossings and/or waterfront connection linkages would fall outside the PDA boundary.</p>	<b>N</b>
96.	<p>Submitter suggests indications for private education establishments and other redevelopment opportunities could be shown on a separate map to be updated. This separate mapping could include all PDA approvals to keep an integrated mapping system that's available for the public and development industry for review and context building for any new developments within the area.</p>	<p>Submitter comments are supported and will be considered further by Council in the Implementation Strategy's actions.</p>	<b>N</b>

97.	Submitter suggests the ongoing refinement of the levels of assessment should form part of the implementation strategy to reduce "red tape" and streamline the approval process, as the majority of uses require some form of development application.	Levels of assessment in the Development Scheme are determined by the purpose and outcomes sought for each precinct, which align to achieve the vision. Council will monitor the Development Scheme to ensure streamlined development assessment is achieved.	N
98.	Submitter states the implementation strategy should extend beyond the boundaries to ensure there are adequate connections external to the PDA, but may have a direct impact on its functioning.	Content of the Development Scheme is only applicable to land within the PDA boundary. No change to the Development Scheme is recommended.	N
99.	Submitter suggests it is important that the Council concentrate on the public realm and do not restrict private realm by over regulation. Private development should be facilitated, not controlled.	Noted. The Development Scheme seeks to only regulate the private realm where the action is considered to be in the public interest. Council will monitor the Development Scheme to ensure streamlined development assessment is achieved.	N
100.	Submitter requests the last sentence of Section 5.0 be amended to read: "Map 2 outlines the vision and opportunities for the Gold Coast CBD."	The combined Map provided by the submitter contains information which could be construed as additional land use intents.  Two (2) separate maps are necessary in the Development Scheme as they perform different functions and relate to different sections of the Development Scheme.  Combining Maps 2 and 5 would mean subsequent text changes within the Development Scheme to align with the intent of the combined mapping data.	N
101.	Submitter recommends inserting bullet point 5 in Section 5.1.3: "Investigate developments in policy to improve amenity and vibrancy of the CBD."	Developments in other applicable policies to the CBD are to be considered further through the actions of the Implementation Strategy. The Development Scheme has been amended to reflect this. (See amendment #30)	Y
102.	Submitter disagrees with the promotion of Southport CBD as an international destination and believes more focus should be given to the existing residents living on the Gold Coast.	It is intended that both international and local focus will be given to the Southport PDA as the Gold Coast CBD by actioning the sub-strategies of the Implementation Strategy. No change to the Development Scheme is recommended.	N
103.	Submitter believes the public library needs to be referenced in the Development	Although the library is recognised as an important community and cultural resource,	N

	Scheme as it is central to the cultural landscape of Southport.	libraries are located in several locations throughout the City. The Development Scheme seeks to highlight CBD building infrastructure and other regionally significant government services.	
104.	<p>Submitter suggests focus should be given to:</p> <ul style="list-style-type: none"> <li>• Provisions within section 5.1.1 such as 'offering business support services such as export assistance schemes, exporting workshops and master classes as part of the City's International Trade and Investment Program, to assist local business to access international markets, especially Asia-Pacific'.</li> <li>• Provisions within sections 5.1.3 such as 'linking small business with a range of business support services, such as training and networking opportunities to help them grow and innovate'.</li> <li>• Provisions within section 5.1.4 such as 'developing a funding model and Southport specific governance that will guide and manage the PDA, deliver infrastructure and attractive urban spaces and be responsible for ensuring that community benefit is achieved over time'.</li> <li>• Establishing an ongoing system for stakeholder engagement in plan monitoring and review.</li> <li>• Developing 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.</li> <li>• Preparing an annual performance monitoring reports that measure the success of the CBD over time.</li> </ul>	The Development Scheme's Implementation Strategy seeks to achieve a number of objectives. Comments will be considered in the Implementation Strategy's future actions.	<b>N</b>
105.	Submitter believes the points in section 5.1.4 regarding community engagement are not happening to any significant extent with established community/business organisations, which would ensure that the	The public notification process provided engagement opportunities for the whole community. In addition the Development Scheme has been prepared in consultation with business representatives and has	<b>N</b>

	goals of the PDA are achieved by appropriate interaction with our Council/ State/ Federal representatives to have those measures implemented.	incorporated their views, where appropriate. The Development Scheme has also involved collaboration with State Government. It is intended that this will continue into the implementation phase, to assist in achieving the vision for the PDA. In actioning the Implementation Strategy's sub-strategies, a number of projects will require further engagement with the community, where appropriate.	
<b>6.0 Schedules</b>			
106.	Submitter believes that the constraint with the exempt development under the term "building work" is that it will be advantageous to ensure works such as "office fit out" are not constrained by regulatory application processes. This would defeat the purpose of trying to assist small business and reduce approval processes. The extent of building work needs to be reviewed and changed to facilitate the easy transfer of mixed uses and / or upgrading of facilities within the Southport PDA.	Minor building works such as office fit-outs are PDA-wide exempt development, unless site constraints trigger an assessment.  The definition of minor building works includes additions to buildings. Council is required to maintain a level of regulation for minor building works where land is constrained e.g. flooding.  No change to the Development Scheme is required.	<b>N</b>
107.	Submitter states the State Government provisions for two lot subdivisions should be approved and should be adopted. Recognition of how a subdivision will be dealt with needs to be described in the Southport PDA, even if it is a brief referral to the relevant legislation.	The Development Scheme provides for streamlined development assessment. It is not intended to be prescriptive, rather to allow interpretation of its provisions in the assessment of development applications, as relating to the specific circumstances.  To clarify, the built form outcomes of Precincts 1, 2 & 3 are to achieve medium or high rise buildings. Including provisions that may encourage subdivision of land may lead to increased land fragmentation preventing these outcomes.	<b>N</b>
<b>Schedule 2: Definitions</b>			
108.	Submitter requests the definition of significant vegetation should be reviewed.	Noted. The definition of significant vegetation has been reviewed and no change to the Development Scheme has been made as the current definition is considered adequate.	<b>N</b>
<b>Schedule 3: Constraint Maps</b>			
109.	Submitter states Map 3a – Potential Acid Sulfate Soils - should have reference to the relevant State Planning Policy.	The Development Scheme refers to the Draft City Plan 2015* codes for guidance only. The Development Scheme states that in consideration of development applications,	<b>N</b>

		<p>guidance will be taken from Draft City Plan 2015 codes, in specific circumstances only.</p> <p>Planning scheme codes provide a City-focussed detailed direction for community planning and aspirations, while ensuring the needs of the state and the region are incorporated.</p> <p><i>*The Draft City Plan 2015 is subject to change following formal public notification.</i></p>	
110.	<p>Submitter states Map 3b – Flood Inundation – should have any emergency strategy for Southport noted to provide the positive opportunities for the constraints indicated. For example it is noted that the light rail corridor appears to be located in the area of potential flooding inundation.</p>	<p>Emergency strategies in the event of a flood are available; however such detail is outside the scope of the Southport PDA Development Scheme.</p>	<b>N</b>
111.	<p>Submitter requests the deletion of Map 3c - Transport Noise Corridors Affecting Sensitive Residential Land Uses (along with deletion of related provisions) - it is nonsensical for roads under the jurisdiction of DTMR to have this provision. Noise should be managed on an area/precinct-wide basis. Submitter believes that Marine Parade should be identified as a transport noise corridor affecting sensitive residential land uses.</p>	<p>Constraints shown on Map 3c – Transport Noise Corridors Affecting Sensitive Residential Land Uses relate to the Queensland Development Code (QDC) – Section MP4.4 Buildings in a Transport Noise Corridor. This and the related PDA-wide criteria ensure noise impacts of State-controlled roads are managed and minimised.</p> <p>Although it is recognised that this mapping does not show other roads, PDA-wide criteria in the Development Scheme requires new development to mitigate any negative effects from existing surrounding activities. The development assessment process will manage and minimise road noise where not covered by constraints mapping or the QDC.</p>	<b>N</b>
112.	<p>Submitter requests that consideration needs to be given to the landslide hazard designation in Map 3d – Other and how this was determined. If there are specific constraints, these can be identified and treated accordingly.</p>	<p>The constraints mapping for landslide hazard in the Development Scheme is based on city-wide data collected in 2012.</p> <p>The landslide hazard constraints mapping seeks to manage the risk of landslides damaging property or endangering persons. The constraints mapping does not prevent development; it operates as a trigger for development assessment. The development assessment process will manage any landslide hazard.</p>	<b>N</b>
113.	<p>Submitter requests Map 3d – Other – needs review and amendment as follows: the</p>	<p>Noted. Map 3d includes a footnote that refers to the Southport Urban Heritage and</p>	<b>Y</b>

	Local Heritage Place orange line does not provide any comment on its significance and / or retention and / or future management - the context needs to be described.	Character Strategy Review 2010 which provides more information on identified heritage places. The Development Scheme has been amended to include additional text to read: "Reference should also be made to the Gold Coast Local Heritage Register", which describes the qualities of Local Heritage Places. (See amendment #40)	
<b>Streetscape Design Guidelines</b>			
114.	Submitter states the Draft Streetscape Design Guidelines should not be adopted as a statutory document, and should remain as a guideline.	Noted. The Development Scheme is the statutory document; the Streetscape Design Guidelines provide guidance to the expected outcomes for public spaces, both for Council and private developers.	<b>N</b>
115.	Submitter requests reference in the document should be made to Gold Coast examples, not Brisbane CBD.	Noted. Local project reference examples have been prioritised where possible in the document.	<b>Y</b>
116.	It is understood Council has commissioned other Landscape Character and Landscape Heritage reviews. These reviews should inform the Streetscape Design Guidelines for the Southport PDA.	Noted. The Landscape Character Study (LCS) was endorsed as a strategy document by the CoGC in May 2014. The draft Streetscape Design Guidelines have been informed by the LCS.	<b>N</b>

## 5. List of all amendments to the Development Scheme

Amendment #	Section details	Nature of amendment
1.	Throughout	For accuracy, amend minor typographical errors.
2.	Throughout	For accuracy, revision of numbering in response to additional content.
3.	Throughout	For consistency, deletion/amendment of footnotes related to deleted/amended content.
4.	Throughout Section 3.4 PDA-wide criteria	For clarity, minor editorial amendments to the context of planning provisions.
5.	Section 2.0 Strategic Context	To show city-wide context, including transport corridors, insert new locational graphic in top right-hand corner.
6.	Section 2.2 Key attributes	To clarify intent, amend second column, second paragraph to read: <i>“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.”</i>
7.	Section 3.1 Vision	To clarify intent, amend second column, second bullet to read: <i>“celebrate Southport’s unique natural setting and connection to the Broadwater by continuing to provide attractive and functional public spaces”</i>
8.	Section 3.1 Vision, page 12	To clarify intent, amend the first dash of the second bullet to read: <i>“support a 24 hours a day, seven days a week economy by encouraging uses and activities that</i>



		<i>operate outside of standard business hours"</i>
9.	Section 3.1 Vision, page 12	To clarify intent, amend the fourth dash of the second bullet to read:  <i>"allow flexibility for temporary uses such as street activities and special events including entertainment, cultural and artistic performances."</i>
10.	Section 3.2.1 Purpose of the land use plan	To clarify intent, amend second paragraph to read:  <i>"The land use plan will support private sector-led economic growth and ensure development is consistent with the vision."</i>
11.	Section 3.2.4 Schedules	To ensure correct referencing of content, delete the third paragraph:  <i>"Schedule 3 contains constraint maps which relate to the PDA-wide criteria and may also remove a premises' exemption from assessment."</i>  Replace with text to read:  <i>"Schedule 3 contains constraint maps which relate to PDA development requirements and may also remove exemption from assessment."</i>
12.	Section 3.3.6 Demonstrating development is consistent with the land use plan	For removal of conflict with the requirements of the Development Scheme, delete last sentence of Section 3.3.6 under Plan Of Development (PoD) and related footnote 3:  <i>"For further advice on preparing a PoD refer to the applicable EDQ practice note*."</i>  *Available at <a href="http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html">www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html</a>
13.	Section 3.4.1 Urban design	To clarify intent, delete the first paragraph:  <i>"Urban design is the art of making places. It considers how buildings interact with each other spatially and as groups, and the relationship of buildings, streets and spaces, with the aim of making places that are functional, attractive and sustainable. New development will be supported where it:"</i>

		<p>Replace with text to read:</p> <p><i>"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. New development will be supported where it:"</i></p>
14.	Section 3.4.2 Architecture	<p>To clarify intent, delete the first paragraph:</p> <p><i>"Architecture is the art of designing buildings and structures. It considers the form, function and detail of the building. In creating successful architecture, new buildings will be supported where they:"</i></p> <p>Replace with text to read:</p> <p><i>"Building form, articulation, layering, the use of high quality materials and detailing should be considered in architecture. New buildings will be supported where they:"</i></p>
15.	Section 3.4.2 Architecture	<p>To provide more certainty, amend eighth bullet point to read:</p> <p><i>"provide comfortable and enjoyable spaces that address impacts from wind, sun, reflection and overshadowing"</i></p>
16.	Section 3.4.3 Public space	<p>To simplify the statement, delete the first paragraph:</p> <p><i>"Public spaces are the areas between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces. New development will be supported that:"</i></p> <p>Replace with text to read:</p> <p><i>"Public space for new development will be supported where it:"</i></p>
17.	Section 3.4.3 Public space	<p>To clarify content, amend first bullet to read:</p> <p><i>"provides safe, attractive, well-designed,</i></p>

		<i>connected and inclusive areas that encourage community interaction, through the use of landscaping and lighting"</i>
18.	Section 3.4.3 Public space	To clarify content, amend second bullet to read: <i>"co-ordinates landscaping treatments and demonstrates innovation in design, including..."</i>
19.	Section 3.4.4 Streets and movement	To align content, delete first bullet point. Text incorporated into first bullet, 3.4.3 (see Amendment #17).
20.	Section 3.4.7 Site constraints	To clarify intent of the provision, insert footnote to the end of the last bullet to read: <i>"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 Draft City Plan 2015 Airport Environs - Procedures for Air Navigation Services, Aircraft Operational Surfaces (PANS-OPS) 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."</i>
21.	Section 3.5 Precinct provisions	For accuracy, delete: <i>"Inclusion of land within a precinct does not imply that it can be developed for urban purposes."</i>
22.	Section 3.5.1 Precinct 1 – Central Business District (CBD)	To clarify intent, amend Land use, third bullet to read: <i>"provide high residential densities<sup>21</sup>"</i>
23.	Section 3.5.1 Precinct 1 – Central Business District (CBD), and Map 1	Amend the Precinct 1 Boundary to include the block bounded by Marine Parade, Railway Street, Scarborough Street and Nind Street within Precinct 1.
24.	Section 3.5.1 Precinct 1 Central Business District (CBD)	To clarify intent, replace Built form, second bullet to read:

		<i>"deliver commercial buildings with high site coverage and large floor plates, to ensure requirements of national and international business are catered for"</i>
25.	Section 3.5.1 Precinct 1 Central Business District (CBD), Table 1: Levels of assessment, Column 1 - Exempt development	To reflect further uses, amend Table 1: Levels of assessment, Column 1 – Exempt development where within an existing building and either not involving building work or involving minor building work, except if the if the land is identified on Constraint maps 3b and 3d in Schedule 3 to include:  <i>"Indoor sport and recreation – if not adjoining a sensitive land use"</i>
26.	Section 3.5.2 Precinct 2 PDA Residential Neighbourhood	To clarify intent, amend Land use, first bullet to read:  <i>"provide high residential densities with a mix of dwelling sizes and types<sup>22</sup>"</i>
27.	Section 3.5.3 Precinct 3 PDA Garden Residential Neighbourhood	To clarify intent, amend Land use, first bullet to read:  <i>"provide medium to high residential densities with a mix of dwelling types, ranging from townhouses to predominantly medium-rise residential buildings<sup>23</sup>"</i>
28.	Section 3.5.3 Precinct 3 PDA Garden Residential Neighbourhood, Table 3: Levels of assessment	To remove repetition within the table, delete second and fifth bullets in Table 3, Column 1, 3:  <i>"dwelling house"</i>  <i>"utility installation – if not including a waste transfer station or refuse disposal"</i>
29.	Map 5	To reflect current land uses, remove outlying land used for residential purposes from 'Broadwater parklands improvements' mapping.
30.	Section 5.1.3 Improving liveability through urban place making, Sub-strategies	To clarify implementation sub-strategies, insert bullet point 6 to read:  <i>"Investigate developments in policy to improve amenity and vibrancy of the CBD"</i>
31.	Schedule 1	To clarify content, remove additional text in Operational work, first type of development, to read:  <i>"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"</i>

		<i>Constraint map 3d, as a State or Local heritage place."</i>
32.	Schedule 2	To clarify the application of the definition, amend the definition of <i>High rise building</i> to read: <b>"High rise building – a building exceeding 32 metres above ground level (9 storeys)."</b>
33.	Schedule 2	To simplify the definition and allow consistent terminology, replace the definition of <i>Interim use</i> , with: <b>"Interim use – the temporary use of vacant premises until a permanent use is implemented."</b>
34.	Schedule 2	To clarify the application of the definition, amend the definition of <i>Low rise building</i> to read: <b>"Low rise building – a building that is up to 15 metres above ground level (3 storeys)."</b>
35.	Schedule 2	To clarify the application of the definition, amend the definition of <i>Medium rise building</i> to read: <b>"Medium rise building – a building that is 15 to 32 metres above ground level (4 to 8 storeys)."</b>
36.	Schedule 2	To remove duplication with other legislation i.e. the <i>Building Act 1975/ Queensland Development Code</i> requirements, delete the third bullet of the definition of <i>Minor building work</i> and associated footnote:  "it does not relate to a sensitive residential land use in a Transport Noise Corridor."
37.	Schedule 2	To clarify the terminology and its application, delete the definition of <i>Planned average density</i> , delete associated footnote and replace to read: <b>"Residential density – means the density of a residential site expressed as number of bedrooms per net site area."</b>
38.	Schedule 2	To clarify the content of the definition of residential density (see Amendment #37), add a definition of net site area, to read: <b>"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."</b>

39.	Schedule 2	<p>Add definition in response to Amendment #16 to read:</p> <p><i><b>Public space</b> - the spaces between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.</i></p>
40.	Map 3d – Other, *footnote	<p>To clarify local heritage context, amend Map 3d – Other *footnote to include:</p> <p><i>Reference should also be made to the Gold Coast Local Heritage Register.</i></p>

## 6. List of amendments made to the Streetscape Design Guidelines arising from submissions

Amendment #	Section details	Nature of amendment
1.	Throughout document	Local project reference photographs have been prioritised where possible.

NOTE: The Streetscape Design Guidelines are not a statutory document for approval with the Southport PDA Development Scheme and will be considered separately by Council.