



# **Southport PDA Development Scheme Amendment**

## **Gold Coast CBD Special Entertainment Precinct**

**SUBMISSIONS REPORT**

**JULY 2022**

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## 1. Introduction

The Southport Priority Development Area (PDA) was declared on 4 October 2013. The Southport PDA Development Scheme (the Development Scheme) came into effect on 5 December 2014. The Development Scheme was last amended on 9 November 2021 by the Minister Economic Development Queensland (MEDQ) to reflect the inclusion of 3.5 hectares of reclaimed land from the Broadwater within the PDA boundary.

In accordance with the *Economic Development Act 2012 (ED Act)*, the MEDQ made an Instrument of Delegation and Direction (IoDD) in favour of the City of Gold Coast Council (City). The IoDD delegates some MEDQ functions and powers to the City with respect to the Southport PDA, including preparing amendments to the Development Scheme.

In consultation with Economic Development Queensland (EDQ), the City prepared the 'Southport PDA Development Scheme Amendment Package – Gold Coast CBD Special Entertainment Precinct' (the Development Scheme amendment) to:

- include a Special Entertainment Precinct (SEP) in Precinct 1 – Central Business District (CBD) to assist delivery of the Council endorsed Music Action Plan 2021 (MAP), including a new SEP Built Form and Urban Design Guideline
- introduce assessment provisions for new residential development in the SEP and buffer areas
- provide opportunity for micro-breweries to establish in Precinct 1 – Central Business District (CBD)
- align with definitions of the *Planning Regulation 2017*, City Plan overlay maps, State Government guidelines, the Local Government Infrastructure Plan and the City's Key design principles
- clarify that third-party Advertising Devices are regulated by *Subordinate Local Law No. 16.8 (Advertising Devices) 2016*
- align the Streetscape Design Guidelines for the Southport PDA with current City streetscape design standards, including improvements to drafting clarity and visual presentation.

The City also prepared local law amendments to include Amplified Music Venues as a regulated activity under *Local Law No. 16 (Licensing) 2008* and introduction of a new *Subordinate Local Law No. 16.9 (Amplified Music Venues)*. The response to submissions for the local law amendment are included in a separate Council report.

The City publicly notified the Development Scheme amendment and local law amendments between 23 November and 22 December 2021. Following completion of the public notification period, all submissions received were reviewed and several minor and administrative changes are proposed to the Development Scheme amendment.

This Submissions Report summarises the submissions made, provides information on the merits of the submissions and the extent to which the Development Scheme amendment is recommended to be changed. The City does not propose to re-notify the revised Development Scheme amendment because the proposed changes do not 'significantly change' the Development Scheme.

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## 2. Overview of public notification process

### 2.1 Community engagement

The public notification period for the Development Scheme amendment took place between 23 November and 22 December 2021 (22 business days). In the lead up to and during the public notification period the City completed the following community engagement initiatives:

- A dedicated 'GC Have your say' webpage for the Development Scheme amendment providing the opportunity for the community and other stakeholders to ask questions and receive responses in a public forum:
  - 7,220 visits
  - 1,420 document downloads
  - zero questions raised on the Q&A public forum
  - 426 fact sheet downloads
  - 299 Development Scheme amendment downloads
  - 171 Southport PDA Streetscape Design Guidelines amendment downloads
  - 127 Southport SEP Built Form and Urban Design Guidelines downloads
  - 152 FAQ downloads.
- A dedicated web page for the Development Scheme amendment on the City and EDQ websites.
- A letter, fact sheet and FAQ document were posted to all 147 land owners within proposed Sub-precinct 1 - Special Entertainment Precinct of Precinct 1 – Central Business District (CBD).
- Two drop-in community information sessions were hosted in the Southport PDA on:
  - 2 December (Australia Fair Shopping Centre) with 44 visitors engaged
  - 7 December (outside the Southport Council Office, 47 Nerang St, Southport) with 23 visitors engaged.
- Public notice in the Gold Coast Bulletin on 20 November 2021.
- Bin posters in the Southport PDA during the consultation period.
- Media release in the Gold Coast Bulletin and myGC.com.au on 4 November 2021.
- ABC drive radio interview with Councillor Brooke Patterson on 9 November 2021.
- Various media releases, including short videos, on social media during the public consultation period.
- Presentation at a local venue made to licensed venue operators on 18 November 2021.
- Presentation to Music Advisory Group on 19 October 2021.
- The City accepted phone calls and requests for meetings with stakeholders during the public notification period. One meeting was held with an interested live music venue operator and a phone conversation was held with an interested developer of micro-breweries.

## 2.2 Submission registration and review process

Submissions were received by email and via the GC Have your say online submission page. Once submissions were received, they were registered and reviewed. An overview of the submission registration and review process is provided in Table 1.

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

Steps	Action
Registration of submissions	Submissions were registered and given a submission number.
Classification of submissions	<p>Submissions were classified by relevant amendment item:</p> <ol style="list-style-type: none"> <li>1. Special Entertainment Precinct (SEP) sub-precinct proposed in Precinct 1 – Central Business District (CBD)</li> <li>2. Opportunity for micro-breweries (Medium impact industry) in Precinct 1 – CBD</li> <li>3. <i>Local Law No.16 (Licensing) 2008</i> amendment and proposed <i>Subordinate Local Law No.16.9 (Amplified Music Venues) 2021</i>  <b>Note: Item 3 is not part of the Development Scheme amendments. Item 3 submissions and responses are included in a separate report.</b></li> <li>4. General amendments to align with citywide planning policy.</li> </ol>
Summarising submission issues	<p>Each submission was read. The different matters raised were entered into the submissions database and grouped into common 'points of submission'.</p> <p>Points of submission were then categorised into common themes and reported under 'summary of issues'.</p>
Evaluation and responses to issues	<p>Once all comments were summarised, they were reviewed and responses were prepared.</p> <p>In evaluating submissions, allowance was made for the same or similar comments being raised in different submissions. For this reason, assessment of comments and resulting Development Scheme changes were made based on the 'summary of issue' against amendment items rather than on submission by submission basis.</p> <p>External acoustic engineering advice was procured to assist with responding to submissions relating to noise impacts from the SEP.</p>
Submissions Report	The Submissions Report was prepared which collates steps 3 and 4 above, providing a summary of the submissions considered, information about the merits of the submissions, recommendations for changes to the Development Scheme to reflect submissions. Comments raised through submissions were summarised to simplify the presentation and review comments.
MEDQ approval	The final Submissions Report and Development Scheme amendment were submitted to the MEDQ for review and approval.
Publishing and notification of Development Scheme amendment	<p>As soon as practicable after the MEDQ approved the Development Scheme amendment:</p> <ul style="list-style-type: none"> <li>• <b>The MEDQ published:</b> <ul style="list-style-type: none"> <li>- A gazette notice which established the date the development scheme amendment came into effect</li> <li>- The development scheme amendment and this report on EDQ's website.</li> </ul> </li> <li>• <b>The City published:</b></li> </ul>

	<ul style="list-style-type: none"> <li>- The development scheme amendment and this report on the City's website.</li> <li>- Advice stating the development scheme amendment have been approved and are available on the City's and EDQ's websites, along with this report.</li> </ul>
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### 3. Overview of submissions

#### 3.1 Submission numbers

A total of 313 submissions were received during the public notification period. One additional submission in support of the proposed SEP in Southport was received after the public notification period ended. A total of 314 submissions were therefore reviewed as part of the public notification of the Development Scheme amendment.

#### 3.2 Submission method

The method by which submissions were lodged with the City is provided in Table 2.

**Table 2: Breakdown of submissions by submission method**

Method of submission	Number of submissions received
Post	0
Email	5 (includes one late submission)
Online submission	309
<b>Total submissions</b>	<b>314</b>

#### 3.3 Submitter interest in the PDA

Submissions were received from a variety of interested parties with information on the type of submitter recorded via the submission form. A breakdown of the submissions by interested party is outlined in Table 3.

**Table 3: Breakdown of submissions by interested party**

Type of submitter	Number of submissions received
Local business operator	7
Local resident (lives in close proximity to proposed core areas)	161
Regular visitor, or works in, the Southport CBD	98
Gold Coast resident (infrequent visitor to Southport CBD)	44
Resides outside of Gold Coast in an adjacent local government area	2
Industry and advocacy groups	2
<b>Total submissions</b>	<b>314</b>



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### 3.4 Overarching areas of support or concern

Submitters identified many topics of support within the Development Scheme. In some instances, topics received both support and concern. A full evaluation of the submissions included consideration of topics of both support and concern as detailed in section 4.

A review of the submissions identified overarching support for the amendments:

- 86 per cent support and 9 per cent support in part for SEP related amendments to Precinct 1 – Central Business District (CBD)
- 81 per cent support and 14 per cent support in part for Medium impact industry (micro-brewery) related amendments to Precinct 1 – Central Business District (CBD)
- 79 per cent support and 15 per cent support in part for other general amendments to align with citywide planning policy, including updates to the Streetscape Design Guidelines for the Southport PDA.

Overarching areas of concern from submissions included the following matters:

- the potential for noise impacts from the SEP (19 submitters residing outside of the proposed SEP and buffer areas)
- existing homelessness, alcohol, health, crime, safety and antisocial behaviour issues in the area and these being exacerbated by additional licensed premises i.e. the proposed SEP (12 submitters) and micro-breweries (10 submitters)
- the inadequacy of car parking in the area to support the SEP (7 submitters) and micro-breweries (4 submitters)
- the appropriateness of the Southport CBD location for the SEP (7 submitters).

### 3.5 Proposed local law amendments relating to the proposed SEP

Concurrently with the Development Scheme public notification period, the City publicly notified proposed local law amendments to include Amplified Music Venues as a regulated activity under *Local Law No.16 (Licensing) 2008* and introduction of a new *Subordinate Local Law No. 16.9 (Amplified Music Venues)*. Feedback received during community engagement of the proposed local law amendments largely indicates community support.

The feedback in relation to the local law amendments will be analysed in detail and reported in a separate consultation report for Council's consideration. The report will outline recommended mitigations to any community concerns before making recommendations to proceed with the making of the amending local law and new subordinate local law.

## 4. Summary of submissions

The different matters raised in submissions were entered into a Submissions database and grouped into common 'points of submission'. The points of submission were then categorised into common themes and are reported in Table 4: Summary of issues. Under each summary of issue, the number of submitters which contributed to the issue are identified in brackets at the end of each issue summary.

**Table 4: Summary of issues**

#	Summary of issue	Response	Amendment required?
<b>Item 1: A Special Entertainment Precinct (SEP) sub-precinct is proposed in Precinct 1 – Central Business District (CBD)</b>			
A SEP will help retain and attract new live music venues to the Gold Coast CBD in Southport. The SEP will ensure Amplified Music Venues are compatible with residential buildings, engage with the street, and contribute to a vibrant and safe entertainment precinct. Within the SEP and buffer areas, residential development will be designed to minimise impacts from Amplified Music Venues within the SEP while also providing for balconies (e.g., outdoor living areas). A SEP Built Form and Urban Design Guideline is proposed to assist with delivery of the PDA Development outcomes for the SEP.			
1	Support is provided for a Special Entertainment Precinct (SEP) sub-precinct in Precinct 1 – Central Business District (CBD) for various reasons including: <ul style="list-style-type: none"><li>• an opportunity to revitalise Southport and attract more people to the area, benefitting real and long-term commercial opportunities</li><li>• benefits the CBD economy by providing opportunities for consumers, landowners and business owners (e.g. restaurants, bars and live music) with job creation and tourism opportunities</li><li>• benefits the Gold Coast's arts, music and culture industry by attracting music and arts businesses to Southport (e.g. promoters, artists, booking agents, new bars, art galleries, studios), making the running of live music businesses easier</li><li>• creates a great place for residents / locals, enliven Southport and supports increased and safe night activity</li><li>• enriches the urban amenity, character, culture and identity of the Gold Coast (and Southport CBD) for both locals and visitors, improving the CBD's reputation as a place people want to visit</li></ul>	The submissions made in support of the proposed SEP are acknowledged.	No



#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>contributes to the uniqueness of Southport as a destination and growth of the CBD with culture and entertainment at its core</li> <li>designates a clearly defined SEP supporting live music with acoustic criteria and future proofing interface issues between venues and residential premises</li> <li>directly supports the Music Action Plan and its objectives</li> <li>supports construction of live music venues in Southport.</li> </ul> (284 submitters)		
2	General opposition to the proposed SEP, without supporting grounds provided. (2 submitters)	General opposition to the proposed SEP is noted.	No
3	<p>Concern with the potential for noise impacts from Amplified music venues, including impacts to nearby residents located inside and outside sub-precinct 1 – SEP.</p> <p>Suggests that noise limits be reduced (e.g. to 80dB and the full bass range from 20Hz to 250Hz be included) and the <i>Environmental Protection Act 1994</i> noise regulations enforced, to ensure noise ceases at 10 pm and does not commence before 7am.</p> <p>Suggests that amplified music venue operations should be restricted to Thursday, Friday and Saturday nights.</p> (19 submitters residing outside of the proposed SEP core and buffer areas)	<p>The Southport PDA Development Scheme planning intent for Precinct 1 Central Business District (CBD) seeks to deliver a vibrant precinct which will thrive 24 hours a day, 7 days a week and be a hub of innovative business, economic activity, entertainment and leisure. The proposed Special Entertainment Precinct (SEP), operating 7 days a week, is consistent with this intent as it will contribute to improving liveability of the CBD through place making. It will also contribute to an appealing and active urban experience, leading to increased lifestyle, entertainment and recreation activities in the CBD.</p> <p>Acoustic investigations were carried out to determine the boundaries of the Established core area and the Emerging core areas. The acoustic investigations considered the impact on nearby existing residences. The core area boundaries and acoustic criteria were set on the basis of noise levels inside existing residences, with windows and doors closed being generally compliant with the internal Acoustic Quality Objectives within the <i>Queensland Environmental Protection (Noise) Policy 2019</i>, a subordinate legislature of the <i>Environmental Protection Act 1994</i>. It is noted that windows and doors would have to be closed in the current acoustic environment to achieve Acoustic Quality Objectives in many instances (e.g. due to the noise from road traffic and existing CBD activities).</p> <p>The acoustic investigations used 3D modelling to predict noise levels from potential Amplified music venues (venues) within the SEP using conservative assumptions regarding the construction of buildings. The modelling considered</p>	No

#	Summary of issue	Response	Amendment required?
		<p>the topography and built form of the area, operating and potential future venues, existing and potential future residences, and included modelling noise levels at all floors of high-rise buildings.</p> <p>Noise criteria proposed for venues within the Established core area aligns with the Brisbane City Council SEP Core B. This proposes a fixed noise limit outside the venue building, and therefore allows open type venues to include low to moderate noise level music and enclosed venues to include much louder noise levels. Venues located in the Emerging core area have a slightly decreased noise criteria to avoid unreasonable noise impacts on nearby residences to the north and west of the Emerging core area.</p> <p>The noise criteria provided by the SEP will generally allow for higher music sound levels for venues compared with the existing Office for Liquor Gaming and regulation (OLGR) noise criteria. However, the SEP noise levels significantly decrease after 11:30pm Sunday to Thursday and 12:00 midnight Friday and Saturday.</p> <p>Under the proposed subordinate local law, the City is responsible for regulating noise from amplified music venues in special entertainment precincts, this includes the assessment of applications and issuing licences with conditions. To ensure amplified music venues are complying with the proposed subordinate local law and individual licence conditions, all complaints received will be investigated in a timely manner by City Officers.</p> <p>The SEP ensures that venue operation and noise limits are not affected by the encroachment of future residential development. This includes a requirement for future residential development in the core and buffer areas to implement acoustic mitigation design management measures. Refer to the SEP Built Form and Urban Design Guideline for further details on acoustic mitigation measures such as window glazing, operable windows on balconies, etc.</p> <p>No additional residential design requirements are proposed for outside the core and buffer areas. In these areas, the acoustic investigations determined that new residential development will generally be able to achieve indoor Acoustic Quality Objectives.</p>	
4	Concerned about health, crime / safety and antisocial behaviour issues in the area which the SEP could exacerbate late into the night. For example:	The Development Scheme planning intent for Precinct 1 Central Business District (CBD) seeks to deliver a vibrant precinct which will thrive 24 hours a day, 7 days a week and be a hub of innovative business, economic activity, entertainment and leisure. The proposed SEP is consistent with this intent as it	No

#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>potential increased alcohol consumption from new licensed venues leading to health problems and antisocial behaviour</li> <li>safety concerns from existing homeless people, drug addicts and youth gangs in CBD area</li> <li>need for more police and concerns about SEP creating more crime, including youth violence</li> <li>request for earlier venue opening hours to limit late night impacts</li> </ul> <p>(12 submitters)</p>	<p>will contribute to improving liveability of the CBD through place making. It will also contribute to an appealing and safe active urban experience, leading to increased lifestyle, entertainment and recreation activities in the CBD.</p> <p>A Crime Prevention Through Environmental Design (CPTED) assessment was conducted to inform considerations for the SEP. Increased activation of the CBD area associated with the introduction of the SEP is likely to have a positive impact on safety in the precinct, by drawing more people to the area for legitimate activities and enhancing perceptions of safety. The City will also consider implementation of environmental design improvements and strategies to support the SEP and enhance safety, including:</p> <ul style="list-style-type: none"> <li>review of lighting</li> <li>vegetation improvements to enhance sightlines and visual amenity</li> <li>review wayfinding signage to support movement through the precinct and identification of nearby facilities and available transport options</li> <li>ongoing consultation with the Queensland Police Service</li> <li>engaging with property owners to explore strategies to reduce opportunities for crime and antisocial behaviour.</li> </ul> <p>Additionally, the City delivers a Safety Camera Network program including within the Southport CBD to support the police and other agencies to maintain public safety in this precinct. CCTV cameras are strategically placed to provide coverage of activated areas and any known hot-spots. Cameras are monitored 24/7 by licensed operators within a central control room. The operators proactively observe images to support a timely emergency service response to any incidents.</p> <p>In accordance with Queensland legislation including the <i>Liquor Act 1992</i> and administered via the Office of Liquor, Gaming and Regulation (OLGR), licensed premises will be responsible for the safe consumption of alcohol and their patrons. Liquor licence applications are received, assessed and regulated by OLGR. The City has an opportunity to provide input via liquor licence referral processes and also through associated development application approvals, to ensure that safety outcomes are maximised.</p> <p>The City is committed to addressing homelessness in Southport by working collaboratively with our partners. Council adopted the Gold Coast Homelessness Action Plan (HAP) in December 2021. This plan outlines the</p>	

#	Summary of issue	Response	Amendment required?
		<p>City's roles, responsibilities, and strategic responses to homelessness over the next three years. The aim of the HAP is to ensure that any experience of homelessness on the Gold Coast is rare, brief, and non-recurring. The City's priorities are:</p> <ul style="list-style-type: none"> <li>• safe public spaces – create public spaces that are safe and accessible for all residents, visitors and businesses;</li> <li>• strong support network – work together with our partners to build the capacity of local homelessness services so they can respond effectively</li> <li>• reduce homelessness – reduce the number of people experiencing homelessness on the Gold Coast by connecting them with services</li> <li>• diverse housing – advocate for and support the delivery of a diverse range of affordable housing options.</li> </ul> <p>The actions in the HAP balances the needs of our whole community and acknowledge that any effective response to reduce homelessness in Southport will require the continued support of State Government departments including Queensland Police, local specialist homelessness services, and the Gold Coast Homelessness Network.</p> <p>Through the HAP, the City has committed to strengthen its partnership with the Queensland Police Service in responding to homelessness. The City also participates in regular joint patrols with specialist homeless outreach services to provide support and link people experiencing homelessness with sustainable accommodation options.</p> <p>Concerns such as threatening, abusive or violent behaviour are matters for the Queensland Police Service. If residents witness these behaviours they should refer them to the Queensland Police Service by calling Triple Zero (000) in an emergency or Policelink for non-urgent matters on 131 444 or online at <a href="https://www.police.qld.gov.au/reporting">https://www.police.qld.gov.au/reporting</a></p>	
5	<p>Concerned with the ability for local area car parking to meet demands of the SEP.</p> <p>Abundant free and convenient parking areas will give the proposed SEP more chance of being a success.</p> <p>(7 submitters)</p>	<p>An amplified music venue is an activity already envisaged within the Precinct 1 – Southport Central Business District (CBD). There is considered to be ample on and off-street parking opportunities within walking distance to/from the SEP. A review of car parking requirements is not considered necessary as a consequence of the proposed amendment.</p> <p>The Southport CBD is well serviced by high quality public transport, including light rail. Given the nature of the land uses associated with Amplified music</p>	No

#	Summary of issue	Response	Amendment required?
		venues (e.g. night-time entertainment at a licensed premises), the use of public transport, rideshare services (taxi, UBER etc) and drop off / pick up of patrons is encouraged as a socially acceptable mode of accessing the precinct during peak times.	
6	Requests changes to make Function facility and Market Accepted development within Precinct 1 – CBD. (1 submitter)	Retaining a Market as PDA assessable development (Permissible development) allows the City to consider and condition important planning matters arising from Markets such as impacts on the viability of other business in the area (number of stalls, days per week etc.), access to public health amenities (e.g. toilets), site restoration after markets and set-up and pack-up times. Retaining a Function facility as PDA assessable development (Permissible development) allows the City to assess important planning / amenity issues with impacts considered to be similar to a Hotel.	No
7	Concerned that Southport CBD is not the right location for a SEP with reasons provided including: <ul style="list-style-type: none"> <li>there is already sufficient venues and outlets for live music in the local area and other parts of the City</li> <li>a live music precinct is not suitable for a CBD</li> <li>the area of the proposed SEP is too small, with insufficient infrastructure to encourage investment.</li> </ul> (7 submitters)	The declaration of Southport PDA by the Minister for Economic Development Queensland under the <i>Economic Development Act 2012</i> acknowledges the Gold Coast CBD and its economic potential. The Southport PDA has undergone a thorough planning review and acoustics investigation to identify the SEP boundary and noise criteria. The Southport PDA has an existing cluster of live music venues, cafes and restaurants with liquor licenses and access to high frequency public transport. This makes Southport the right location for the first SEP on the Gold Coast.	No
8	Supports the SEP, however the area of the proposed SEP is too small and expansion is suggested. (2 submitters)	The Southport PDA has undergone a thorough planning review and acoustics investigation to identify the SEP boundary and noise criteria. There are no changes proposed to the regulatory framework for businesses located outside the SEP, including amplified music venues. The regulation of amplified music noise from licensed venues located outside the SEP will remain the responsibility of the State Government Office of Liquor and Gaming Regulation under the <i>Liquor Act 1992</i> . The City will monitor the effectiveness of the SEP and can investigate new precincts in Southport and/or other areas of the Gold Coast in the future suitable for a SEP.	No
9	Concerned the proposed SEP would impact on the character and/or unique attributes of Southport. (1 submitter)	The submission does not specify the nature of unique attributes of Southport that could be partially destroyed by the SEP.	No

#	Summary of issue	Response	Amendment required?
		The vision of the Southport PDA is to create a world-class centre for employment, community services, commerce and retail, offering a diverse range of housing options and highly desirable lifestyle. The introduction of a SEP supports this vision. It will protect and encourage opportunities for Southport to be a hub for innovative business, economic activity, entertainment and leisure. The SEP will grow the cultural economy and reputation of the Gold Coast, a key action of the Music Action Plan.	
10	<p>Various comments were raised in relation to the type of live music and businesses that could be associated with the proposed SEP:</p> <ul style="list-style-type: none"> <li>• requests a good selection of food and number of small events are required to bring visitors to the area</li> <li>• ensure the right mix of tenants, food, light entertainment, late night entertainment, live music, etc. and that Council stipulate specific locations for each tenant</li> <li>• would like to see small, quirky bars in precinct</li> <li>• requests that the SEP be for all ages</li> <li>• suggests creating an environment for outdoor dining, day / night activity with some small shops connecting with China Town, to attract locals and tourists</li> <li>• all styles of music should be provided</li> <li>• the Council should not be overly prescriptive about the proposed SEP to give it space to emerge organically</li> <li>• the design of the proposed SEP should be tasteful and offer a point of difference from Surfers Paradise or Broadbeach</li> <li>• venues should be moved from Surfers Paradise to the Southport SEP</li> <li>• the proposed SEP should have a community focus, instead of focusing on professional musicians and revenue generation</li> <li>• Gold Coast's arts, music and culture industry would greatly benefit from supported and unrestricted growth</li> </ul>	<p>The Gold Coast arts, music and culture industry are important industries deserving of the City's support. Growth of the industry needs to be managed responsibly with consideration of general planning matters such as impacts on amenity, infrastructure, community accessibility and parking.</p> <p>The SEP is expected to support the establishment of a variety of complementary uses (such as food and beverage outlets) and foster an environment conducive to small events. Specification of a mix of tenants, entertainment, or live music is too prescriptive for the Development Scheme and outside the scope of the proposed amendment.</p> <p>The proposed SEP in Southport will not change regulatory requirements for amplified music venues in other parts of the City.</p> <p>The proposed SEP in Southport will not change regulatory requirements for community events, which can continue to occur throughout the CBD, and the adjacent Broadwater Parklands.</p>	No



#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>the area needs more diversity, rather than being dominated by one group.</li> </ul> <p>(12 submitters)</p>		
11	<p>Requests an amendment to include what specifically differentiates this area as a global destination within a global city, and specifically how the indigenous story should be shared. Development could be required to provide for a central 'indigenous music hub' that could be operated as a social enterprise and provide opportunities for indigenous people from around Australia to perform. The SEP could incorporate a more international appeal with the story of refugees in Australia. Different regions of the world represented to create a true 'music dream world' that elevates each resident and visitor with new sounds. (1 submitter)</p>	<p>Each year, the City facilitates the Gold Coast First Nations Artist Camp. The camp is a significant development and creative opportunity for Indigenous artists. More information on all of the City led Indigenous arts &amp; culture can be found <a href="#">here</a> on the City's website.</p> <p>The City hosts many events and activities to celebrate our cultural diversity, as well as providing access to support and services to our multicultural residents. More information on Cultural events, services and support can be found <a href="#">here</a> on the City's website.</p> <p>The suggested changes to the Southport PDA Development Scheme are beyond the scope of the proposed amendments.</p>	No
12	<p>Various comments raised on the proposed SEP which don't relate to land use plan function of the Southport PDA:</p> <ul style="list-style-type: none"> <li>Nerang Street should be closed to vehicles from Scarborough Street to the Gold Coast Highway</li> <li>commercial rents in Southport may be too high</li> <li>suggests an amendment to current busking rules in Southport to create a more vibrant CBD streetscape, like Melbourne, Sydney, Las Vegas or London</li> <li>Council should remove the ban on street posters and commission more street art within the SEP</li> <li>foot paths should be cleaned and used for alfresco dining and drinking</li> <li>question about changes to the <i>Planning Act 2016</i></li> <li>encourages further engagement and partnerships with Council's Arts and Culture team, Destination Gold Coast, HOTA and other cultural advocates to drive initiatives that will increase engagement with, and visitors to, the proposed SEP.</li> </ul>	<p>These comments relate to matters which are outside the function of the Southport PDA. The following responses are provided to the points raised:</p> <ul style="list-style-type: none"> <li>The closure of Nerang Street to vehicles from Scarborough Street to the Gold Coast Highway is not within the scope of the proposed amendment.</li> <li>The City's Busking guidelines outline how we work with buskers across the city including the process for obtaining permits to perform in Southport – More information on busking can be found <a href="#">here</a> on the City's website.</li> <li>A Bill posters investigation is currently underway via the Music Action Plan – more information on the Music Action Plan can be found <a href="#">here</a> on the City's website.</li> <li>The City's Public Art Policy outlines how all public art is commissioned, including street art murals – more information on Public Art can be found <a href="#">here</a> on the City's website.</li> <li>The development of the SEP is an action of the City's Music Action Plan (MAP). The implementation of the SEP, the management of stakeholder relations (including Destination Gold Coast, HOTA and other cultural advocates) and how we engage with national and international businesses will continue to be a priority for the City as the Music Business is as a priority for the city.</li> </ul>	No

#	Summary of issue	Response	Amendment required?
	(7 submitters)	<ul style="list-style-type: none"> <li>The Southport PDA Streetscape Design Guidelines and the City's local laws provides opportunity for footpath dining areas with a Roadside Dining Permit.</li> <li>After the Development Scheme is amended to identify a SEP, a minor amendment to City Plan will be proposed under the <i>Planning Act 2016</i> to identify the area of the proposed SEP. This will give effect to the <i>Subordinate Local Law No. 16.9 (Amplified Music Venues)</i> once adopted.</li> </ul>	
<b>Item 2: Opportunity for micro-breweries (Medium impact industry) in Precinct 1 – Central Business District (CBD)</b> Micro-breweries (defined as Medium impact industry) may establish in Precinct 1 - Central Business District (CBD) and must be compatible with residential amenity and infrastructure capacity. Where located within the SEP, micro-breweries must be co-located with a Hotel or Bar to provide opportunity for entertainment.			
13	<p>The submitter supports the introduction of micro-breweries for various reasons including:</p> <ul style="list-style-type: none"> <li>micro-breweries support and generate economic / income / employment benefits including small, local and emerging businesses</li> <li>micro-breweries are a positive addition to the area which will support more night life and entertainment options</li> <li>micro-breweries indirectly support the arts and culture industry on the Gold Coast, bring in families and create a positive atmosphere for patrons</li> <li>micro-breweries are great for consumers and local residents</li> <li>micro-breweries bring diversity, life, fun, culture to the CBD</li> <li>micro-breweries complement the proposed SEP by supporting quality entertainment with quality establishments</li> <li>micro-breweries attract new business, patrons and youth demographic into Southport</li> <li>there are not many micro-breweries in the area and Southport is a good location for them</li> </ul>	The submissions made in support of the proposed SEP are acknowledged.	No

#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>Gold Coast has a reputation for creating successful start-up micro-breweries that create local jobs and act as tourist attractions</li> <li>micro-breweries won't have adverse impacts on surrounding residents</li> <li>micro-breweries will be a catalyst for activity, entertainment and investment</li> <li>micro-breweries are a pleasant and safe activity</li> <li>micro-breweries are similar to bars and hotels</li> <li>there are already many options to purchase alcoholic beverages in the area</li> <li>Southport is a good location.</li> </ul> (279 submitters)		
14	<p>Concerned with the number of micro-breweries which may be established, noting a mix of venues is important. Another point is raised that micro-breweries should be low-key only.</p> (8 submitters)	<p>The Development Scheme amendments do not specify a limitation on the number of micro-breweries in the area. The commercial market, site availability and infrastructure capacity will ultimately limit the number of micro-breweries that will establish.</p> <p>The Industry thresholds table in City Plan (the planning scheme) applies a limit of 200,000 tonnes of beverage production per annum. This threshold was also intended to apply for the Development Scheme. An amendment is proposed to the Development Scheme Schedule 2: Definitions to clarify the Low impact industry, Medium impact industry and High impact industry definitions (and industry thresholds) are as per the planning scheme.</p>	Yes
15	<p>Concern with car parking and congestion as potential issues for Micro-breweries.</p> (4 submitters)	<p>A Medium impact industry (micro-brewery) which is collocated with a Bar or Hotel will have a similar car parking demand to other commercial activities that are envisaged within the Precinct 1 – Central Business District (CBD). Service vehicle parking will be required to be addressed for Medium impact industry. This will restrict the ability for the use to establish on unsuitable sites.</p> <p>There is considered ample on and off-street parking opportunities within walking distance to/from the Southport CBD. A review of car parking requirements is not considered necessary as a consequence of the proposed amendment.</p> <p>The Southport CBD is also well serviced by high quality public transport, including light rail. The use of public transport or rideshare services (taxi, UBER</p>	No

#	Summary of issue	Response	Amendment required?
		etc) and drop off / pick up of patrons to licensed premises is encouraged as a socially acceptable mode of transport.	
16	Concerns raised about existing crime, alcohol, and drug abuse problems and that micro-breweries would exacerbate these issues in Southport, which is also a residential area. (10 submitters)	<p>In accordance with Queensland legislation including the <i>Liquor Act 1992</i> and administered via the Office of Liquor, Gaming and Regulation (OLGR), licensed premises will be responsible for the safe consumption of alcohol and their patrons. Liquor licence applications are received, assessed and regulated by OLGR.</p> <p>The City has an opportunity to provide input via liquor licence referral processes and also through associated development application approvals, to ensure that safety outcomes are maximised.</p> <p>The City delivers a Safety Camera Network program including within the Southport CBD to support the police and other agencies to maintain public safety in this precinct. CCTV cameras are strategically placed to provide coverage of activated areas and any known hot-spots. Cameras are monitored 24/7 by licensed operators within a central control room. The operators proactively observe images to support a timely emergency service response to any incidents. The City also regularly engages with the Queensland Police Service on community safety matters.</p>	No
17	<p>Other comments and were raised about the introduction of micro-breweries include:</p> <ul style="list-style-type: none"> <li>there are already enough licensed premises in the area, micro-breweries are not needed in this location</li> <li>how are micro-breweries different from the current licensed establishments, such as pubs?</li> <li>micro-breweries will reduce the liveability of Southport and stop Southport's growth e.g. amenity impacts (noise and odour) arising from micro-breweries, including from intoxicated people</li> <li>there are sufficient alternative locations for micro-breweries on the Gold Coast</li> </ul>	<p>A micro-brewery proposed in the Development Scheme is defined as a Medium impact industry land use.</p> <p>When located in the Southport SEP, a micro-brewery will need to be co-located with a Bar or Hotel to provide an opportunity, for the establishment of an Amplified music venue (i.e. entertainment). However, this is not a requirement to establish an Amplified music venue.</p> <p>The addition of a Bar or Hotel will contribute to the Precinct 1 – Central Business District (CBD) intent for a vibrant district which includes entertainment and leisure which thrives 24 hours a day 7 days a week.</p> <p>Micro-breweries within the SEP will provide an opportunity for new live music venues and will generate economic activity within the Gold Coast CBD. According to the Queensland Craft Brewing Strategy 2018 "The craft brewing industry is growing as an economic contributor to both the Queensland and</p>	No

#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>arts and culture shouldn't be led by the sale of alcohol</li> <li>the SEP should be family-friendly</li> <li>uncertainty of what 'entertainment' means</li> <li>the service of alcohol needs to be responsible and regulated</li> <li>all public venues holding a liquor license should be required to employ musicians as part of the licensing conditions to support the live music industry, alcohol should not be the principal attraction</li> <li>micro-breweries shouldn't be required to provide live music or entertainment</li> <li>micro-breweries should be able to be paired with smaller, nimbler businesses, rather than be limited to hotels/bars</li> <li>other complementary light industry should also be encouraged, including studio space, creative share workspaces</li> <li>planning and resources would be better allocated to planning active transport, end of trip facilities, and reduction in congestion for the Special Entertainment Precinct.</li> </ul> <p>(35 submitters)</p>	<p>broader Australian economy. The industry is currently contributing an estimated \$62 million annually to the Queensland economy, and is growing."</p> <p>Development for a micro-brewery will be 'PDA assessable development'. A micro-brewery must be designed to prevent loss of amenity and threats to health and safety on surrounding activities and properties, including expected future residential development. Due to their limited size and production volumes, micro-breweries can better manage matters such as noise and odour emissions, and traffic generation through the assessment process.</p> <p>A micro-brewery co-located with a Bar or Hotel allows production of beverage for both on-site and off-site consumption (i.e. wholesale of products produced on-site). This is different to current Bar and Hotel licensed establishments in Southport which only allows beverages for the sale of consumption on-site.</p> <p>In accordance with Queensland legislation including the <i>Liquor Act 1992</i>, administered via the Office of Liquor, Gaming and Regulation (OLGR), licensed premises will be responsible for the safe consumption of alcohol by their patrons. Liquor licence applications are received, assessed and regulated by OLGR. The City has an opportunity to provide input via liquor licence referral processes and also through associated development application approvals.</p> <p>The current Development Scheme enables other complementary Low impact industry uses to be provided in Precinct 1 – Central Business District. Low impact industry is currently PDA assessable development (Column 3b permissible development). Low impact industry and other land uses could also be co-located with a micro-brewery in addition to a Bar or Hotel.</p> <p>In relation to planning for active transport, the City has an Active Transport Plan as part of the broader Gold Coast City Transport Strategy 2031. This plan provides detail on the types of actions required to implement better cycling and walking facilities on the Gold Coast. The Development Scheme also includes provisions for development to provide end of trip facilities for pedestrians and cyclists, including adequate off-street bicycle parking areas or secure undercover bicycle storage facilities, showers and lockers, where appropriate (refer Development Scheme s3.4.5).</p>	

#	Summary of issue	Response	Amendment required?
<b>Item 4: General amendments to align with citywide planning policy</b> The Southport PDA Development Scheme is amended to align with definitions of the <i>Planning Regulation 2017</i> , City Plan overlay maps, State Government guidelines, the Local Government Infrastructure Plan, the City's Key design principles. Third-party Advertising Devices are regulated by <i>Subordinate Local Law No. 16.8 (Advertising Devices) 2016</i> . The Streetscape Design Guidelines for the Southport PDA are aligned with current City streetscape design standards, with improvements to drafting clarity and visual presentation.			
18	Submitter supports the general amendments to align with citywide planning policy, <ul style="list-style-type: none"> <li>• it will rebrand Southport / enhance or enliven the CBD / make the CBD inviting/entertaining / provide employment opportunities</li> <li>• it will help promote upcoming events for visitors</li> <li>• for ease of use</li> <li>• they ensure the creative industry is given appropriate support as a priority investment area</li> <li>• it will provide greater venue visibility and accessibility across the precinct and attract more patrons</li> <li>• Streetscape guidelines will help to beautify the district whilst improving safety within Southport through the review of lighting, wayfinding signage, safety cameras and pathways between key transport nodes and live music venues</li> <li>• the design is relevant and the area utilised is scaled well</li> <li>• they are good for local business</li> <li>• it aligns with best practice design</li> <li>• alignment to citywide planning is fundamental to ensure the city is built and operated to meet a consistent vision</li> <li>• making the streetscape inviting is important.</li> </ul> (272 submitters)	The submissions in support of the proposed amendments to align with citywide planning policy are acknowledged.	No



#	Summary of issue	Response	Amendment required?
19	<p>Various other non-section specific comments were raised from submissions in support or part support for amendments to the Streetscape Design Guidelines for the Southport PDA:</p> <ul style="list-style-type: none"> <li>streetscape should be improved with large street trees / wide, level pathways</li> <li>Southport should be kept green and visually open / with seating</li> <li>would like to see more enforcement of streetscape presentation</li> <li>Southport parklands and the Spit are not suitable if the weather is inclement.</li> <li>amendments to the streetscape design guidelines for the Southport PDA should have been prepared with public consultation</li> <li>proper security, lighting and safety must be a priority for a successful precinct</li> <li>Southport needs a cultural hub with lighting, neon and festive lighting</li> <li>supported, provided that it doesn't create a concrete jungle</li> <li>streetscape could be improved by the use of fruit trees</li> <li>requesting reduction in congestion and a further greening of Southport</li> <li>would like to see more balconies and outside food/drinking areas</li> <li>citywide approach should be taken to streetscape, as there are other areas that are rundown, e.g. Surfers Paradise</li> <li>no mention of parking, and if there is no parking then people won't come</li> <li>Southport has to be a clean area and Council should remove the homeless people</li> <li>Submitter supports the general amendments to align with citywide planning policy but suggests a free market approach and reduction in red tape</li> </ul>	<p>The amendments proposed to the Streetscape Design Guidelines for the Southport PDA include general updates to align with the City's current streetscape design guideline standards, improve drafting clarity and improve visual presentation with updated diagrams and imagery.</p> <p>The purpose of the Streetscape Design Guidelines are to provide clear direction for all stakeholders about the desired spatial organisation and visual quality of streetscapes adjoining private development within the PDA. The guideline is intended to support the PDA with public space outcomes expected of a CBD and designated residential areas through improving the pedestrian experience and legibility by adopting a consistent approach. The overall intent of the guideline is to make the development approval process simpler for streetscape delivery, while also informing both public and private of the envisaged streetscape outcomes.</p> <p>Areas that have (or are anticipated to have) a special character, through their established visual character of use as public spaces (e.g. the Southport Parklands, China Town, Short Street etc.) are subject to specific, individual design outcomes and are not addressed in these guidelines.</p> <p>Among other matters, the guidelines include provision for:</p> <ul style="list-style-type: none"> <li>street lighting to enhance safety</li> <li>outdoor dining areas, awnings</li> <li>high quality street furniture and paving which is durable, easy to clean, improves amenity and promotes safe public spaces</li> <li>street tree designation for individual streets. The integration of fruiting trees within the Southport PDA are not considered due to health, safety and amenity issues arising from fallen fruit, bats, rodents and dangers associated with tree climbing</li> <li>on-street car parking.</li> </ul> <p>The City is committed to addressing homelessness in Southport by working collaboratively with our partners. Council adopted the Gold Coast Homelessness Action Plan (HAP) in December 2021. This plan outlines the City's roles, responsibilities, and strategic responses to homelessness over the next three years. The aim of the HAP is to ensure that any experience of homelessness on the Gold Coast is rare, brief, and non-recurring.</p> <p>The City's priorities are:</p>	No

#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>Requests that requirements should also be added for open air amphitheatre with greenery, sufficient parking spaces, and children's area.</li> </ul> <p>(21 submitters)</p>	<ul style="list-style-type: none"> <li>safe public spaces – create public spaces that are safe and accessible for all residents, visitors and businesses</li> <li>strong support network – work together with our partners to build the capacity of local homelessness services so they can respond effectively</li> <li>reduce homelessness – reduce the number of people experiencing homelessness on the Gold Coast by connecting them with services</li> <li>diverse housing – advocate for and support the delivery of a diverse range of affordable housing options.</li> </ul> <p>The actions in the HAP balances the needs of our whole community and acknowledge that any effective response to reduce homelessness in Southport will require the continued support of State Government departments including Queensland Police, local specialist homelessness services, and the Gold Coast Homelessness Network.</p> <p>Through the HAP, the City has committed to strengthen its partnership with the Queensland Police Service in responding to homelessness. The City also participates in regular joint patrols with specialist homeless outreach services to provide support and link people experiencing homelessness with sustainable accommodation options.</p> <p>Concerns such as threatening, abusive or violent behaviour are matters for the Queensland Police Service. If residents witness these behaviours they should refer them to the Queensland Police Service by calling Triple Zero (000) in an emergency or Policelink for non-urgent matters on 131 444 or online at <a href="http://www.police.qld.gov.au/reporting">www.police.qld.gov.au/reporting</a></p>	
20	<p>Comments were made on the proposed amendment to make third party Advertising Devices regulated under existing <i>Subordinate Local Law 16.8 (Advertising Devices) 2016</i>. This included support for the changes and the following issues:</p> <ul style="list-style-type: none"> <li>advertising devices associated with musical acts or other third parties should be contained within private property boundaries, or within roadside dining areas where approved amplified music or other musical performances are permitted to occur</li> </ul>	<p>The publicly notified amendments proposed to the Development Scheme makes carrying out operational work for advertising devices exempt development. The amendment clarifies that advertising devices, including third party advertising devices, are regulated and enforced pursuant to <i>Local Law No. 16 (Licensing) 2008</i> and <i>Subordinate Local Law no. 16.8 (Advertising Devices) 2016</i> (LL16.8).</p> <p>When assessing applications for advertising devices, the Advertising Devices Team consider matters such as signage size, impacts on public safety and signage content (to ensure not offensive). LL16.8 also includes criteria for advertising which is provided to promote a business or activity located off-site (i.e. third party advertising).</p>	No

#	Summary of issue	Response	Amendment required?
	<ul style="list-style-type: none"> <li>• advertising devices should be tasteful and subtle / limited / add to the character and not be lewd or grotesque</li> <li>• discrete advertising incorporating changing scenes and effective lighting is preferable to huge billboards</li> <li>• third party advertising is not supported (or the extent should be limited)</li> <li>• advertising devices shouldn't be a danger to public safety</li> <li>• local community groups should have access to advertising platforms</li> <li>• there should be greater flexibility for suitable venue and artist advertising.</li> </ul> (20 submitters)		
21	<p>Objections were recorded against the amendments to align with citywide planning policy with either no reason given or because they opposed the SEP.</p> (17 submitters)	<p>The amendments proposed to the Streetscape Design Guidelines for the Southport PDA include general updates to align with the City's current streetscape design guideline standards, improve drafting clarity and improve visual presentation with updated diagrams and imagery. These amendments are not a result of the proposed SEP.</p>	No

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

The amendments made to the Development Scheme after public notification are identified together with reasons in Table 5: List of all amendments to the Development Scheme amendment. The City does not propose to re-notify the proposed amendments identified in Table 5 because the amendments do not 'significantly change' the Development Scheme.

**Table 5: List of all amendments to the Development Scheme amendment**

#	Section details	Nature of/reason for amendment
1	Throughout	To reflect the finalisation of and adoption of the scheme, reference to 'Draft for Public Consultation November 2021' is removed and will be replaced with the month the amended scheme is adopted.
2	Throughout	To reflect the finalisation of and adoption of the scheme, yellow box notations and highlights which described proposed amendments are removed.
3	Section 1.3, Application of the Development Scheme	To insert amended Development Scheme gazette date.
4	Section 1.6, Acknowledgments, footnote 1	To remove a note that states ' <i>the powers of the MEDQ under the definition of state interest are not delegated.</i> ' In 2019, the Instrument of Delegation and Direction was amended to reflect EDQ's role as advisory only when considering matters of state interests in development assessment. Council has the complete power to decide the PDA development application, including matters of state interest.
5	Throughout	To ensure correct title for 'Southport SEP Built Form and Urban Design Guideline' and include a reference to the location of the guideline on the Council's website.
6	Schedule 1: PDA-wide exempt development, Note 38	To correct a spelling mistake, insert missing weblink and make reference to the Council's website for 'Management of advertising devices on State-controlled roads'.
7	Schedule 2: Definitions	<p>The publicly notified amendment replaced the Queensland Planning Provision (QPP) v3.0 as a reference for use and administrative definitions with the <i>Planning Regulation 2017</i>. The <i>Planning Regulation 2017</i> does not include a table of industry thresholds to assist with defining various industry uses. The intent of the advertised Development Scheme amendment was to align industry definitions with City Plan, including industry thresholds. To resolve this issue, the following new definitions are included in Schedule 2:</p> <ul style="list-style-type: none"> <li>• 'Low impact industry - as defined by the planning scheme'</li> <li>• 'Medium impact industry - as defined by the planning scheme'</li> <li>• 'High impact industry - as defined by the planning scheme'</li> </ul>
8	Schedule 3: Acoustic Criteria	<p>To remove the year (2021) from reference to Subordinate Local Law No. 16.9 (Amplified Music Venues).</p> <p>Minor edit to clarify that Schedule 3 provisions apply as intended 'if located within the SEP Established core or Emerging core area and development includes an amplified music venue' (as defined by the <i>Subordinate Local Law No. 16.9</i>).</p>

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9	Schedule 4: Amendments	Amendment Schedules No. 1 reflects the minor boundary change amendment approved by MEDQ in November 2021 and Amendment Schedule No. 2 reflects the Development Scheme amendment for the Gold Coast CBD Special Entertainment Precinct.
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FOR MORE INFORMATION

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