

PART 6 LOCAL AREA PLANS

DIVISION 2 LOCAL AREA PLANS

CHAPTER 8 COOLANGATTA

PART 6, DIVISION 2 LOCAL AREA PLANS

CHAPTER 8 COOLANGATTA

1.0 INTENT

The purpose of this Local Area Plan (LAP) is to provide for the integrated planning and development of the Coolangatta central area, which is the major centre for the southern part of the Gold Coast City. Together with Tweed Heads, Coolangatta is recognised as a Regional Centre in the Gold Coast City system of activity centres. Coolangatta, which is the principal tourist centre of the southern Gold Coast City, has a distinctive local character, based on its status as the original European settlement in this area and its long history as a major tourist destination.

This LAP seeks to:

- ensure that Coolangatta will maintain its significant service role in meeting the needs of tourists for shopping, accommodation, places to eat and entertainment;
- promote the development of a special identity for Coolangatta, characterised by mixed uses in the central area and an active and diverse townscape with a high standard of urban design;
- ensure the consolidation of the Regional Centre function in central Coolangatta; and
- maintain a high level of amenity for permanent residents and for holiday makers using the central Coolangatta area's tourist accommodation facilities.

2.0 APPLICATION

- 2.1 This LAP applies to all development subject to the Planning Scheme and located within the LAP area, as indicated in **Coolangatta LAP MAP 8.1 - Boundary**.
- 2.2 The Table of Development indicated in **Clause 6.0** identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Subclause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP, and therefore need only comply with the acceptable solutions of the Coolangatta LAP Place Code contained in **Clause 8.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclause 7.1**.

3.0 DESIRED ENVIRONMENTAL OUTCOME

- 3.1 The Coolangatta central area maintains its activity profile as an integrated mixed use tourist node, providing shopping, accommodation, eating, entertainment and ancillary tourist services and that, together with Tweed Heads, Coolangatta achieves its potential as a consolidated regional centre with a comprehensive retail, commercial and entertainment base intended to service the existing and future population of the southern Gold Coast City and Tweed regions (refer to **DEO Econ.3**).

4.0 LOCAL AREA FEATURES

4.1 Context

The Coolangatta central area is located right on the New South Wales/Queensland border. It is the most southerly urban centre in Queensland and an important tourist destination in its own right. With its twin city, Tweed Heads, Coolangatta is the service centre for an extensive catchment area that spans two states. The location of the Coolangatta central area on an outstanding beach and close to a major airport attracting a large number of tourists. Coolangatta's central area has an extensive range of holiday accommodation and one of the liveliest traditional strip shopping centres on the Gold Coast City. Although the LAP area is relatively small, there is substantial existing development and considerable future development potential within its current boundaries.

The physical area devoted to central area activities is confined to three blocks, from McLean to Warner Streets. The form of the existing centre is elongated, emphasising access to the beach and its foreshore from the commercial area. The depth of the centre is far shorter, due to changes in topography, with sloping land to the south and east. It is intended that Coolangatta's major service and retail activities be consolidated within the LAP area.

4.2 Land Use

The Coolangatta central area already contains an impressive range and mix of land uses. The retail and commercial core integrates with tourist residential development in the centre of Coolangatta. The tourist development includes accommodation, entertainment and dining activities. There is substantial residential development surrounding the Coolangatta central area.

The integration of land uses in a planned way benefits the retail and commercial activities in the centre and the tourist residential uses, both in and around the Coolangatta central area. The successful integration of these activities provides a high quality urban environment that attracts tourists and continues to sustain ongoing redevelopment of Coolangatta.

Coolangatta facilities are enhanced by the retail and recreation facilities located nearby at Tweed Heads. The neighbouring New South Wales urban centre is just a short walk away from the LAP area, offering a unique environment in the Australian context.

Coolangatta offers a range of facilities that are accessible via a regular network of arterial and local roads, even though Coolangatta Hill represents a formidable topographical barrier between the Pacific Highway and the beachfront. Pedestrian access around the central area and to the beach is encouraged by the existing grid pattern of the streets and the mid-block connections through retail centres.

Ongoing redevelopment by the private sector and the streetscape improvement work, undertaken by Gold Coast City Council has enhanced the role and function of the Coolangatta central area as a modern, safe, attractive and interesting place to visit.

Provision has been made for the parking of vehicles associated with the activities in the central area, both in on-site car parks and in the car parking area in Chalk Street.

The existing infrastructure provided in the LAP area supports both the economic and environmental needs of Coolangatta to fulfil its role as a regional centre and an activity cluster based on tourism.

4.3 Valuable Features

There is direct access at Coolangatta to the foreshore Esplanade that runs from Bilinga to the Tweed River. The Esplanade and the convenient access to Coolangatta and Greenmount Beaches are

important natural assets of the LAP area. Like Southport, Coolangatta is a traditional town, with a grid pattern to the streets. Its separation from the Gold Coast Highway means that it has a rather different character from most of the beachside suburbs of the Gold Coast City. Coolangatta appears more relaxed and self-contained, with a strong connection to its impressive past as a holiday destination of national renown.

The topographical context, with prominent hills to the south and west and the curving beachfront to the north and east, provides the physical setting of a classic holiday resort. Its street pattern, important traditional services and remnant buildings, from its long history, underline Coolangatta's strong sense of local identity.

5.0 PRECINCTS

The Coolangatta central area has been divided into five precincts. These have distinctive characteristics, which make them distinct and are a reflection of existing land use patterns and the preferred future development pattern for this local area. Accordingly, the planning requirements within each precinct vary. The precincts are:

- Precinct 1: Central
- Precinct 2: Kirra Hill
- Precinct 3: Marine Parade
- Precinct 4: Lanham Street
- Precinct 5: Marine Parade East

These precincts are depicted on **Coolangatta LAP Map 8.2 - Precincts**. Special provisions relating to each precinct and broader provisions applying to all precincts have been incorporated within this LAP.

In this section, each precinct is defined and described.

5.1 Precinct 1: Central

The Central Precinct is located between Marine Parade and Chalk Street. It takes up the majority of the land within the LAP.

5.1.1 Preferred Character

This precinct will continue to be the focal point of Coolangatta. It forms the core of the Coolangatta Regional Centre. This will continue to be the place of most activity and will have the greatest building mass. This precinct has the highest volumes of both residents and tourists. The precinct will also have the highest concentration of retail, commercial, office, and tourist and entertainment related facilities.

Fragmentation of the centre will be actively discouraged, and there will be continued consolidation of this precinct through redevelopment and upgrading. The vertical mixing of uses is encouraged, with the establishment of tourist and resident accommodation in the upper levels of commercial buildings. Retail and other active uses are envisaged on the ground floor. Offices, community, recreation and entertainment uses are also envisaged above the ground floor.

The precinct has safe pedestrian links both along existing streets and through mid-block arcades, particularly in blocks fronting Marine Parade, to facilitate the high level of permeability, associated with a pedestrian-oriented central area. Landscape work, including furniture, lighting, paving and vegetation, will reinforce the importance of this precinct.

Visual linkages provided by landscaped paths and mid block arcades between the Central precinct and the beach are important to the character of the precinct.

A high level of visual amenity is to be maintained in this precinct, as it forms the core of Coolangatta. This can be achieved by ensuring that new developments have a high standard of urban design, with active uses on the ground level and suitable areas of visible ground level landscaping.

5.1.2 Intended Land Uses

This precinct is to continue to be developed for a mixture of shops and offices, as well as tourist and entertainment uses. Tourist accommodation above the retail and commercial levels is encouraged. Intensification of the existing development is proposed. Further incentives seek to ensure that suitable public facilities are incorporated into development, in conjunction with the intensification of development.

Street level activity is to be incorporated into all new development. Residential uses on the ground floor will be discouraged.

Cafes, restaurants, convenience shops and other activities that contribute to vibrancy at street level, beyond retail trading hours, are also encouraged in this precinct. Residential uses are encouraged above ground floor level.

5.1.3 Access, Linkage and Vehicle Provisions

Provision for vehicle parking and pedestrian access is important in this precinct. The core of the pedestrian system, this precinct is to be extended. A high level of pedestrian amenity is to be achieved. Pedestrian links from the central area to Marine Parade and the Esplanade will be provided, with redevelopment of land in this locality. There will be mid-block pedestrian links between car parking areas and the central area and between the central area and Marine Parade. The pedestrian links will also act as a visual link from the central area to the beach and ocean.

There will be restriction of vehicular access within this precinct. In particular, there is to be no vehicle access to allotments in Griffith Street.

5.2 Precinct 2: Kirra Hill Precinct

The Kirra Hill Precinct comprises the western half of the block bounded by Garrick, Musgrave and McLean Streets, and is located on the eastern slope of Kirra Hill.

5.2.1 Preferred Character

This precinct allows a transition from the centre of Coolangatta to the residential area at the top of Kirra Hill. Development is required to maintain a high standard of visual amenity. New developments will have a high standard of urban design and provide suitable areas of visible ground level landscaping. The built form will be low to medium rise.

5.2.2 Intended Land Uses

Garrick Street and Marine Parade will have high quality residential and tourist developments. These developments will be complementary and compatible with the areas to the south and west, while still forming a transition to the high density areas of the regional centre.

Non-residential uses are not intended in this precinct, unless they are integrated within residential developments and provide a direct service to residents and tourists on the same site.

5.2.3 Access, Linkage and Vehicle Provisions

A high level of pedestrian and visual linkages will be provided both to the beach and the Central Precinct. Provision of vehicle parking and pedestrian accesses is also important in this precinct.

The full off-street car parking requirement for all development is to be provided on-site.

This precinct will have some restrictions on vehicle access. No vehicle access for commercial uses in **Precinct 1** will be permitted to Garrick Street.

5.3 Precinct 3: Marine Parade Precinct

The Marine Parade Precinct is opposite the beach on Marine Parade, between Warner and McDonald Streets.

5.3.1 Preferred Character

The precinct has a high level of accessibility to the beach and to the Central Precinct. It is intended to accommodate intensive development. A high level of residential amenity for tourist-oriented development will be maintained.

Development in this precinct will define the edge of the Coolangatta core area, as viewed from Marine Parade and the Esplanade or from the ocean. New development is to maintain a high standard of urban design. Importance is placed on the creation of visible ground level landscape work. The built form will be high rise buildings, compatible with the precinct's relationship with the Central Precinct.

5.3.2 Intended Land Uses

Marine Parade will be developed with high quality tourist accommodation and a range of complementary and compatible non-residential uses that provide a service to tourists. Non-residential developments are not intended to be the predominant type of development in this precinct, except where they provide a direct service to tourists and residents. They are to contribute to an active street frontage on Marine Parade.

5.3.3 Access, Linkage and Vehicle Provisions

A high level of pedestrian and visual linkages will be provided both to the beach and the Central Precinct. Mid-block pedestrian access, from Griffith Street to Marine Parade, will be provided in new developments to increase connectivity between the core commercial areas and Marine Parade and the beach. Provision for vehicle parking is also important in this precinct.

Car parking will be required to be provided on-site. However, relaxations may be granted, in accordance with the performance criteria and acceptable solutions, in relation to non-residential development.

5.4 Precinct 4: Lanham St

The Lanham Street Precinct is bounded by Lanham, McLean, Chalk and Warner Streets.

5.4.1 Preferred Character

The development in this precinct will create a transition from the high density high rise areas of the regional centre and the low rise medium density areas to the south.

5.4.2 Intended Land Uses

The predominant development will be a range of community facilities, a bus transit centre and associated facilities and a car park. Residential development may be possible in the eastern half of the precinct, provided that a transit centre is incorporated into the development. Expansion of car parking and community facilities is envisaged in the western half of the precinct.

The eastern half of the precinct is to be developed for a transit centre. There is some provision for residential accommodation, in association with the transit centre. A range of uses that provide a service to patrons of the transit centre may also be approved, provided that the uses are related directly to the operation and use of the transit centre.

Residential accommodation will be a minor or ancillary use in the precinct.

5.4.3 Access, Linkage and Vehicle Provisions

There will be a high level of pedestrian amenity achieved, with convenient access from this precinct to the Central Precinct.

Car parking will be provided for any residential development, the transit centre and any associated commercial facilities. Chalk Street may be used for on-street public transport vehicle parking, at the discretion of Council or its delegate. Satisfactory arrangements must first be made for traffic.

5.5 Precinct 5: Marine Parade East

The Marine Parade East Precinct is bounded by Marine Parade, Clarke, Griffith and McDonald Streets.

5.5.1 Preferred Character

This precinct will be developed with a variety of types of tourist accommodation and a range of residential accommodation. The complementary and compatible non-residential uses will provide a service to tourists, but will not contribute to a loss of residential amenity. This precinct will have uses that provide activity at the ground level.

Visual linkages between this precinct and the beach and along Marine Parade and Griffith Street will be provided in new development, through the use of landscaped paths and mid-block arcades or connections.

A high standard of visual amenity is to be maintained in the precinct. New developments will have a high standard of urban design and provide suitable areas of visible ground level landscaping.

5.5.2 Intended Land Uses

This precinct will be developed with a variety of types of tourist accommodation, and residential apartments, and a range of complementary and compatible non-residential uses that provide a service to tourists and residents. Development will reflect the central location and proximity of this precinct to the beach.

The precinct is not intended to be developed for regional centre retail uses, which should be consolidated within **Precinct 1**. Non-residential uses will be limited to those uses that do not have any adverse effect on the amenity of the area and are complementary to, and compatible with, surrounding residential development. Any commercial or other non-residential use will provide a direct service to residents and tourists in the area and will be integrated within residential developments. The precinct currently has a limited amount of shopping and office uses located along

Griffith Street. These uses may be incorporated within redevelopment proposals, but no overall increase will occur in the floor space that is to be allocated to such uses.

5.5.3 Access, Linkage And Vehicle Provisions

Provision for vehicle parking and pedestrian access is important in this precinct. There will be a high level of pedestrian amenity and access from this precinct to the beach and along Marine Parade and Griffith Street.

Car parking will be required to be provided on-site. Provisions for relaxation of the required car parking spaces on-site are included in the Place Code at **Clause 8**.

Access to individual allotments will not be allowed from Griffith Street.

6.0 COOLANGATTA LOCAL AREA PLAN TABLE OF DEVELOPMENT

Note: *This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 - Using Local Area Plans.*

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Precinct 1 - Central			
Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Cafe Commercial Service Convenience Shop Fast Food Premises Home Occupation Laundromat Minor Tourist Facility Office Restaurant Shop Take-Away Food Premises Temporary Use	Apartment when located above ground storey level Bed and Breakfast Car Park Caretaker's Residence Child Care Centre Hostel Accommodation Medical Centre Motel Place of Worship Retail Nursery Service Industry Showroom Telecommunications Facilities n.e.i. Veterinary Clinic	Amusement Parlour Apartment n.e.i. Cinema Community Care Centre Educational Establishment Indoor Recreation Facility Market Nightclub Reception Room Resort Hotel Shopping Centre Development Tavern Theatre
Precinct 2 - Kirra Hill Precinct 3 Marine - Parade and Precinct 5 - Marine Parade East			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Special Accommodation	Display Home Estate Sales Office Home Office Detached Dwelling Temporary Use Tourist Shop	Attached Dwelling & Medium Density Detached Dwelling Apartment Bed and Breakfast Cafe Commercial Services Convenience Shop Laundromat Office up to 200m² GFA Restaurant Service Industry Where not located in a tourist accommodation complex:	Amusement Parlour Car Park Community Care Centre Educational Establishment Indoor Recreation Facility Minor Tourist Facility Motel Resort Hotel Service Station Tavern

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
		Caretaker's Residence Child Care Centre Home Occupation Hostel Accommodation Medical Centre Place of Worship Veterinary Clinic Telecommunications Facilities n.e.i.	
Precinct 4 - Lanham Street			
Family Day Care Home Low-Impact Telecommunication s Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Special Accommodation	Attached Dwelling & Medium Density Detached Dwelling Car Park Display Home Estate Sales Office Home Office Medical Centre Transit Centre Transport Terminal Temporary Use	Cafe Commercial Services Convenience Shop Laundromat Office Restaurant Service Industry Where not located within a transit centre complex: Apartment Caretaker's Residence Child Care Centre Home Occupation Hostel Accommodation Motel Veterinary Clinic Telecommunications Facilities n.e.i.	Amusement Parlour Cafe n.e.i. Convenience Shop n.e.i. Community Care Centre Educational Establishment Fast Food Premises Indoor Recreation Facility Minor Tourist Facility Resort Hotel Restaurant Service Station Take-Away Food Shop Tavern Vehicle Hire Premises

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
			exceeds the maximum number of storeys indicated for the site identified on Coolangatta LAP Map 8.3 - Maximum Building Height
			exceeds the maximum residential density for the subject land as shown on Coolangatta LAP Map 8.4 - Maximum Residential Density
		is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
		<p>Queensland list</p> <p>is within, or adjoins, an allotment containing places, sites or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</p> <p>OR</p> <p>is located on land, which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	
	<p>is on a site identified on Overlay Map OM7- Airport Environs: and complies with the Acceptable Solutions for Heights of Buildings and Other Structures in Constraint Code 1 - Gold Coast Airport and Aviation Facilities</p>	<p>is on a site identified on Overlay Map OM7 - Airport Environs: and alternative solutions to the Acceptable Solutions for Heights of Buildings and Other Structures in Constraint Code 1 - Gold Coast Airport and Aviation Facilities are proposed</p>	
	<p>is on a site identified on Overlay Map OM8c- Airport Environs: Noise Exposure Contours, as subject to the ANEF 20 to 40 Noise Exposure Contours, and complies with the Acceptable Solutions of Constraint Code 1 - Gold Coast Airport and Aviation Facilities</p>	<p>is on a site identified on Overlay Map OM8c - Airport Environs: Noise Exposure Contours as subject to the ANEF 20 to 40 Noise Exposure Contours, and alternative solutions to the Acceptable Solutions of Constraint Code 1 - Gold Coast Airport and Aviation Facilities are proposed</p>	
	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of Constraint Code 4 - Car Parking, Access and Transport</p>	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 - Car Parking, Access and Transport Integration are proposed</p>	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
	Integration		would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on Overlay Map OM23 - Extractive Resources

C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Operational Work that involves extraction, excavation or fill that:			
		exceeds a volume of 20 cubic metres of fill or excavation or is closer than two metres from the allotment boundary	
		is within, or adjoins, an allotment containing places, sites or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987 ; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	

D: OPERATIONAL WORK - ADVERTISING DEVICES			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
	Advertising Device that	Advertising Device	

D: OPERATIONAL WORK - ADVERTISING DEVICES			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
	is: a) not internally illuminated nor animated, and where the total area of signage per street frontage does not exceed the following for each precinct: <ul style="list-style-type: none"> • Precinct 1: 10m² • Precinct 2: 10m² • Precinct 3: 10m² • Precinct 4: 5m² • Precinct 5: 5m² b) not on land with frontage to an arterial road or any state-controlled road	n.e.i.	

E: OPERATIONAL WORK - INFRASTRUCTURE AND LANDSCAPE WORK			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a detached dwelling or a Caretaker's Residence.		Works for Infrastructure	

F: OPERATIONAL WORK - VEGETATION CLEARING			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Vegetation Clearing that:			
	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 - Vegetation Management	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 - Vegetation Management are proposed	

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Reconfiguring a Lot that:			
		results in no lots with an area less than 1,000m ² Or Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or volumetric lots within a building, or a leasehold subdivision of an existing or approved development.	results in one or more lots with an area less than 1,000m ²
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on Overlay Map OM23 - Extractive Resources

7.0 RELEVANT CODES

Codes relevant for development assessment in the Coolangatta LAP are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

7.1 Self Assessable Development

The following codes apply to development that is self assessable in the Coolangatta LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Coolangatta LAP Place Code	2 Advertising Devices 6 Attached Dwellings and Medium Density Detached Dwellings 10 Caretaker's Residence 13 Detached Dwellings 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working from Home	4 Car Parking, Bicycle Parking, Loading, Circulation, Access and Public Transport 8 Flood Affected Areas

7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Coolangatta LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Coolangatta LAP Place Code	6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 19 High Rise Residential and Tourist Accommodation 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 27 Retail and Related Establishments 31 Service Stations 33 Telecommunications Facilities 38 Working from Home 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 13 Road Traffic Noise Management 14 Sediment and Erosion Control

7.3 Operational Work - Changes to Ground Level

The following codes apply to development that is code or impact assessable **Operational Work - Changes to Ground Level** - extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use in the Coolangatta LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Coolangatta LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 14 Sediment and Erosion Control

7.4 Operational Work - Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code or impact assessable **Operational Work - Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Coolangatta LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Coolangatta LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 14 Sediment and Erosion Control

7.5 Operational Work - Vegetation Clearing

The following codes apply to development that is code or impact assessable **Operational Work - Vegetation Clearing** in the Coolangatta LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Coolangatta LAP Place Code	36 Vegetation Management	1 Gold Coast Airport and Aviation Facilities 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 14 Sediment and Erosion Control

7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Coolangatta LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Coolangatta LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 13 Road Traffic Noise Management 14 Sediment and Erosion Control

8.0 COOLANGATTA LAP PLACE CODE

8.1 Purpose

This Place Code seeks to ensure that the scale and density of development and, in particular, the design and appearance of commercial premises is consistent with the function of Coolangatta as a Regional Centre within the Gold Coast City activity centre system.

8.2 Application

8.2.1 The Coolangatta LAP Place Code applies to development indicated as self, code or impact assessable in the Coolangatta LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC29 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC10 apply.

8.3 Development Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS										
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE											
BUILDING HEIGHT											
<p>PC1 The height of buildings must identify the core of the Coolangatta central area. The height of buildings within the LAP area varies to create a transition from the high rise areas adjacent to the beachfront to the low rise areas to the south and west. Development will be permitted at a height that complements the height of development in adjoining precincts.</p>	<p>AS1.1 The building has a maximum of two storeys OR AS1.2 The height of buildings in each precinct does not exceed the maximums shown on Coolangatta LAP Map 8.3 - Maximum Building Height.</p>										
<p>PC2 The height of the buildings must not cause adverse impact on neighbouring sites. The development opportunities of the neighbouring sites are considered when assessing impacts of development.</p>	<p>AS2 All buildings exceeding two storeys in height have their upper storeys set back from the lot boundaries, consistent with the following distances:</p> <ol style="list-style-type: none"> a) minimum of six metres from the frontage in respect of that part of the building which exceeds two storeys in height; b) for side and rear boundary setbacks, two metres for that part of the building which is above the second storey, but which does not exceed 7.5 metres above that storey; c) for side and rear boundary setbacks, two metres plus 0.5 metres for every three metres (or part thereof) of that part of the building which is greater than 7.5 metres above the second storey. 										
ACCOMMODATION DENSITY											
<p>PC3 Accommodation density must be consistent with the Sub Regional Activity Centre character of Coolangatta. Accordingly, medium to high density development that can be comfortably accommodated on the development site and supports mixed uses in the town centre is appropriate.</p>	<p>AS3 The maximum dwelling density in any precinct does not exceed the relevant accommodation density (RD number) shown for that precinct on Coolangatta LAP Map 8.4 - Maximum Residential Density.</p>										
SITE COVERAGE											
<p>PC4 The site coverage of development must be in accordance with the function of the precinct and its relationship with surrounding precincts.</p>	<p>AS4 The maximum site coverage for any development does not exceed the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td>Precincts 1, 2, 3 and 5</td> <td style="text-align: center;">80%.</td> </tr> <tr> <td>Precinct 4</td> <td></td> </tr> <tr> <td>for the first two storeys, above ground level</td> <td style="text-align: center;">80%</td> </tr> <tr> <td>for each storey, above the first two storeys</td> <td style="text-align: center;">40%</td> </tr> <tr> <td>for each storey, above the second storey, used for a public car park</td> <td style="text-align: center;">60%</td> </tr> </tbody> </table>	Precincts 1, 2, 3 and 5	80%.	Precinct 4		for the first two storeys, above ground level	80%	for each storey, above the first two storeys	40%	for each storey, above the second storey, used for a public car park	60%
Precincts 1, 2, 3 and 5	80%.										
Precinct 4											
for the first two storeys, above ground level	80%										
for each storey, above the first two storeys	40%										
for each storey, above the second storey, used for a public car park	60%										
BUILDING SETBACK											

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>PC5 All mixed use or commercial building setbacks must contribute to an interesting street perspective and to the visual amenity of Coolangatta.</p>	<p>AS5.1.1 The setback of all buildings is consistent with the setback of the building on the adjoining site. OR Precinct 1: AS5.1.2 All buildings are set back from all street frontages in accordance with the following:</p> <ul style="list-style-type: none"> a) a minimum of six metres from the part of Marine Parade west of McLean Street; b) from all other streets, an average width of two metres, with a minimum width of one metre in respect of the first two storeys of any building. <p>OR Precincts 2 and 3: AS5.1.3 All buildings are set back from all street frontages a minimum width of three metres for the first two storeys of any building. OR Precinct 4: AS5.1.4 All buildings are set back from all street frontages, in accordance with the following:</p> <ul style="list-style-type: none"> a) an average width of two metres with a minimum width of one metre, in respect of the first two storeys of any building. <p>OR Precinct 5: AS5.1.5 The setback is to be an average width of two metres, with a minimum width of one metre.</p>
<p>RESIDENTIAL BUILDINGS, ALL PRECINCTS: PC6 All residential buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for:</p> <ul style="list-style-type: none"> a) the efficient use of the site; b) the local character of the area; c) the effective separation from neighbouring properties and frontages to roads. 	<p>AS6.1.1 The residential building is set back not less than three metres from the frontage of the site and 1.5 metres from the side and rear boundaries.</p>
FRONTAGE CONTROLS	
<p>PC7 Building setbacks, building design and frontage design must contribute to an interesting street perspective and to the visual amenity of Coolangatta.</p>	<p>AS7.1 Lengths of wall in excess of 15 metres are not provided on the same alignment. AS7.2 Ancillary structures of the building (including unenclosed decks, terraces and balconies fronting the street) do not extend beyond the front property boundary of the site. AS7.3 Where the site adjoins a residential lot or public open space, all buildings or structures are sited at a minimum of two metres from any boundary of a site.</p>
<p>Precinct 1: PC8 The arrangement of uses in individual developments must encourage a vibrant and active atmosphere at street level.</p>	<p>Precinct 1: AS8 At least 50% of the street frontage is dedicated to retail, entertainment and community activities.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>All Precincts: PC9 All commercial or mixed use buildings must be designed to achieve a continuous activity frontage for the local business centre, with ample space for pedestrian traffic.</p>	<p>All Precincts: AS9 Where a mixed use building is proposed, residential uses are located above the ground floor or to the rear of the development.</p>
VEHICULAR CROSSINGS	
<p>PC10 Vehicular crossings, associated with the development, must be designed and constructed to ensure:</p> <ol style="list-style-type: none"> a safe footpath environment; safe vehicular access to the property; appropriate hydraulic performance of the storm water infrastructure; no damage to vehicle or road infrastructure; minimal loss of on-street parking spaces; continued amenity of the neighbourhood. 	<p>AS10 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 - Standard Drawings:</p> <ul style="list-style-type: none"> Drawing No. 59213 (Rural Access with Pipe Crossing); Drawing No. 59217 (Driveway and Verges Low Density Residential); Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential). <p><i>Note: All vehicular crossings require an approval in accordance with Local Law No:11 - Roads and Mall.</i></p>
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE	
SITING	
<p>PC11 All buildings must be sited to complement the Sub-Regional Activity Centre character and the built form of the surrounding area, and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 - Site Analysis</p>	<p>AS11 No acceptable solution provided.</p>
<p>PC12 The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.</p>	<p>AS12 No acceptable solution provided.</p>
BUILDING APPEARANCE	
<p>PC13 All buildings must be designed and constructed to a high aesthetic standard, and complement or enhance the character of the Coolangatta Sub-Regional Activity Centre. New building work is to reflect the preferred character for each precinct. The facades of buildings are to reflect a modern active urban place.</p>	<p>AS13.1 The massing and proportions of new commercial buildings are consistent with those of adjoining commercial buildings. Some integration, with adjoining facades, is provided to avoid obvious inconsistencies in building style and form between adjoining developments.</p> <p>AS13.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p> <p>AS13.3 An interesting streetscape is achieved by varying the facades of buildings.</p> <p>AS13.4 Footpath awnings are designed to complement and integrate with the design and the facade of the building.</p>
<p>PC14 Building design and appearance must be conducive to the safety and comfort of all building users.</p>	<p>AS14.1 Glass which forms all or part of any external wall of a building does not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external wall.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>AS14.2 All commercial buildings provide awnings which are cantilevered or suspended at a minimum width of 1.5 metres over the adjoining footway within the road reserve area.</p> <p>AS14.3 The location of equipment that has potential to create noise, is designed to minimise the penetration of noise to dwelling units on the premises and to residential premises external to the site.</p>
<p>PC15 All car park areas must be designed and constructed to service the needs of all users of the development and to complement the character of the local business centre.</p>	<p>AS15.1 All car park areas are constructed and detailed to ensure that they do not dominate the street frontage of the development. Car park areas provided at ground level are located behind dwellings or recessed behind the dwelling frontage.</p> <p>AS15.2 The facade of above ground level car parks is of a high standard of design and appearance and includes the provision of planter boxes and podium planting.</p> <p>AS15.3 Building materials, patterns, textures and colours used in garage and carport structures are complementary to those of the principal building on the site.</p>
ADVERTISING DEVICES	
<p>PC16 All advertising devices must be designed and constructed to complement the character of the local business centre.</p>	<p>Precinct 1: AS16.1 All signs are consistent with the provisions for the Integrated Business Domain set out in Specific Development Code 2 - Advertising Devices.</p> <p>Precincts 2, 3, 4 and 5: AS16.2 All signs are consistent with the provisions for the Tourist and Residential Domain set out in Specific Development Code 2 - Advertising Devices.</p>
LANDSCAPE WORK	
<p>PC17 Extensive areas of visible ground level landscaping must be provided to a standard that promotes a pleasant, attractive and functional pedestrian environment with a sub-tropical character.</p>	<p>AS17.1 Landscape work include features, where the vegetation component is located at street level, on top of the podium levels or on terraces, balconies and decks. Local native coastal species and/or vegetation with climbing/trailing characteristics are used.</p> <p>AS17.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.</p>
<p>All Precincts: PC18 New developments must have a high standard of landscape work. All development will provide landscaping, in accordance with the provisions for each precinct and any relevant urban design guidelines in order to achieve:</p> <ul style="list-style-type: none"> a) tree planting, both on private and public land in the central area; b) development and implementation of detailed landscape and streetscape plans and programs to improve the environment; 	<p>AS18.1 That part of the site adjoining any street frontage is landscaped or paved for footpath widening. The average width of landscape works is two metres, with a minimum width of one metre.</p> <p>AS18.2 The landscaped area includes appropriate street furniture that is functional and attractive.</p> <p>AS18.3 Visual linkages to the beach are provided, where possible.</p> <p>Precincts 1, 2, 3 and 5:</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
c) maximum use of endemic plant species in any landscaping work; d) a high standard of urban design within the LAP area; e) visual links between the LAP area and the beach.	AS18.4 Landscape work is provided on at least 5% of the site at ground level, adjoining the street frontage. Precinct 4: AS18.5 At least 10% of the site is landscaped at ground level, adjoining the street frontage.
PC19 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local business centre and any adjoining residential or public open space areas.	AS19 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.
LOT SIZE (FOR SUBDIVISION ONLY)	
PC20 All allotments must be of sufficient area and dimensions to accommodate buildings designed to the criteria in this LAP.	AS20.1 The minimum allotment size is 1,000m ² . AS20.2 The minimum frontage of land proposed to be used for non-residential or commercial purposes is 15 metres.
AMENITY PROTECTION	
PC21 The proposed use must not detract from the amenity of the local area having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS21 No acceptable solution provided.
PC22 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS22 No acceptable solution provided.
PLOT RATIO	
PC23 The bulk of the development proposal must be proportional to the character of the local area, with some bonus in floor space available where identified public benefits are provided.	AS23.1.1 The basic plot ratios described for each precinct in the Table to Performance Criterion PC26 are not exceeded. The building exceeds four storeys in height, and the basic plot ratio complies with the requirements of Specific Development Code 19 - High Rise Residential and Tourist Accommodation . OR AS23.1.2 The Basic Plot Ratio is exceeded by the incorporation of bonus elements in a development consistent with the provisions of Planning Scheme Policy 18 Using

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	the Urban Design Bonus Provisions, provided that the Maximum Plot Ratio, described for each precinct in the Table to Performance Criterion PC23, is not exceeded.

TABLE TO PERFORMANCE CRITERION PC 23 PLOT RATIO CONTROLS BY PRECINCT	
Precinct 1 a) The basic plot ratio is 4:1 b) No maximum applies	Precinct 4 a) The basic plot ratio is 3:1 b) The maximum plot ratio is 4:1
Precinct 2 a) The basic plot ratio is 4:1 b) No maximum applies	Precinct 5 a) The basic plot ratio is 2:1 b) The maximum plot ratio is 3:1
Precinct 3 a) The basic plot ratio is 4:1 b) No maximum applies	

ACCESS PROVISIONS	
PC24 The LAP area must have a high standard of accessibility for vehicles, pedestrians and cyclists.	AS24.1 New development contributes to: a) developing off-street car parking facilities; b) encouraging the development of a pedestrian walkway system, based on a network of shopping arcades, open space links and widened footpaths throughout the central area; c) improving vehicular traffic flows and reducing conflicts between local and through traffic; and d) reducing pedestrian/vehicular conflict by provision of a system of rear vehicular access lane ways. AS24.2 Pedestrian facilities are provided in exchange for plot ratio bonuses.
PC25 The development must ensure that there is no disruption to traffic or pedestrian flows to create a continuity of shop facades.	AS25 Vehicular access is not provided to Griffith or Garrick Streets.

CAR PARKING PROVISION	
PC26 Car parking and access requirements must ensure that the vehicular and pedestrian needs associated with development are adequately accommodated.	AS26.1 Car parking is provided at the following rates: a) one space per 30m ² of GFA or part thereof, for the following uses <ul style="list-style-type: none"> • Café • Child Care Centre • Commercial Services • Laundromat • Medical Centre • Nightclub • Office • Reception Room • Restaurant • Service Industry (where the GFA area does not exceed 200m²) • Shop • Shopping Centre Complex • Showroom • Take-Away Food Premises • Tourist Facility • Tourist Shop

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>b) All other development has car parking provided in accordance with Constraint Code 4 - Car Parking Access and Transport Integration.</p> <p>AS26.2 For non-residential development, at least 80% of the required car parking is provided on-site, unless it can be demonstrated that it cannot be reasonably provided. Residential development will provide the required amount of car parking on the site of the development.</p> <p>AS26.3 Where this LAP does not permit vehicular access to a site, cash in lieu of car parking is an acceptable alternative.</p>
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS	
<p>PC27 Commercial developments must include public convenience facilities, where there is a need for their provision.</p>	<p>AS27 Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p>
BUILDING SERVICES	
<p>PC28 Adequate facilities for the loading and unloading of goods must be provided to meet the needs of the development.</p>	<p>AS28 A loading area is provided on-site that is separated from the public access areas and readily accessible from all commercial tenancies on the site.</p>
<p>PC29 Adequate facilities, to service the development with a refuse disposal service must be provided to meet the needs of the development.</p>	<p>AS29.1 Provision is made for the storage of refuse on-site and suitable access for the removal of refuse.</p> <p>AS29.2 All outdoor storage or refuse disposal areas are screened from public view.</p>