

Economic Development Queensland



Parklands Priority Development Area Development Scheme

December 2013

Great state. Great opportunity.



Parklands Priority Development Area Development Scheme

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Contents

Parklands Priority Development Area Development Scheme

Introduction 1

- 1.1 Economic Development Act 1
- 1.2 Priority development area 1
- 1.3 Application of the development scheme 1
- 1.4 Elements of the development scheme 1
- 1.5 Acknowledgements 1

Strategic context 2

- 2.1 Location 2
- 2.2 Vision 3

Land use plan 6

- 3.1 Operation of the land use plan 6
- 3.2 Development assessment 7
- 3.3 PDA-wide criteria 10
- 3.4 Precinct provisions 14

Infrastructure Plan 19

Implementation strategy 20

- 5.1 Introduction 20
- 5.2 Delivery of the Commonwealth Games Village 21
- 5.3 Health care and research and technology related development 22
- 5.4 Sustainability 23

Schedules 24

- Schedule 1: Exempt development 24
- Schedule 2: Definitions 26



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1.1 Economic Development Act

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

The main purpose of the Act is to facilitate economic development and development for community purposes in the state. The Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDA).

1.2 Priority development area

The Parklands Priority Development Area (PDA) was declared by regulation on 1 February 2013.

1.3 Application of the development scheme

The Parklands PDA Development Scheme (the scheme) is applicable to all development on land within the boundaries of the PDA.

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

1.4 Elements of the development scheme

The scheme consists of:

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

The vision for the PDA is expressed through the vision statement and structural elements plan (refer Map 2).

The land use plan regulates development in the PDA and includes a precinct map (refer Map 3).

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

The implementation strategy describes other strategies and mechanisms that will be used to complement the land use plan and infrastructure plan to achieve the outcomes for the PDA.

1.5 Acknowledgements

The scheme was prepared in collaboration with key stakeholders including Council of the City of Gold Coast (the City of Gold Coast), Griffith University and state agencies.

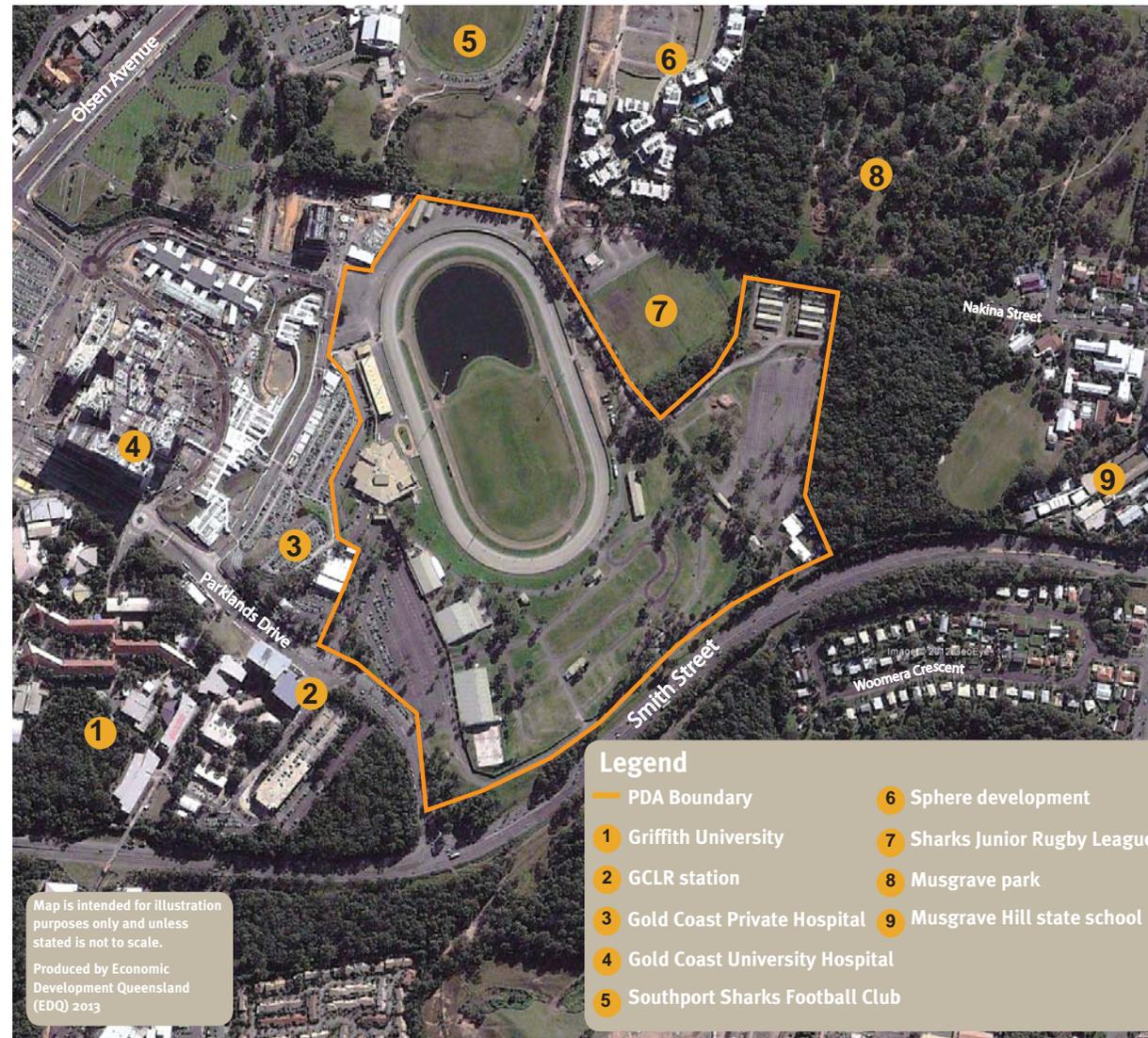
2.1 Location

The Parklands PDA is located in Gold Coast city approximately 3.3km west of the Southport CBD and 3.6km east of the Pacific Highway. The PDA has an area of approximately 29 hectares and is bounded by Smith Street Motorway to the south east and Parklands Drive to the south west.

The PDA adjoins the Gold Coast University Hospital (GCUH) and future Gold Coast Private Hospital to the west, the Southport Sharks Football Club to the north and Musgrave Park to the north east. Map 1 shows the PDA boundary and location.

The Gold Coast Light Rail (GCLR) alignment and Griffith University Station are located on the southern boundary of the site along Parklands Drive.

Map 1: Parklands Priority Development Area boundary



2.2 Vision

The Parklands PDA vision incorporates two components :

- » achieving the delivery of the Commonwealth Games Village (CGV) for the Gold Coast 2018 Commonwealth Games™ (GC2018) as detailed in Section 2.2.1
- » promoting opportunities for longer term development to occur as detailed in Section 2.2.2.

The delivery of the CGV must meet the requirements of the Commonwealth Games Federation (CGF) however the way the CGV is delivered will contribute to and affect opportunities for longer term development on the site.

Development for the CGV may incorporate permanent and or temporary structures and in this regard reference to longer term development includes both permanent development provided for use during GC2018 as well as development which is undertaken after the event.

In the event that there is a conflict between the principles for delivery of the CGV and longer term development, the delivery of the CGV will take precedence.

The key structural elements required to facilitate the delivery of the vision are detailed in Section 2.2.3 and Map 2.

2.2.1 Commonwealth Games Village

The CGV will accommodate up to 6,500 people during GC2018 in accordance with CGF guidelines.

The principles for delivery of the CGV include:

- » meeting the CGF guidelines requirements
- » providing access to efficient and effective transport networks that enable access to games venues and facilities
- » maximising opportunities to address both CGV needs and the longer term development of the PDA through permeable and legible street and block layouts and appropriate infrastructure provision
- » maximising the amenity of residents by allowing for private and public open space, access to key amenities and personal security
- » creating a sense of place with communal areas providing opportunities for networking and social interaction
- » provision of permanent and / or temporary structures¹.

2.2.2 Longer term development

Development of the CGV will allow for the achievement of an enduring legacy for the Gold Coast in line with the vision for the Health and Knowledge Precinct to be a vibrant, world-renowned community of ideas, life and innovation.

Permanent development will support a mix of land uses including retail, residential, community facilities, office, health care and research and technology related development, which will build on the positive relationship with the Gold Coast University Hospital, future Gold Coast Private Hospital and Griffith University.

The principles for delivery of longer term development include:

- » development which is complementary to the Gold Coast Health and Knowledge Precinct
- » supporting an integrated, vibrant mixed use node, featuring a diverse mix of complementary uses including research and technology, office, retail, residential, recreational and community facilities
- » creating an accessible and connected place, featuring high quality public transport integrated with a safe and convenient walking and cycling network
- » establishing new and distinct transit supported development providing a vibrant place for living, working and learning.

¹ Temporary development is considered to be an interim use.

2.2.3 Structural elements

The structural elements are identified in Map 2 - Structural elements plan. The structural elements show how the vision will be physically expressed in the PDA. Development within the PDA should support the delivery of the following elements:

Mixed use node

- » create a mixed use node that is a focal point for the community, located close to the intersection of 'Main Street' and Hospital Boulevard, where key active uses including retail are focused and active frontages are provided.

Street and movement network

- » extend Hospital Boulevard to connect to Smith Street
- » provide an all movement, signalised intersection at Hospital Boulevard and Smith Street
- » establish an all movements signalised intersection at the commencement of the extension of Hospital Boulevard
- » create a new 'Main Street' that runs between Hospital Boulevard and Parklands Drive
- » provide access to the Gold Coast Private Hospital on a new street off 'Main Street'
- » establish an all movements signalised intersection at 'Main Street' and Hospital Boulevard with phase changes that facilitate pedestrian crossing in all directions

- » provide an all movements, signalised intersection at 'Main Street' and Parklands Drive
- » promote vehicular, pedestrian and cycle connections at identified preferred access points, that provide opportunities to access areas adjoining the PDA²
- » has regard to the need for supportive public transport infrastructure, such as a Department of Transport and Main Roads (DTMR) bus layover and turnaround facility and associated driver facilities, with appropriate access to and from specific bus services³.

Open space and parks planning and design

- » establish appropriately sized and designed stormwater detention and treatment facilities as a wetland park
- » establish a new main park to the north of Hospital Boulevard, adjoining and integrated with the wetland area
- » create a civic park integrated and accessible from the GCLR station and the mixed use node, which has a relationship with and is activated by adjoining mixed use development
- » ensure development has regard to and protects endangered regional ecosystems.

Service infrastructure

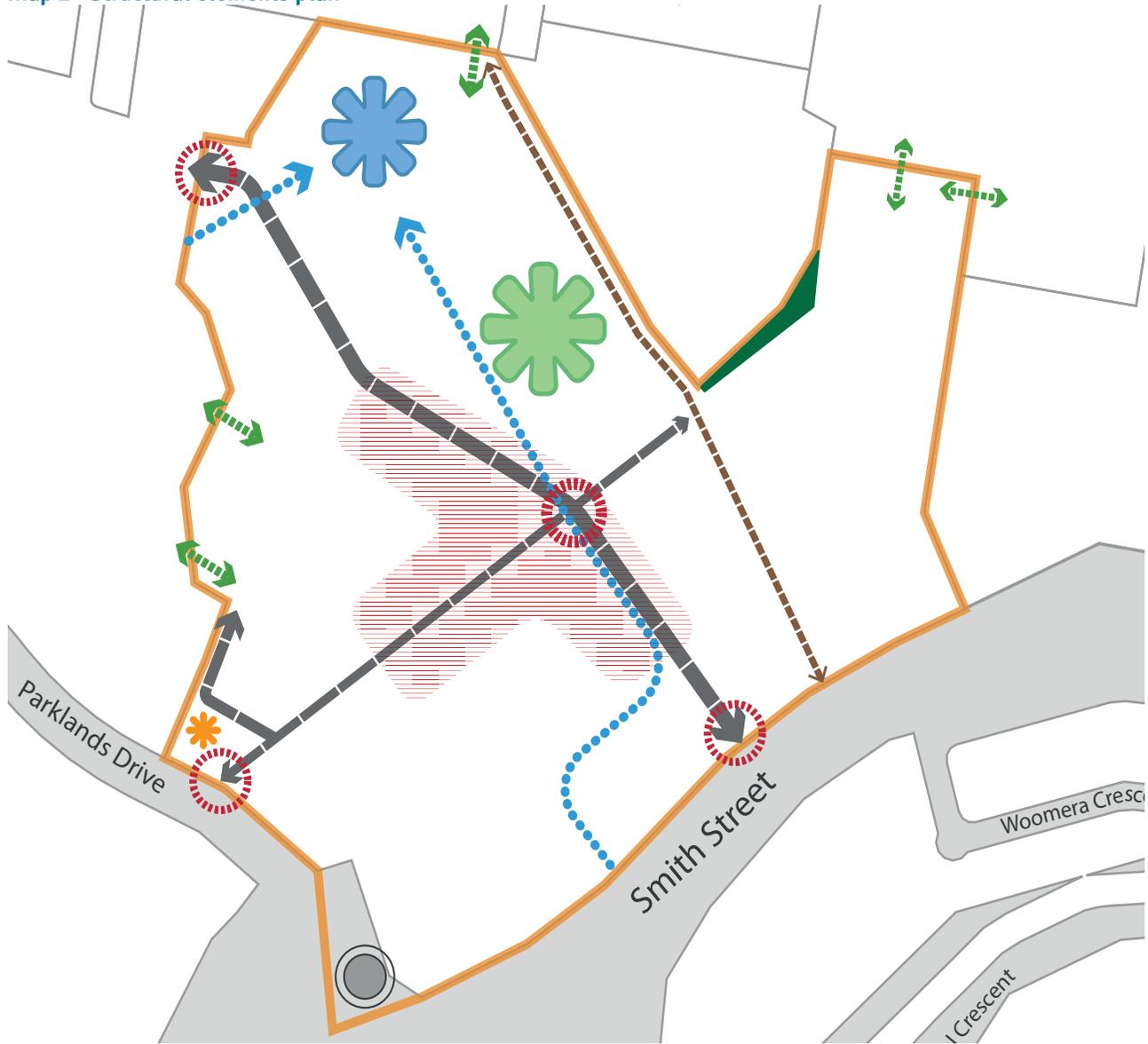
- » has regard to the western force rising main in the location of development and infrastructure
- » has regard to the overland flow path in the location of development and infrastructure.

² Subject to further investigations.

³ Current indicated location is based on land tenure and is not the preferred longer term location for this facility. The preferred location is within Precinct 1 and will need to be determined in consultation with DTMR as development of Precinct 1 occurs.

2.0 Strategic context

Map 2 - Structural elements plan



- LEGEND**
- PDA boundary
 - Structural Elements**
 - Mixed use node
 - Key intersections
 - Hospital Boulevard extension
 - Main Street
 - Indicative external connections
 - ✿ Stormwater detention and treatment wetland park
 - ✿ Main park
 - ✿ Proposed civic park
 - Endangered regional ecosystem
 - Western force rising main
 - ⋯ Overland flow path
 - DTMR proposed bus turnaround facility
 - Existing road network

3.1 Operation of the land use plan

3.1.1 Purpose of the land use plan

The land use plan establishes the PDA development requirements that regulate development to achieve the vision for the PDA.

The land use plan seeks to facilitate the development of the Parklands PDA for the CGV and to enable longer term development to occur that is consistent with the vision and contributes to the delivery of the CGV.

3.1.2 PDA development requirements

The PDA development requirements are expressed as:

- (i) PDA-wide criteria (see section 3.3)
- (ii) precinct provisions (see sections 3.4).

Refer to Figure 1.

The PDA-wide criteria apply to all PDA assessable development in the PDA but do not apply to exempt development.

The precinct provisions for each precinct apply to:

- (i) land in that precinct (precinct intents and preferred land uses)
- (ii) all development in that precinct (Table 1: Levels of assessment).

The Department of State Development Infrastructure and Planning (DSDIP) guidelines provide guidance on how to achieve the PDA-wide criteria and Precinct provisions⁴.

3.1.3 Levels of assessment

Table 1: Levels of assessment prescribes for each precinct:

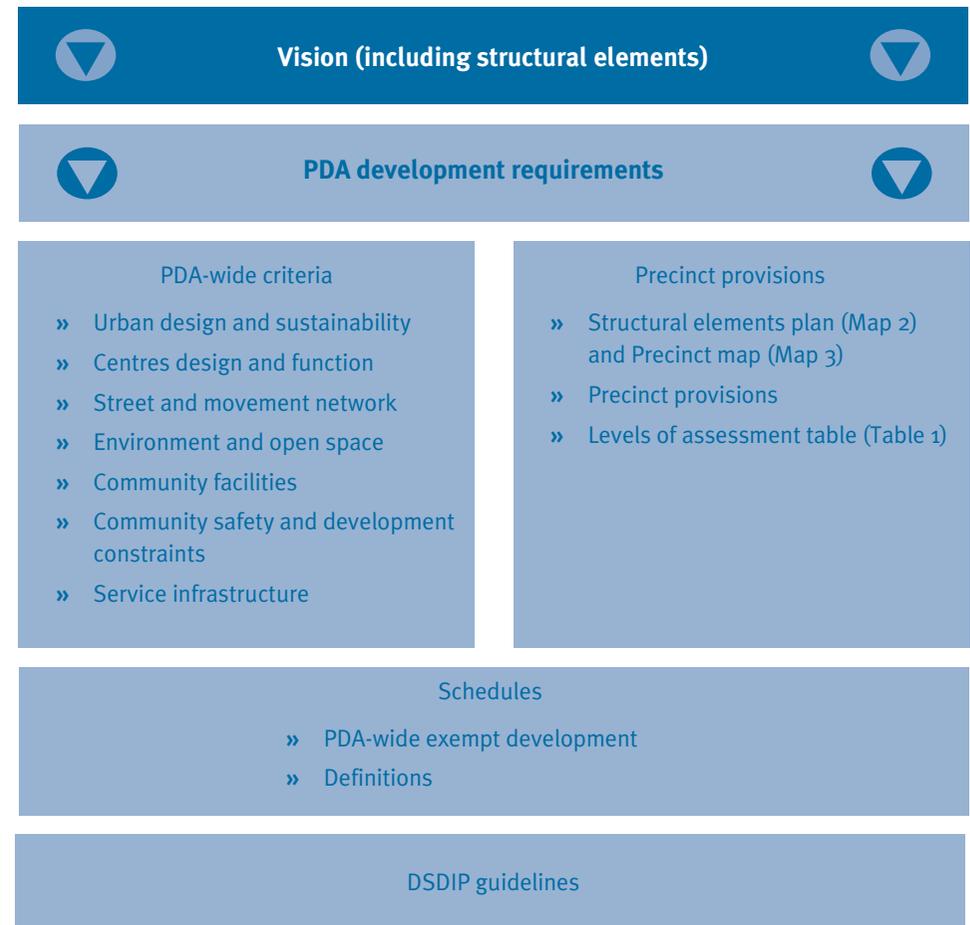
- (i) PDA exempt development (column 1)
- (ii) PDA self-assessable development (column 2)
- (iii) PDA assessable development which is permissible (column 3A)
- (iv) PDA assessable development which is prohibited (column 3B).

3.1.4 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole of the PDA.

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

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



⁴ Available at www.dsdip.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html. Guidelines should be read in conjunction with the land use plan, infrastructure plan and implementation strategy and any other document or guideline called up by the Development Scheme.

3.2 Development assessment

3.2.1 Interpretation

Section 33 of the Act defines development.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

3.2.2 Development application

To the extent the PDA-wide criteria, precinct provisions and the DSDIP guidelines are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

The infrastructure plan and implementation strategy may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

3.2.3 Development approval

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

PDA assessable development requires a PDA development application to be lodged with the MEDQ for assessment and decision.

Approval of a development permit is required before PDA assessable development is undertaken.

3.2.4 Development consistent with the land use plan

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

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

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

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

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

3.2.5 Development inconsistent with the land use plan

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

3.2.6 Demonstrating development is consistent with the land use plan

PDA assessable development must demonstrate how it is consistent with the PDA vision, PDA-wide criteria and precinct provisions and should demonstrate that development will not compromise or unreasonably prejudice the opportunities for the development of the remaining area in the precinct. Suggested ways applicants may demonstrate this is through a preliminary approval⁵ or Plan of Development (PoD).

Preliminary approval

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

In this regard preliminary approvals may demonstrate how development achieves the requirements of the development scheme at an intermediate level of spatial planning between the broad spatial framework of the structural elements plan and precinct provisions and the individual development proposals and associated Plans of Development (PoDs).

⁵ A preliminary approval is a PDA development approval that approves development subject to conditions, but does not authorise PDA assessable development to take place. A development permit is required in order to carry out PDA assessable development.

A preliminary approval may include the following:

- (i) all or a relevant part of the precinct determined in consultation with the MEDQ
- (ii) identify the location of connections to network infrastructure, including transport, within the precinct
- (iii) identify land uses and development density
- (iv) resolve if required, any development constraints that may determine the extent of developable area or appropriate uses
- (v) resolve the boundaries of centres, public open space and any identified sites for community infrastructure such as parks and schools, and
- (vi) demonstrate that the development proposal:
 - » does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the PDA vision, PDA-wide criteria and precinct provisions
 - » is consistent with existing and approved development in the preliminary approval area or adjoining areas
 - » addresses additional requirements for development in the precinct
 - » addresses other matters specified in a guideline issued by DSDIP.

Applicants should discuss the use of a preliminary approval with the MEDQ in pre-application meetings. The MEDQ may request the applicant to change a preliminary approval.

Plan of Development

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

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

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

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

Under Table 1: Levels of assessment, development approved in accordance with a PoD is exempt development and requires

no further development approval under the scheme.

For further advice on preparing a PoD refer to the applicable EDQ practice note⁶.

3.2.7 Infrastructure agreements

A PDA development condition may require the land owner to enter into an infrastructure agreement to address the provisions and requirements of the infrastructure plan and implementation strategy.

3.2.8 Notification requirements

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

- » includes a proposal for development which does not comply with Maps 2 and 3 or the precinct provisions
- » is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the residential precinct.

The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

⁶ Available at www.dsip.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html

Development for the purposes of the CGV is considered consistent with the intent of the development scheme and will not require public notification.

3.2.9 Relationship with local government planning scheme and other legislation

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

Other legislation

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

3.2.10 Land not included in a precinct

This section applies to land which is not shown in the land use plan as being included in a precinct (unallocated land).

Where the unallocated land adjoins land in a precinct, the unallocated land is deemed to be included in that precinct.

Where the unallocated land adjoins land included in different precincts, the unallocated land is deemed to be included in those precincts with the centreline of the unallocated land being the boundary between the precincts.

3.2.11 Interim use

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long term use of the land.

In recognition of the temporary nature of some elements of the CGV, requirements of PDA-wide criteria and the Precinct provisions are not applicable to development that will be removed immediately after the completion of GC2018.

Interim land uses with a life after the completion of GC2018, may occur if appropriately developed and operated and where located in areas which will not compromise the achievement precinct provisions in the longer term⁷.

The MEDQ may approve an interim use if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or intensity of development.

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

- » a schedule of land supply and projected take-up rates, or
- » plans showing how the development could transition from the proposed interim use to an appropriate longer term use⁸.

⁷ Any temporary development or structures delivered as part of the CGV but intended for use after GC2018 are considered an Interim use.

⁸ The applicable EDQ guideline provides examples of how this might be achieved for centres.

3.0 Land use plan: Context

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Interim uses will only be approved if it can be demonstrated that the use will not prejudice the achievement of the vision for the PDA.

3.3 PDA-wide criteria

The following criteria apply to all PDA assessable development in the Parklands PDA. To the extent that the criteria are relevant, they are to be taken into account in the preparation of PDA development applications and the assessment of those applications⁹.

The PDA-wide criteria support the delivery of the structural elements expressed in Section 2.2.3 and Map 2 - Structural elements plan.

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

The infrastructure plan and implementation strategy may include further information, which should be taken into account in the design and feasibility of development proposals.

For more detail regarding how to comply with the specific development requirements listed below refer to relevant guidelines¹⁰.

⁹ Applicants should have regard to the single State Planning Policy which will supersede all State Planning Policies (SPPs) mentioned in this document when it is brought into effect.

¹⁰ Available at www.dsdp.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html. Guidelines should be read in conjunction with the land use plan, infrastructure plan and implementation strategy and any other document or guideline called up by the Development Scheme.

3.3.1 Urban design and sustainability

The form, type and arrangement of buildings, streets and public spaces achieves good urban design and sustainability outcomes and:

- » provides a community which is compact and walkable, comprising areas within a 5 minute walk (400m radius) of a community focal point. A community focal point may include a park, public transport stop, active retail use, community facility or similar
- » creates an attractive and appealing place for residents, workers, students and visitors, with a street pattern which promotes walking and cycling and is permeable, legible and connected to surrounding areas
- » responds to local site characteristics, settings, landmarks and views, and uses built form and natural features to provide specific identity and character
- » maximise north facing orientation of buildings and streets and views to parks and bushland
- » supports a range of housing options and innovations within the PDA to reflect opportunities for student, live-work, and other housing types
- » delivers building heights and densities which are appropriate in the context of surrounding development and the precinct provisions in Section 3.4
- » ensure building edge treatments,

including high quality private open space strips, reinforce streetscapes

- » contribute to an articulated streetscape along key pedestrian and street connections; establishing linkages to key community focal points
- » ensure residential design is of a high standard, providing adequate safety, privacy, comfort and responsiveness to Gold Coast's sub tropical climate
- » establishes public spaces and areas of open space which are connected and contribute to a variety of activities in the public realm
- » provides a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces and activated street frontages on streets
- » ensures buildings address the street and integrate with the public realm to support pedestrian connectivity and activity¹¹
- » ensures adequate visual and noise amenity
- » provides a strong identity of the PDA expressed through architecture, urban design, landscaping and appropriate signage at key locations
- » ensures sites have sufficient dimensions to accommodate buildings, landscaping,

¹¹ Refer to DSDIP Guidelines and CGC Gold Coast Rapid Transit Corridor Study, August 2011 for guidance on design considerations for street and building typologies.

parking, access and circulation areas

- » provides landscaping and design which responds to the subtropical climate of the Gold Coast, minimises potable water usage where possible and enhances the visual amenity of the locality and streetscape
- » utilises energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques¹²
- » makes efficient use of land and resources
- » maximises recycling opportunities and reduces waste generation.

3.3.2 Centres design and function

Development adjoining Hospital Boulevard and 'Main Street' delivers a mixed use node which:

- » establishes a mixed use node extending from the intersection of Hospital Boulevard and 'Main Street' which provides convenience retail and commercial uses such as shops, professional offices or health care services, cafes and restaurants to serve the local catchment of residents, hospital staff, hospital patients and visitors and university employees and students
- » supports the opportunity for a community facility which is between 800m² - 1500m², in a location within 400m of the GCLR

¹² Development may employ the use of a ratings tool to demonstrate compliance with sustainability criteria.

3.0 Land use plan: PDA-wide criteria

- station and integrated with the mixed use node
- » ensures adaptive building design on ground floor tenancies along Hospital Boulevard and 'Main Street' in the mixed use node, to create opportunities for uses to change to suit economic and social conditions over time
- » establishes a defined built frontage along 'Main Street' and Hospital Boulevard to support activity and create a strong connection between the GCLR station and the new main park entrance
- » ensures any residential buildings fronting Hospital Boulevard are oriented to the street to complement development on the adjacent side of Hospital Boulevard
- » ensures any residential buildings fronting 'Main Street' are oriented to the street to complement development on the adjacent side of the road and contribute to an articulated and safe streetscape connecting to the GCLR station
- » supports office or residential uses above retail uses which overlook the street, with access to these buildings via well defined entrances at ground level
- » ensures buildings are designed to create integration with adjoining uses and support a human scale at the street¹³
- » ensure higher buildings incorporate podiums to assist with human scale at the street level
- » provides continuous awnings along the footpaths of the mixed use node and supports zero setbacks of building facades along Hospital Boulevard and 'Main Street'
- » contributes to an articulated streetscape with active frontages along key pedestrian and street connections
- » delivers the highest density of development and activities in and adjoining the mixed use node
- » is an active place characterised by a high quality public realm and safe, attractive pedestrian areas which encourage community interaction and support active, healthy lifestyles
- » provides built form which supports a mix of land uses that supports activity during the day and at night to reflect the 24 hour nature of the surrounding Hospital, GCLR and university uses
- » is where active or retail uses seeking to establish in the PDA are focussed
- » ensures retail uses contribute to establishing the mixed use node and are integrated with 'Main Street' or Hospital Boulevard and do not result in stand alone, disconnected retail activities
- » provides for generally up to 12,000m² GFA of neighbourhood scale active retail uses including a supermarket.

Development applications seeking to exceed the GFA limit specified above, must be accompanied by an economic and traffic

impact assessment that demonstrates:

- » how the proposed additional area will complement and not compromise the centres hierarchy on the Gold Coast
- » transport infrastructure can service the additional GFA and not jeopardise the road hierarchy and movement network, and
- » the additional GFA provides for increased employment opportunities and contributes to self containment within the PDA.

Advertising devices are in accordance with standards set out in the planning scheme¹⁴ and:

- » cater for the needs of sales offices and businesses to clearly identify the location, the goods or services which are supplied to the public
- » are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape
- » contribute to establishing the PDA's identity and are visible externally and internally to the site
- » where appropriate, reflect the character of the area
- » are sited and provided on premises having regard to safety and amenity.

¹⁴ Refer to the City of Gold Coast planning provisions.

3.3.3 Street and movement network

Development delivers a well designed street and movement network which:

- » supports the delivery of the primary street and movement network for the PDA through the extension and connection of Hospital Boulevard to Smith Street and the creation of a new 'Main Street', running from the Parklands Drive intersection with Engineering Drive, to the extended Hospital Boulevard
- » promotes physical and visual connectivity with GCLR and other public transport services
- » ensures the design of 'Main Street' and other key connection streets to the GCLR station supports strong pedestrian and cycle access, with wider footpaths and narrower carriageways to accommodate peak flows to and from the GCLR station in an attractive and comfortable streetscape environment¹⁵
- » ensures the intersection at 'Main Street', Hospital Boulevard and the entrance to the main park is designed and landscaped to slow traffic but maintain reasonable traffic flow and establish the intersection as a key focal point of activity within the PDA while promoting pedestrian movement across Hospital Boulevard between 'Main Street' and the entrance to the main park
- » provides a safe and pleasant movement

¹⁵ Refer CGC Gold Coast Rapid Transit Corridor Study, August 2011, for guidance on design considerations.

¹³ Refer to CGC Gold Coast Rapid Transit Corridor Study August 2011 for guidance on suggested design considerations.

- network for pedestrians, cyclists and vehicles that has a clear structure and maximises walking, cycling and public transport effectiveness
- » provides efficient and safe street and State-controlled road networks for all users
- » connects to and takes into consideration impacts to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » ensures vehicle access and parking establishes safe and convenient access for residents, visitors and service providers
- » makes adequate provision for the number and nature of vehicles expected while promoting GCLR use through reduced provision of car parking generally incorporating a minimum of:
 - » 0.25 spaces per studio dwelling
 - » 0.75 spaces per 1 or 2 bedroom dwelling
 - » 1 space per 3 bedroom dwelling
 - » 1 visitor space per 20 dwellings
 - » 1 space per 100m² of non-residential GFA
- » Development may seek to provide

- increased provision of car parking generally up to a maximum of:
 - » 1 space per 1 or 2 bedroom dwelling
 - » 2 spaces per 3 bedroom dwelling
 - » 1 space per 25m² GFA retail use
 - » 1 visitor space per 10 dwellings
 - » 1 space per 50m² GFA of non-residential uses.
- » provides for a range of off street parking options which may service both office / retail uses and residential uses, particularly in proximity to 'Main Street'
- » ensures any car parking structures are suitably sleeved to ensure buildings relate to the street
- » provides for convenient, safe and attractive active transport connections to public transport services
- » promotes delivery of vehicular, pedestrian and cycle connections as identified in Map 2, that provide opportunities to access areas adjoining the PDA¹⁶
- » supports pedestrian and cycle connections within the site which link to existing facilities and the local pedestrian, cycle and road network and support movement to key district and local destinations such as shops, schools, parks and community facilities
- » supports provision of cycle parking in the

¹⁶ Subject to further investigations.

- public realm
- » supports provision of on-road cycle services where appropriate and has regard to state-controlled intersection treatment requirements¹⁷
- » does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors and ensures potential public transport routes are constructed to a standard appropriate to accommodate these services, including footpaths and pavements
- » provides end of trip facilities¹⁸ for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development
- » retains existing mature trees, where possible, in streets.

3.3.4 Environment and open space

The design, siting and layout of development:

- » protects endangered regional ecosystems as identified in Map 2
- » protects other ecological values and retains where possible existing mature

¹⁷ Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

¹⁸ Refer to the Queensland Development Code 4.1 - Sustainable Buildings.

- trees including hollow bearing trees, remnant vegetation and habitat for fauna
- » provides opportunities to connect to open space areas within and adjoining the PDA and creates parks and open spaces that are accessible for users as indicated in Map 2
- » incorporates landscaping with endemic species with a preference towards retaining existing vegetation where possible
- » utilises planting strategies which are site responsive and reflect the subtropical nature of the Gold Coast
- » maintains and improves the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions) and addresses overland flow paths
- » minimises adverse impacts on receiving waters and appropriately manages stormwater including use of total water cycle management and water sensitive urban design principles¹⁹

Development delivers parks which:

- » contribute to the achievement of an integrated, high quality open space network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors
- » are accessible for users

¹⁹ Refer to the water discharge requirements specified in State Planning Policy 4/10 Guideline *Healthy Waters* and its supporting document *Urban Stormwater Quality Planning Guidelines 2010*.

3.0 Land use plan: PDA-wide criteria

- » provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions
- » incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding
- » retain existing significant vegetation to the greatest extent possible
- » are designed and embellished to suit their anticipated use
- » incorporate appropriate erosion and sediment control techniques
- » promote innovative and efficient use of energy and water in open spaces.

3.3.5 Community safety and development constraints

Development will:

- » be sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint
- » have regard to the operation of the GCUH helipad²⁰ by:
 - » being sited, designed and constructed to ensure development does not impact the operation of the GCUH helipad
 - » minimising potential hazards to safety of aircraft accessing the GCUH

²⁰ Refer to the Gold Coast University Hospital Emergency Medical Service Helipad Report for guidance on impacts.

- helipad
 - » minimising potential impacts on residential and other noise sensitive uses in proximity to the GCUH helipad.
- » ensure that people and property are safe from potential hazards including acid sulfate soils²¹, flooding, bushfire and landslide²²
- » take into consideration the predicted impacts of climate change
- » manage and minimise noise from transport corridors²³
- » minimise adverse impacts on amenity during construction
- » ensure stormwater runoff at the PDA's boundaries does not exceed that which presently exists, and there is no net worsening of flood conditions at the PDA's boundaries.

²¹ For information on how to address potential acid sulfate soils, refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

²² Refer to:

- » State Planning Policy 1/03 *Mitigating the adverse impacts of flood, bushfire and landslide* and associated guideline for siting requirements for key elements of community infrastructure
- » relevant DSDIP guidelines.

²³ Refer to the Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code and Section MP4.4 *Buildings in a Transport Noise Corridor*.

3.3.6 Service infrastructure

Development will protect existing or planned trunk infrastructure and ensure infrastructure and services are:

- » provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications)
- » designed to allow for future developments in information technology
- » located and designed to ensure they do not impact on the operation of the Western force rising main as indicated in Map 2
- » located and designed to maximise efficiency and ease of maintenance.

3.4 Precinct provisions

3.4.1 Introduction

Precinct provisions seek to provide guidance on where land uses and development within the PDA are preferred.

Precinct provisions seek to support the achievement of the longer term development of the PDA.

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

Precinct provisions should be read in conjunction with Section 2.2.3 Structural elements and Map 2 - Structural elements plan and the PDA-wide criteria. Map 3 - Precinct map shows the location and boundaries of three precincts in the PDA.

Inclusion of land within a precinct does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions such as slope, stormwater management, vegetation or other constraints including the need to provide roads or open space etc. This will need to be addressed through a development application.

Development should have regard to the Infrastructure Plan and land use assumptions of the infrastructure background reports.

Map 3 - Precinct map



3.0 Land use plan: Precincts

3.4.2 Precinct 1 - Mixed use health and knowledge

Precinct 1 is the largest of the precincts within the PDA and for this reason the Precinct intent has been separated into two categories:

- » Urban design and land use
- » Street and movement network.

Precinct intent - urban design and land use

Due to the precinct's proximity to the Gold Coast Private Hospital and Griffith University, it is considered a key opportunity within the PDA to focus health care and research and technology related development particularly closer to the western boundary of the PDA and Parklands Drive.

Office, health care and research and technology related uses are appropriate throughout this precinct but are preferred closer to the boundaries adjoining Griffith University and the Gold Coast Private Hospital to establish a relationship with these existing uses.

The precinct will also provide for a large part of the mixed use node area which will cater for mixed use development including office, retail and residential uses and is where active uses are located in close proximity to the intersection of Hospital Boulevard and 'Main Street' as described in the PDA-wide criteria and shown in Map 2.

Active retail uses may be appropriate outside of the mixed use node on or integrated with

'Main Street' where they have a relationship with the GCLR station or where activating the civic park.

Residential development within Precinct 1 should be located within the mixed use node.

The Gold Coast Private Hospital to the north west will receive access from a new road connecting to 'Main Street' which will need activation in order to establish a relationship with the private hospital entrance and ensure CPTED principles are delivered.

Development in Precinct 1 will ensure urban design and land uses:

- » protect at least 50 per cent of the precinct for health care, research and technology and related office uses to reinforce the PDA's role within the broader Gold Coast Health and Knowledge Precinct
- » provide an activated mixed use node which establishes a mix of office, retail, residential, health care and research and technology related development
- » allows for retail uses to be located along 'Main Street' outside the mixed use zone where integrated with or adjoining the GCLR station or where activating the civic park
- » promote pedestrian, cycle and vehicular connections where appropriate with the adjoining Griffith University, GCUH and proposed Gold Coast Private Hospital
- » ensure buildings address the new access road to the private hospital to activate this frontage and establish a relationship

with the hospitals

- » establish a defined built frontage along Parklands Drive where appropriate, to support activity and establish a relationship with the hospitals and Griffith University
- » ensure buildings address the length of 'Main Street' between Hospital Boulevard and Parklands Drive and support articulated and active frontages to reinforce pedestrian connections with the GCLR station
- » ensure buildings are designed to create integration with adjoining uses and support a human scale at the street²⁴
- » deliver building heights which are generally between 2 and 10 storeys which are compatible with surrounding development, with mixed use higher density and taller buildings promoted closer to 'Main Street' and Hospital Boulevard
- » ensure higher buildings incorporate podiums to assist with human scale at the street level
- » protect key identifiable signage locations at primary entry points into the PDA
- » establish high quality urban public spaces and streetscapes that promote pedestrian activity and access
- » provide a civic park accessible from the GCLR station and the mixed use node,

which is serviced and has a relationship with and is activated by adjoining mixed use development.

Precinct intent - street and movement network

The new 'Main Street' will be delivered in this precinct and there is a desire to see a strong connection established between the GCLR station on Parklands Drive and new main park in Precinct 3.

The extension of Hospital Boulevard to Smith Street will be provided in this precinct. It will be an important connecting street for through traffic.

The intersection of Hospital Boulevard and 'Main Street' will be an important focal point within the PDA. This is due to the higher volumes of traffic on Hospital Boulevard, the desired connection to the GCLR station down 'Main Street' as well as the location of active uses associated with the mixed use node and the adjacent entrance to the main park in Precinct 3.

The Department of Transport and Main Roads (DTMR) own's a piece of land within the PDA on the corner of Smith Street and Parklands Drive as indicated in Map 2. This is proposed to be used for bus turnaround and driver facilities. Any development within Precinct 1 should have regard to DTMR's requirements for this land and how they can be accommodated within the precinct.

Development in Precinct 1 will ensure the street and movement network:

²⁴ Refer to CGC Gold Coast Rapid Transit Corridor Study August 2011 for guidance on suggested design considerations.

- » is designed to support wayfinding and pedestrian connections to the Gold Coast Private Hospital, the GCLR station, Griffith University and the main park
- » has consideration of the need for a bus turnaround and driver facilities in a suitable location within the precinct as discussed in Section 2.2.3 Structural elements.

Preferred land uses

- » car park
- » child care centre
- » community use
- » dual occupancy
- » educational establishment
- » food premises where located at ground level
- » health care services
- » hostel
- » indoor entertainment
- » indoor sport and recreation
- » multiple dwelling
- » office
- » research and technology facility
- » residential care facility
- » service industry
- » shop where located within a mixed use building
- » shopping centre where located as part of a mixed use building
- » short term accommodation.

3.4.3 Precinct 2 -Residential

Precinct intent

Precinct 2 will cater predominantly for a variety of residential development types which may include detached and attached dwellings and apartments in a range of densities that reflect the urban nature of development within the PDA.

Non-residential uses generally in proximity to Hospital Boulevard and 'Main Street' and contributing to the activation of that street and the mixed use node are considered appropriate in this location.

Non-residential uses are also considered appropriate along Smith Street, provided it can be demonstrated that the scale and nature of such uses do not adversely impact on adjacent residential amenity. Additional non-residential uses including home based businesses may be appropriate in Precinct 2 where they cater for the needs of the immediate community and will not undermine the viability of office and retail uses in the mixed use node or nearby centres.

While there is a desire to see higher buildings located on key connector roads in order to achieve a significant population within the PDA and deliver an urban outcome, it is acknowledged that lower buildings can be designed to achieve urban built form outcomes.

Development may take vehicular access from lower order streets or rear lanes, however

buildings must address the primary street frontage, providing entrances and windows oriented to the street.

Development in Precinct 2 will:

- » provide anticipated net residential densities between 30-100 dwellings per hectare²⁵ and create a diversity of housing types including small lot detached and terrace style development including dual occupancy up to medium and high density multiple dwelling apartments
- » establish building heights of generally between 2 and 10 storeys which are compatible with surrounding development, with higher density and taller buildings promoted closer to the intersection of 'Main Street' and Hospital Boulevard that taper down towards the eastern boundary to ensure an appropriate interface with existing low density residential development in proximity to this side of the precinct²⁶
- » establish a relationship with Hospital Boulevard and 'Main Street' that reinforces the amenity from and connection to the main park
- » establish a defined built frontage along Hospital Boulevard that reinforces the role of this street and connection to 'Main Street'

- » establish a relationship with the mixed use node along Hospital Boulevard, extending from the intersection of 'Main Street'
- » allow non-residential uses to locate along Smith Street where it can be demonstrated that the scale and nature of such uses do not adversely impact on adjacent residential amenity
- » provide for appropriate visual or landscape buffers along Smith Street to improve amenity for businesses and residents
- » ensure residential buildings fronting Hospital Boulevard and 'Main Street' are oriented to the street to complement development on the adjacent side of the road
- » support opportunities for connections into adjoining areas as identified in Map 2
- » have regard to and protect endangered regional ecosystems within and adjoining the PDA and utilise appropriate mitigation measures.

Preferred land uses

- » community facility
- » dual occupancy
- » dwelling house
- » food premises where located at ground level within the mixed use node
- » home based business
- » hostel
- » multiple dwelling

²⁵ Site densities may be higher and will be determined on a site by site basis.
²⁶ Refer to CGC Gold Coast Rapid Transit Corridor Study August 2011 for guidance on suggested design considerations.

3.0 Land use plan: Precincts

- » office where located within the mixed use node
- » residential care facility
- » shop where located within the mixed use node.

3.4.4 Precinct 3 - Main park

Precinct intent

Land in Precinct 3 will predominantly cater for the main park within the PDA which will have two primary functions including a wetland park to manage stormwater and an adjoining park for recreational use.

It may be appropriate for land immediately adjoining Hospital Boulevard and 'Main Street' to be developed for mixed use, office, indoor sport and recreation or residential development where stormwater management is not inhibited, the entrance to the main park is not diminished, vehicular access can be appropriately managed and there is positive benefit gained from activating this street frontage.

Any mixed use, office or residential development should not undermine the primary intention of this precinct to be used for recreation and park purposes and the form and interface of any buildings must compliment the park.

Development in Precinct 3 will provide:

- » wetlands which will be appropriately sized and designed to provide for stormwater management and be integrated with the adjoining recreational

- park
- » a recreational park adjoining and integrated with the wetlands which will be designed to accommodate its ultimate end use and be embellished to include where appropriate, picnic amenities, children's playgrounds, club buildings and associated off-street parking
- » an identifiable park entrance in proximity to the intersection of Hospital Boulevard and 'Main Street'
- » potential for development along the perimeter of the park where:
 - » contributing to the mixed use node
 - » not inhibiting stormwater management
 - » not diminishing the functionality of the park
 - » not affecting the creation of an identifiable park entrance
 - » appropriately addressing vehicular access, and
 - » not creating any large retaining walls or solid fences.

Preferred land uses

- » club
- » indoor sport and recreation
- » outdoor sport and recreation
- » park.

Table 1: Levels of assessment

Column 1 Exempt development	Column 2 PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
In Precincts 1, 2 and 3			
<p>1. An environmentally relevant activity if:</p> <ul style="list-style-type: none"> (i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and (ii) the activity complies with that code. <p>2. If the land is not on the Environmental Management Register:</p> <ul style="list-style-type: none"> (i) development specified in schedule 1 (ii) development for Home based business (iii) development for a sales office where not greater than 150m² GFA (iv) material change of use if in accordance with an approved Plan of Development (PoD) (v) operational work or building work in accordance with an approved PoD. 	<p>Nil</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> 1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.

Infrastructure Plan

Infrastructure requirements to achieve the vision for the PDA will be determined through the development assessment process, imposed as conditions of a PDA development approval for development and delivered as part of the building and operational works on the site.

Infrastructure will include:

- » community facility
- » parks
- » pedestrian/cycle networks
- » roads and streets
- » water and sewerage
- » stormwater management.

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

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

State infrastructure funding will be sought under the normal budgetary processes and will be part of an approved state agency capital program.

Road upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the ultimate development. State-controlled roads shall be upgraded in accordance with agreements with the Department of Transport and Main Roads (DTMR).

Listed below is infrastructure currently identified for the Parklands PDA. Contributions towards infrastructure shall generally be drawn from development contributions from development within the PDA. Background reports are available from the DSDIP website¹.

Infrastructure	Description of works
Community facility	A new local level community facility generally between 800m ² to 1500m ² in area integrated within the mixed use node and in proximity to the GCLR Griffith University station.
Parks	New civic park in proximity to the mixed use node and accessible from the GCLR station. New district park adjoining wetlands.
Pedestrian/cycle networks	Pedestrian and cycle connections are established that provide safe and convenient access within and between precincts and link the PDA to existing external development and future development as shown by indicative access points shown on Map 2 - Structural elements plan.
Roads and streets	Traffic and transport services for the development are established generally in accordance with the Hyder Traffic Impact Assessment Report 2013 or any subsequent report. Any development in excess of the planned network demand, as determined by the network operator at the time of development, may trigger an assessment of the surrounding infrastructure to determine any requirement for surrounding infrastructure upgrades. A new 'Main Street' that intersects with Parklands Drive and Hospital Boulevard and supports the mixed use node. Extension of Hospital Boulevard as a collector street running east-west connecting to Smith Street. An all movements, signalised intersection at 'Main Street' and Hospital Boulevard. An all movements, signalised intersection at 'Main Street' and Parklands Drive. An all movements, signalised intersection at Hospital Boulevard and Smith Street.
Water and sewerage	Water and sewerage services for the development are established generally in accordance with the Hyder Water and Sewer Servicing Strategy Reports 2013 or any subsequent reports. Any development in excess of the planned network demand, as determined by the network operator at the time of development, may trigger an assessment of the surrounding infrastructure to determine any requirement for surrounding infrastructure upgrades.
Stormwater management	Establish new wetland park to manage stormwater requirements of development within the PDA and adjoining Gold Coast University Hospital.

¹ Available at www.dsip.qld.gov.au/infrastructure-and-planning/parklands.html. Background reports should be read in conjunction with the land use plan, infrastructure plan and implementation strategy and any other document or guideline called up by the Development Scheme.

5.1 Introduction

The *Economic Development Act 2012* (the Act) requires a development scheme to include an implementation strategy to "achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or the plan for infrastructure".

The implementation strategy for the Parklands PDA Development Scheme (the scheme) fulfils this requirement by identifying a suite of actions that support the achievement of the vision for the Parklands PDA and support the delivery of economic development and development for community purposes within the PDA. This strategy focuses on:

1. *Delivery of the Commonwealth Games Village (CGV)* - EDQ will undertake a commercially competitive process to identify a successful developer to partner with to deliver the CGV within specified timeframes and in accordance with the Commonwealth Games Federation (CGF) requirements.
2. *Health care and research and technology related development*- Development within the Parklands PDA provides a unique opportunity to locate a mix of health care, research and technology, retail, office and residential uses within a growing health and knowledge precinct and for the Gold Coast to diversify its employment offering.
3. *Sustainability* - The CGV is a high profile project with a mandate to promote development which will leave a lasting legacy. A key aspect of this is how development addresses sustainability which is also an important driver for economic development and development for community purposes.

5.2 Delivery of the Commonwealth Games Village

A key aspect of the Act is the establishment of the Commonwealth Games Infrastructure Authority (CGIA) who is required to advise and make recommendations to the MEDQ on the planning and development of the CGV and other venues. In this regard a key purpose of the ED Act is to facilitate the delivery of the CGV.

EDQ will undertake a competitive bid process to identify a successful developer to partner with to deliver the CGV within specified timeframes and in accordance with the Commonwealth Games Federation (CGF) requirements.

EDQ will seek innovative responses to the development of the CGV, to ensure a strong legacy for a vibrant, inclusive and connected mixed use community is delivered for use after GC2018.

The actions	Desired outcomes
<p>EDQ will seek to support opportunities to:</p> <ul style="list-style-type: none"> » undertake demolition works and delivery of early works infrastructure to prepare the site for development and streamline the delivery process for the preferred development partner » undertake a two staged competitive bid process involving an Expression of Interest (EOI) and Request for Proposal (RFP) to identify an appropriate development partner to deliver the CGV » work with successful shortlisted proponents in the RFP phase of the process to ensure submitted proposals meet CGF requirements and achieve desired outcomes » work with CGC and the CGIA to ensure delivery of CGV is consistent with CGF requirements as well as the longer term vision for the site to be developed as the key health care, research and technology, residential, office and retail part of the Gold Coast Health and Knowledge Precinct » work with the Gold Coast 2018 Commonwealth Games™ Corporation (GOLDOC) to deliver overlay works and temporary infrastructure and services for temporary facilities » assist the successful development partner to achieve pre sale conditions on finance by underwriting pre-sale commitments » include in landowner development agreements provisions requiring the development partner to develop the CGV (including permanent and temporary residential and associated retail) in time for GC2018 to satisfy CGF requirements. 	<p>Timelines: delivery of the permanent elements of the CGV according to required milestones and quality no later than mid 2017.</p> <p>Diversity: a mix of residential product types and price points (which may include townhouse/terrace development, permanent apartments, short term accommodation, student accommodation, seniors living or temporary relocatable dwellings etc).</p> <p>Design: excellence in urban design and architecture that contributes to achieving a strong legacy for a vibrant, inclusive and connected mixed use community after the event.</p> <p>Innovation: leadership in design, construction materials and methods of delivery.</p> <p>Local participation: high level of participation in the CGV project by local (Gold Coast) industry and labour.</p> <p>Environmentally and ecologically sustainable development: to target appropriate sustainability measures and water sensitive urban design.</p> <p>Value for money: a value for money outcome for the State through private sector innovation in design, strategic sourcing methodologies and construction.</p>

5.3 Health care and research and technology related development

Development within the Parklands PDA provides a unique opportunity to locate a mix of retail, office and residential uses within a growing health and knowledge precinct and for the Gold Coast to diversify its employment offering.

Due to this unique opportunity, EDQ in partnership with CGC will actively seek to drive economic development and attract investment to the site prior to and after GC2018 to maximise the benefit of investment resulting from GC2018 and assist with market certainty.

Development within the PDA should seek to facilitate private sector partnerships with Griffith University and the GCUH and Gold Coast Private Hospital. This strategy identifies key actions which will seek to support the delivery of these outcomes.

The actions	Desired outcomes
<p>EDQ and CGC will seek to work in partnership with Griffith University and the Gold Coast University Hospital to promote and develop the Parklands PDA as a place for investment and jobs and:</p> <ul style="list-style-type: none"> » establish coordinated marketing and brand for the precinct » drive sponsorship opportunities and philanthropic contributions » develop an economic development investment strategy focussed on coordinating investment attraction and diversifying employment opportunities while supporting organic business growth » work with Griffith University to facilitate opportunities for research and commercialisation expansion, jobs for graduates, shared facilities and private sector partnerships » work with the GCUH and Gold Coast Private Hospital to identify potential for allied health facilities that would complement the hospital » investigate opportunities to act as a development partner in establishing a University Research Precinct which would potentially provide shared facilities including incubator premises and conference and auditorium facilities as part of the City of Gold Coast Research Triangle » work with the City of Gold Coast's innovation and commercialisation network to identify and facilitate key complementary focus for related research and technology development, commercialisation and start up company opportunities in the precinct » work with developers and precinct partners to support delivery of co-working and incubation facilities to enable and promote flexible, creative and collaborative work spaces to generate innovative ideas and commercialisation opportunities » work with developers seeking to develop within the PDA to support delivery of key places of knowledge exchange, fine grained mixed use development with maximised density and uses and extended hours of activity » seek to develop a strategy for interim use of sites whilst organic growth of precinct occurs » work with government agencies, Griffith University, the GCUH and Gold Coast Private Hospital and other education providers as required to formulate and implement employment generation, training and education strategies » formulate and implement Griffith student engagement with the development and implementation of sustainable development strategies » identify opportunities for collaboration and innovation to achieve superior planning, design and development outcomes. 	<p>Increase the Gold Coast knowledge economy as a percentage of the broader based economy</p> <p>Diversify employment offerings and increase knowledge worker opportunities</p> <p>Growth of local industries and emerging sector opportunities</p> <p>Growth of innovative start up companies and business</p> <p>Increase in provision of flexible and collaborative working environments</p> <p>Commercialisation of research based ideas</p> <p>Increase international competitiveness in research and knowledge based industries</p> <p>Increase the proportion of business engaging in innovation and research and development</p>

5.4 Sustainability

The land use plan requires development to address sustainability which has been shown to lead to longer term reduced development and housing costs including ongoing living costs. Energy, transport, water and access to services are major cost burdens on all household budgets.

The CGV is a high profile project with a mandate to promote development which will leave a lasting legacy.

A key aspect of this is how development addresses sustainability which is also an important driver for economic development and development for community purposes. Ecological sustainability will be addressed in this PDA by setting goals for a range of long term sustainability aspirations.

The land use plan is supported by guidelines which provide development standards to ensure the minimisation of adverse impacts on ecological processes and natural systems.

The actions	Desired outcomes
<p>EDQ will work with the City of Gold Coast, government agencies, developers, utility providers and other organisations to develop strategies that enhance the natural environment and ensure efficient use of resources including through the development of site Total Energy and Water Plans (addressing demand and supply side strategies):</p> <p>Develop strategies for:</p> <ul style="list-style-type: none"> » community education to promote the protection and enhancement of the natural environment » demand optimisation for water and energy efficiency and demand management strategies, including builder education » grid friendly local and or renewable energy generation that addresses peak demand » maximising water self containment » reducing, recycling and reusing demolition, construction and household waste » addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings » promoting access to public transport services. 	<p>Water: reduced potable water use by 20 per cent compared to regulatory requirements.</p> <p>Community: reduced reliance on motor vehicles and increased walking, cycling and use of public transport as well as access to community facilities and safe and accessible buildings.</p> <p>Biodiversity and ecosystems: development has sought to protect or enhance the health and sustainability of natural systems and encourage biodiversity and rehabilitation of degraded sites.</p> <p>Waste: significant measures have been taken to reduce waste generation and reuse or recycle 60 per cent of construction and demolition waste.</p> <p>Energy: reduced peak energy demand by greater than 30 per cent and reduced greenhouse gas production by greater than 20 per cent compared with minimum compliance.</p> <p>Materials: environmentally responsible materials have been used to lower environmental impacts.</p>

Schedule 1: Exempt development

Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 2, item 2 and Table 5, item 14.
Building work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA exempt or self-assessable development.
Carrying out building work associated with an approved material change of use.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where:
(a) not exceeding 50m ³ in volume or
(b) top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work if consistent with an approved Plan of Development (PoD).
Carrying out operational work associated with a material change of use that is PDA exempt development (excluding Park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with an approved reconfiguration of a lot.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation:
(a) other than Significant vegetation, or
(b) Significant vegetation where:
» the clearing is consistent with an approved PoD
» carried out by or on behalf of the City of Gold Coast or a public sector entity, where the works being undertaken are authorised under a state law
» in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.

Carrying out operational work that is the placing of advertising devices that:

- » do not exceed 5m² for office, industrial, recreational or entertainment use
- » are attached to a front fence or facade of a main building
- » do not project more than 150mm from front facade or front fence
- » are not illuminated
- » contain the name of business or operator, the use of premises, the contact details or name and address of building and
- » comprise no more than two signs.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

Development undertaken for the purposes of public housing.

Development for a Home based business.

Development consistent with an approved PoD.

Development for the purposes of community infrastructure.

Schedule 2: Definitions

Use definitions

Commercial use category

Car park

Premises used for parking vehicles where the parking is not ancillary to another use.

Hardware and trade supplies

Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

Health care services

Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Office

Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- » business or professional advice
- » service of foods that are not physically on the premises
- » office based administrative function of an organisation.

Sales office

The temporary use of premises for displaying a land parcel or buildings that can be built for

sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.

Veterinary services

Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.

Industrial use category

Extractive industry

Premises used for the extraction and processing of extractive resources and associated activities, including their transportation to market.

High impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- » potential for significant impacts on sensitive land uses due to off site emissions including aerosol, fume, particle, smoke, odour and noise
- » potential for off site impacts in the event of fire, explosion or toxic release
- » generates high traffic flows in the context of the locality or the road network
- » generates a significant demand on the local infrastructure network
- » the use may involve night time and

outdoor activities

- » on site controls are required for emissions and dangerous goods risks.

Low impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more the following attributes:

- » negligible impacts on sensitive land uses due to off site emissions including aerosol, fume, particle, smoke, odour and noise
- » minimal traffic generation and heavy-vehicle usage
- » demands imposed upon the local infrastructure network consistent with surrounding uses
- » the use generally operates during the day (e.g. 7am to 6pm)
- » off site impacts from storage of dangerous goods are negligible
- » the use is primarily undertaken indoors.

Medium impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- » potential for noticeable impacts on sensitive land uses due to off site

emissions including aerosol, fume, particle, smoke, odour and noise

- » generates high traffic flows in the context of the locality or the road network
- » generates an elevated demand on the local infrastructure network
- » potential for offsite impacts in the event of fire, explosion or toxic release
- » on site controls are required for emissions and dangerous goods risks
- » the use is primarily undertaken indoors
- » evening or night activities are undertaken indoors and not outdoors.

Noxious and hazardous industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- » potential for extreme impacts on sensitive land uses due to off site emissions including aerosol, fume, particle, smoke, odour and noise
- » potential for off site impacts in the event of fire, explosion or toxic release
- » on site controls are required for emissions and dangerous goods risks
- » the use generally involves night time and outdoor activities
- » the use may involve the storage and handling of large volumes of dangerous goods

- » requires significant separation from non-industrial uses.

Research and technology industry

Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.

This use may include emerging industries such as energy, aerospace, and biotechnology.

Service Industry

Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

Warehouse

Premises used for the storage and distribution of goods, whether or not in a building, including self storage facilities or storage yards.

The use may include sale of goods by wholesale where ancillary to the storage. The use does not include retail sales from the premises.

Residential use category

Caretaker's accommodation

A dwelling provided for a caretaker of a non-residential use on the same premises.

Community residence

Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.

Dual occupancy

Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.

Dwelling house

A residential use of premises for one household which contains a single dwelling.

The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

Dwelling unit

A single dwelling within a premises containing non residential use(s).

Home based business

A dwelling used for a business activity where subordinate to the residential use.

Hostel

Premises used for the accommodation of more than one household where each resident:

- » has a right to occupy one or more rooms
- » does not have a right to occupy the whole

of the premises in which the rooms are situated

- » does not occupy a self contained unit
- » shares communal rooms, or communal facilities outside of the resident's room, with one or more of the other residents.

It may include:

- » rooms not in the same premises; or
- » provision of a food or other service; or
- » on site management or staff and associated accommodation.

This includes off-site student accommodation.

Multiple dwelling

Premises which contains three or more dwellings where the use is primarily residential.

Relocatable home park

Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.

The use may include a manager's residence and office, food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.

Residential care facility

A residential use of premises for supervised accommodation where the use includes medical and other support facilities for

residents who cannot live independently and require regular nursing or personal care.

Retirement facility

A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include services units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.

Short term accommodation

Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self contained.

The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

Tourist park

Premises used to provide for accommodation in caravans, self contained cabins, tents and similar structures for the public for short term holiday purposes.

The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.

Retail use category

Bulk landscape supplies

Premises used for bulk storage and sales of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

Food and drink outlet

Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.

Garden centre

Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.

Market

Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.

Outdoor sales

Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may

include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.

Service station

Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternate fuels.

The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

Shop

Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

Shopping centre

Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

Showroom

Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- » a large area for handling, display or storage
- » direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Rural use category

Agricultural supply store

Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

Animal husbandry

Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.

Animal keeping

Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.

Cropping

Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil.

The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.

Intensive animal industry

Premises used for the intensive production of animals or animal products in an enclosure

that requires the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

Intensive horticulture

Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

Wholesale nursery

Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.

The use may include sale of gardening materials where these are ancillary to the primary use.

Service, community and other uses category

Cemetery

Premises used for the interment of bodies or ashes after death.

Child care centre

Premises used for minding or care, but not residence of children.

Community care centre

Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.

Community use

Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.

Crematorium

Premises used for the cremation or aquamation of bodies.

Educational establishment

Premises used for training and instruction designed to impart knowledge and develop skills.

The use may include after school care for students or on-site student accommodation.

Emergency services

Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of persons, property and the environment.

Funeral parlour

Premises used to arrange and conduct funerals, memorial services and the like, but does not include burial or cremation.

Health care services

Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Hospital

Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.

The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Place of worship

Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social and educational activities.

Telecommunications facility

Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

Utility installation

Premises used to provide the public with the following services:

- » supply of water, hydraulic power, electricity or gas
- » sewerage, drainage or stormwater services

- » transport services including road, rail or water
- » waste management facilities
- » network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

Veterinary hospital

Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.

Sport, recreation and entertainment use category

Club

Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and services of food and drink.

Function facility

Premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on site.

Hotel

Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and

entertainment activities and entertainment facilities.

Indoor sport and recreation

Premises used for leisure, sport or recreation conducted wholly or mainly indoors.

Nightclub

Premises operating predominately during the night hours used to provide entertainment which may include cabaret, dancing and music. The use includes the sale of liquor and food consumption on site.

Outdoor sport and recreation

Premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability.

The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

Park

Premises used by the public generally for free recreation and enjoyment, and may be used for community events.

Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences

Theatre

Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site.

Tourist attraction

Premises used for providing onsite entertainment, recreation or similar facilities for the general public.

The use may include provision of food and drink for consumption on site.

Other development**Filling or excavation**

Filling removal or importation of material to, from or within a lot that will change the ground level of the land.

Material change of use

As defined in the *Economic Development Act 2012*.

Minor building work or demolition work

An alteration, addition or extension to an existing building where the floor area including balconies is less than five per cent of the building or twenty-five square meters, whichever is lesser.

Operational work

As defined in the *Economic Development Act 2012*.

Reconfiguring a lot

As defined in the *Economic Development Act 2012*.

Administrative definitions**Accessible housing**

Housing in accordance with the applicable EDQ guideline.

Affordable housing

Housing that is appropriate to the needs of households with low to moderate incomes.

Basement

A storey substantially below ground level where the floor level of the level above projects no more than one metre above ground level.

Building

As defined in the *Sustainable Planning Act 2009*.

Building facade

The facade of a building that fronts the street or other public space.

Building work

As defined in the *Economic Development Act 2012*.

Building height

The vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point but not

including non-load bearing antenna, aerial, chimney, flagpole or the like.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Demolition work

Work to demolish or dismantle systematically a structure, or a part of a structure, but does not include the systematic dismantling of:

- » a part of a structure for alteration, maintenance, remodelling or repair, or
- » formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work.

Development

As defined in the *Economic Development Act 2012*.

Development scheme

As defined in the *Economic Development Act 2012*.

Dwelling

A building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes outbuildings, structures and works normally associated with a dwelling.

Ecological sustainability

As defined in the *Sustainable Planning Act 2009*.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Gross floor area (GFA)

The total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for:

- » building services; or
- » a ground floor public lobby; or
- » a public mall in a shopping complex; or
- » parking, loading or manoeuvring of vehicles, or
- » balconies, whether roofed or not.

Ground level

The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.

Habitat values

Those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.

Mezzanine

An intermediate floor within a room.

Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

Planning scheme

The planning scheme applying to the City of Gold Coast.

Plan of Development

See section 3.2.9.

Plot ratio

The ratio of gross floor area to the area of the site.

Premises

As defined in the *Economic Development Act 2012*.

Private open space

An outdoor space for the exclusive use of occupants of a building.

Public benefit

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

Sensitive uses

Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwellings, office, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park.

Setback

For a building or structure other than a swimming pool, the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

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

Note: vegetation may be living or dead and the term includes their root precinct²⁷.

Site cover

The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.

²⁷ The root precinct is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

The term does not include"

- » any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- » basement car parking areas located wholly below ground level.

Site density

Site density is the number of dwellings on a particular site area expressed as dwellings per hectare. It does not include roads, footpaths and public open space.

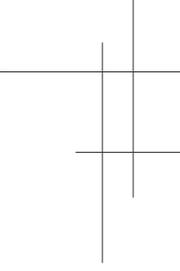
Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, but not:

- » a space that contains only:
 - » a lift shaft, stairway or meter room; or
 - » a bathroom, shower room, laundry, water closet, or other sanitary compartment; or
 - » accommodation intended for not more than three vehicles; or a combination of the above;
 - » a mezzanine.

Urban Design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.



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**Queensland
Government**

Contact Us

Visit our website at: www.dsdip.qld.gov.au

Write to us at:

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Telephone us: 1300 130 215

Fax us: (07) 302 44199

Email us: edq@dsdip.qld.gov.au

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