

PART 6 LOCAL AREA PLANS

DIVISION 2 LOCAL AREA PLANS

CHAPTER 25 SURFERS PARADISE

PART 6, DIVISION 2 CHAPTER 25

LOCAL AREA PLANS SURFERS PARADISE

1.0 INTENT

The purpose of this Local Area Plan (LAP) is to provide integrated and detailed planning of Surfers Paradise as the major tourist centre of the Gold Coast City. This LAP is intended to promote the economic growth and vitality of the area, enhance the image and attraction of Surfers Paradise to local, interstate and international visitors, improve accessibility of the centre, enrich the cultural and social life of Surfers Paradise, protect the amenity of residential areas, and ensure that future development occurs in an environmentally responsible manner.

Surfers Paradise is the focus of domestic and international tourism to the Gold Coast City. The famous tourist centre has a unique physical location and built form which sets Surfers Paradise apart from other locations. These factors have combined to make Surfers Paradise a concentration of commercial, tourism and entertainment activity. The popularity of Surfers Paradise has increased pedestrian and vehicular traffic, supported a wide range of land uses, increased the use of public areas, and resulted in diverse architectural styles, an abundance of signs and an increased emphasis on public safety.

Council is committed to enhancing the appeal of Surfers Paradise as a vibrant centre for visitors and residents. Council is in the process of upgrading the appearance of public areas, creating a pedestrian friendly environment, improving traffic circulation, encouraging an increased range of service provision, improving community safety, and ensuring that future development complements the character of Surfers Paradise as an attractive centre which is inviting to the whole community. This LAP directly addresses important issues associated with land use and the built form of Surfers Paradise.

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 **Surfers Paradise LAP Map 25.1 - 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 are listed in **Clause 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 Surfers Paradise 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 OUTCOMES

- 3.1 The promotion and enhancement of Surfers Paradise as Australia's premier leisure tourist destination, including the consolidation of commercial, retail, tourist and entertainment activities within the core of Surfers Paradise (refer to **DEO Econ.4**)
- 3.2 Encouragement of distinctive high rise residential and tourist development to enhance Surfers Paradise's famous skyline and townscape (refer to **DEO Soc.1**).

4.0 LOCAL AREA FEATURES

4.1 Historical and Physical Overview

Surfers Paradise has grown dramatically from a small seaside resort to one of Australia's premier tourist destinations. The history of Surfers Paradise suggests that the area's natural beauty, coupled with strategic promotion and marketing, has led to Surfers Paradise becoming a dominant tourist centre since the early 1940s. The 1950s saw the construction of the first high rise residential

building in Surfers Paradise, and this was followed by a boom in tourism and residential development in the 1960s. Growth in high rise residential development continued in the 1970s, in association with the emergence of major retail and entertainment activities within the core of Surfers Paradise. During the 1980s, the Paradise Centre, the Galleria Shopping Centre and numerous tourism developments, including the Gold Coast International and ANA Hotel, were constructed. The 1990s continued this trend of international standard development, with the completion of the Moroccan, Watermark, Sun City, Palazzo Versace, Crown Towers and Marrakesh Resorts. Since the appeal of Surfers Paradise was first realised, this famous tourist centre has continued to evolve and reinvent its focus to cater for expanding international, domestic and local tourism markets.

Surfers Paradise enjoys the benefits of valuable natural assets. The area has a desirable warm climate, with the Pacific Ocean, Broadwater and Nerang River facilitating a variety of water-based leisure and recreation activities. The LAP area is relatively flat, offering few impediments to development. The land slopes gently from east to west, with a small ridge created by the frontal dunes. Maintaining the frontal dunes is essential, to buffer Surfers Paradise from storms, cyclones, flooding, king tides and storm surges frequent in this area.

4.2 Nature of Development

There is a diverse range of residential development in the LAP area, from single dwelling houses along the Nerang River to high rise and intensive resort developments towards the core of Surfers Paradise. Budds Beach, The Peninsula and the southern portion of Paradise Island are characterised predominantly by 2-3 storey single dwellings. The South West Precinct is predominantly low to medium rise residential and low cost tourist accommodation. Areas north and south of the commercial core are predominately high rise residential and resort style developments, intermixed with commercial uses along arterial roads. Finally, the core of Surfers Paradise has a mix of commercial and tourist related uses, ranging from single storey buildings to intensive multi-storey developments.

The LAP area includes a unique built form in the Australian context, both as a tourist resort and as a permanent residential area. No other location in Australia includes such a diverse collection of tourism and resort-oriented residential high rise buildings. The high rise towers create an identity that adds to the attraction of Surfers Paradise for both visitors and residents. The high rise profile acts as an icon or trademark for the entire Gold Coast City.

Surfers Paradise has a unique distribution of dwelling stock in that over 50% of dwellings are in towers over three storeys, compared to 6.7% for the Gold Coast City area as a whole. A total of 55% of all dwelling stock above four storeys for the City is located in Surfers Paradise. However, Surfers Paradise has relatively low rates of home ownership, and the 28.7% level of unoccupied dwellings in Surfers Paradise is double the City average.

The core of Surfers Paradise provides a range of commercial uses, including approximately 650 retail, food service and entertainment premises occupying approximately 96,000m² of floor space. Of this, approximately 60% is retail and services, with the balance devoted to tourism and entertainment. These facilities directly employ approximately 4,000 people, with an annual turn over of approximately \$500 million in 1996. By most measures, Surfers Paradise is the largest shopping/dining/entertainment centre in the Gold Coast City region, with approximately 10% more retail/dining/entertainment floor space and 20% higher turnover than the largest regional shopping centres.

Surfers Paradise is the third largest commercial office centre on the Gold Coast City. In July 1997, there was 73,900m² of office space. This office space is, however, either poorly located or over supplied, given that 65,300m² of office space experiences a vacancy rate of over 28%.

The tenancy mix in Surfers Paradise is very diverse, and includes night clubs, hotels, apartments, boutique shopping, general fashions, supermarkets, take-away food outlets, tourist shops, amusement parlors, restaurants, offices, car parking and recreational uses. With such a wide range of uses, signage has become an issue. While advertising signs contribute to the vitality of Surfers Paradise and assist in lighting areas at night, the number and type of signs has not been effectively regulated. As a result, there is a proliferation of signage at strategic locations, as owners seek commercial advantage over competitors. These signs can detract from the appeal of the area and, most importantly, can crowd out information and directional signage.

Property owners/stakeholders will be required to comply with the **Specific Development Code Advertising Devises (Part 7, Division 2, Chapter 2)**, to reduce the proliferation of existing signage and ensure that signage and advertising in the private domain portray a vibrant and positive urban image for Surfers Paradise.

Council has been upgrading and revitalising city streets and public areas, as part of the Heart of the City Project. This work has included creating a consistent theme for the centre, replacing street furniture and landscaping, creating interesting places using murals and mosaics, improving traffic circulation to reduce conflict, and improving lighting and design of public areas to reduce the incidence of crime.

These initiatives form part of Council's Master Planning or Concept Strategy for Surfers Paradise. The major objectives of the Concept Strategy are to encourage economic growth and vitality, enhance the image and attraction of Surfers Paradise to local, interstate and international visitors, and ensure that future development occurs in an ecologically responsible manner.

In terms of functional open space, there is the beachfront and the parkland scattered along the Nerang River. Generally, there is a lack of green open space in core areas. Apart from the beachfront, the existing public open space areas are not well linked and lack facilities, particularly along the Nerang River adjacent to the wharf.

Generally, pedestrian linkages are achieved via an extensive network of arcades, a feature of development in Surfers Paradise. These arcades successfully separate pedestrians from roadsides, and provide pleasant and safe surrounds.

Future redevelopment of these arcade complexes, however, should consider creating new city blocks and street frontages for retail outlets.

4.3 Traffic and Car Parking

The Gold Coast City Highway bisects the Surfers Paradise area. Currently, Ferny Avenue conveys northbound traffic in three lanes, with the Gold Coast City Highway conveying southbound traffic in three lanes. A proposal to convert Ferny Avenue to a four lane, two way arterial road and limit the Gold Coast City Highway to a two lane, two-way pedestrian-friendly collector road has received approval and will be constructed in the near future. The proposed amendments to current vehicle circulation will improve pedestrian amenity and accessibility of Surfers Paradise, reducing current vehicle/pedestrian conflict points within the area.

Due to the linear nature of the Gold Coast City, there is a good public transport system along the Gold Coast City Highway. The Gold Coast City Transport Plan has proposed a light rail project to serve coastal areas. However, public transport from hinterland areas is not well catered for, which reduces the desirability of public transport as a mode of transport for most local visitors to Surfers Paradise.

Generally, there appears to be a sufficient supply of car parking in Surfers Paradise. However, short term on-street parking is at a premium in the centre of Surfers Paradise, while designated car parking stations remain under-utilised. Redevelopment sites must be encouraged to provide off-street tourist coach facilities.

4.4 Water and Sewage

The relatively high dwelling density and intensity of development within the Surfers Paradise area creates a high demand for water supply, drainage and sewage disposal infrastructure. In certain areas, the existing sewer network is approaching capacity. Storm water drains in the area are undersized. However, Council is currently augmenting systems and practices to cater for future demand. Existing water supply infrastructure is considered adequate for the projected requirements.

4.5 Tourism

Surfers Paradise has a high proportion of international visitors - 42.4% compared to 27% for the Gold Coast City as a whole. The number of international visitors has increased rapidly over the 1980s and 1990s. This trend is predicted to continue in the future.

Nearly 91% of visits to the Gold Coast City are for holiday or recreation purposes. This figure may be higher for the Surfers Paradise area. International visitors have an average length of stay of four nights, compared to seven to eight nights for domestic visitors. Of domestic visitors, nearly 64% stayed eight nights or longer. Current occupancy rates for visitor accommodation are just below 65%. It has been calculated that, to maintain reasonable occupancy rates and account for the existing approved supply of visitor accommodation, an annual growth rate in visitors of 4.7% would be required. This rate is higher than the forecast of 2.7% average over the period from 1997-2006. Developments either being constructed or considered for approval will increase the existing supply of accommodation by 23%. These forecasts increase the pressure for improved marketing of Surfers Paradise and the Gold Coast City to attract new sources of tourists and to maintain existing markets.

To increase the attractiveness of Surfers Paradise as a destination over its competitors, it is important that accommodation, transport and recreation facilities of a national or international scale are regularly updated or refurbished.

The average age of visitors is slightly lower than the average age of visitors for Queensland as a whole. The expenditure patterns of different tourism segments vary widely, with international visitors spending on average \$332 per night, which is twice the domestic visitor average.

Over 50% of tourists to the Gold Coast City do not have access to a private vehicle during their stay, and only 19% of all visitors to the Gold Coast City enter Queensland with their own vehicle or a rented vehicle. This data suggests that the majority of car parking in Surfers Paradise is utilised by locals and by day trippers from South East Queensland.

Surfers Paradise also hosts a number of annual events which have a major effect on visitor expenditure and occupancy rates in Surfers Paradise. Of particular note is the Indy Car Race which has attracted world attention to Surfers Paradise and has added to the identity and character of the area. There are opportunities to attract other events which add value to the area's economy, its social and cultural life and its visitor attraction and appeal.

5.0 PRECINCTS

The Surfers Paradise LAP has been divided into seven precincts. These are shown on **LAP Map 25.2**. The precincts have distinctive characteristics, 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 may vary.

Precinct 1:	Entertainment
Precinct 2:	High Rise Accommodation
Precinct 3:	Budds Beach
Precinct 4:	Peninsula
Precinct 5:	South West Tourism
Precinct 6:	Paradise Island
Precinct 7:	Public Open Space

5.1 Precinct 1: Intent for Entertainment

This precinct is the core or heart of Surfers Paradise. The precinct is bounded by part of Elkhorn, Cypress and View Avenues in the north, a section of the Watson Esplanade, Cambridge Road and Clifford Street in the south, the Pacific Ocean to the east and the Nerang River to the west. The boundaries of this precinct are illustrated on **LAP Map 25.2**. The LAP promotes the development of this precinct as a vibrant, lively tourist centre, which is divided into three sub-precincts on the basis of desired character. These sub-precincts are shown on **LAP Map 25.5 - Character Sub-Precincts within the Entertainment Precinct**.

5.1.1 Sub-precinct 1: Main Entertainment

This sub-precinct is the core of Surfers Paradise. Development within this sub-precinct should include a range of retail, entertainment and tourist related uses, with the area being a hub of activity on a 24 hour basis. Development should create a theme park atmosphere that is innovative, exciting and glamorous. Retail and tourist activities, commercial services, entertainment, restaurants and eateries are encouraged at ground floor level and within podium level to create a vibrant commercial core, with high rise towers permitted above.

5.1.2 Sub-Precinct 2: Beach Front Resort

This sub-precinct includes land in the immediate vicinity of the beach. Development adjacent to the beachfront should be designed to complement the existing built form of modern accommodation towers. The sudden transition from the beachfront to the high rise buildings is unique to Surfers Paradise and must be retained, but increased emphasis on public and private open space is encouraged. It is envisaged that an international standard public open space which increases leisure and public recreation areas would be created on the immediate beachfront.

This area should have a beachside resort character, with a relaxed leisurely atmosphere and with places for people to gather, sit and recreate, in contrast to the excitement characteristic of the Main Entertainment Sub-precinct. This beachfront precinct offers great potential for restaurants and cafes that take advantage of ocean views and beachside character.

5.1.3 Sub-Precinct 3: Riverside Resort

This sub-precinct includes land in the immediate vicinity of the Nerang River foreshore. Development along the Nerang River should complement the low key, relaxed atmosphere of the foreshore, free of the excitement of the Main Entertainment Sub-precinct. Developments should provide public access to the river, and have regard for the upgrading of the wharf and foreshore areas, possibly including waterfront restaurants and cafes, riverside promenades and boardwalks, as proposed as part of the Heart of the City Concept Strategy. This area will be the focus for the continuous pedestrian link that Council will progressively put in place along Nerang River frontage.

5.2 Precinct 2: Intent for High Rise Accommodation

This precinct incorporates land south and north of the Entertainment Precinct, shown on LAP Map 25.2. This area is already extensively developed, providing a range of residential and resort accommodation. Retailing is confined largely to the Gold Coast Highway and Ferny Avenue. The intent for this precinct is to encourage further high rise accommodation, both for permanent residents and tourists in appropriate locations. Buildings should be of high quality, both in terms of design and finishes, and sited amidst lush sub-tropical grounds with minimal hard stand areas. In encouraging further high rise development, the precinct seeks to minimise those uses which adversely impact upon the residential amenity of these areas. As a result, high impact non-residential uses should be confined to arterial roads.

The amenity of the beach must be preserved. In this regard, it is essential that development along the beachfront complements the existing built form of this area, to enhance the iconic value of towers along the beach. The proximity of this precinct to the beach front and associated pedestrian and open space areas also provides an opportunity to develop a small scale cosmopolitan dining strip along The Esplanade, with an emphasis on al fresco dining be incorporated in the future development of this precinct.

5.3 Precinct 3: Intent for Budds Beach

This precinct incorporates the land bounded by Oak Avenue to the east, Cypress Avenue to the south, and the Nerang River to the north and west, as shown on LAP Map 25.2. This area, known as Budds Beach, is a small quiet residential area, extensively developed with one to two storey dwelling houses. Existing uses other than residential are confined to two shops situated on River Drive. The southern area of the precinct, bounded by Palm, Oak and Cypress Avenues and River Drive, has been developed with multi-storey residential buildings, in accordance with the previous zoning of that area.

The intent for this precinct is to retain the low key residential nature of the area by restricting development so as to conform with the predominantly low rise character of Budds Beach. Buildings should complement the existing built form of the area, and be sited behind lush green frontages with an abundance of established shade trees.

5.4 Precinct 4: Intent for The Peninsula

This precinct incorporates the land along Sunset and Sunrise Boulevards, bounded to the north, west and south by the Nerang River and east by Watson Esplanade, as shown on **LAP Map 25.2**. This area is known as the Peninsula. This is a small quiet residential area, extensively developed with one to two storey dwelling houses. The intent for this precinct is to retain the low key residential nature of this area by restricting development to conform with the existing low rise character. Buildings should complement the existing built form of the area, and be sited behind lush green frontages with an abundance of established shade trees.

5.5 Precinct 5: Intent for South West Tourism

This precinct incorporates land south and west of Watson Esplanade, north and east of the Nerang River, and the northern portion of Paradise Island, as shown on **LAP Map 25.2**. This area is already extensively developed with a range of residential accommodation, including residential towers, low rise apartments, hostel accommodation and dwelling houses, with a limited range of small shops and commercial uses.

The intent for this precinct is to encourage further low to medium rise accommodation, both for permanent residents and tourists. It is envisaged that this area will continue to gentrify, which will facilitate the redevelopment of this precinct at higher densities. It is important however, that the supply of low cost housing and hostel accommodation is not lost. This accommodation caters for the back packer and low cost travel segments of the Surfers Paradise tourist market, which play a key role in the cultural diversity of Surfers Paradise. Buildings within this precinct should be of high quality, both in terms of design and finishes, and sited amidst lush sub tropical grounds with minimal hardstand areas.

5.6 Precinct 6: Intent for Paradise Island

This precinct incorporates the southern portion of Paradise Island, south of the Paradise Island Resort, as shown on **Surfers Paradise LAP Map 25.2 - Precincts**. This is a small quiet residential area, extensively developed as two storey dwelling houses. The intent of this precinct is to retain the low key residential nature of the area by restricting development to conform with the existing low rise character. Buildings should complement the existing built form of the area, and be sited behind lush green frontages with an abundance of established shade trees.

5.7 Precinct 7: Intent for Public Open Space

This precinct incorporates the major open space areas within the Surfers Paradise LAP, including the Pacific Ocean and Nerang River foreshores, Cavill Avenue and various parklands, as identified as part of **Precinct 7 on Surfers Paradise LAP Map 25.2 - Precincts**.

The intent for this precinct is to improve these open space areas, in accordance with the Heart of the City Project. Council is seeking to facilitate a wide range of active and passive recreation, pedestrian and visual linkages between the Nerang River and the beach, and to provide entertainment opportunities consistent with the needs of the tourist and residential catchments they serve.

A particular opportunity is to link the riverside areas of the LAP area into a continuous walkway and linear park, as proposed in the Heart of the City Concept Strategy. This is being progressively achieved, with new development required to contribute to this objective. Council will seek to provide a walkway with access to the riverfront from the park adjacent to the Marriott Hotel, through Budds Beach, underneath the Chevron Island Bridge, to Lionel Perry Park and beyond. Further south, similar riverside access is to be achieved along Cambridge Drive and from Remembrance Drive to the Isle of Capri Bridge. Prior to incrementally constructing any further sections of this walkway, Council will take into consideration the usefulness of the access provided

and the possible impact on existing development. Where necessary, construction of sections will only commence where a functional linkage can be achieved.

The riverfront precinct offers great potential for restaurants and cafes to take advantage of river views and riverside character.

6.0 SURFERS PARADISE 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 -Entertainment			
Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Private Recreation	Cafe Caretaker's residence Commercial Services Convenience Shop Laundromat Office above ground floor Service Industry Shop Take-Away Food Premises Temporary Use Tourist Shop	Amusement Parlour Apartment when located above podium level Bed and Breakfast Car Park Child Care Centre Fast Food Premises Hostel Accommodation Market Medical Centre Minor Tourist Facility Motel Office n.e.i. Reception Room Restaurant Telecommunications Facilities n.e.i. Tourist Facility Vehicle Hire Office Vehicle Hire Premises Veterinary Clinic	Attached Dwelling and Medium Density Detached Dwellings Apartment n.e.i. Cinema Community Care Centre Educational Establishment Indoor Recreation Facility Nightclub Resort Hotel Shopping Centre Development Tavern Theatre Transit Centre
Precinct 2 - Highrise Accommodation			
Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Detached Dwelling Home Office	Attached Dwelling and Medium Density Detached Dwellings Apartment Bed and Breakfast Cafe Caretaker's Residence Convenience Shop Home Occupation Laundromat Telecommunications Facilities n.e.i.	Aged persons' accommodation Child Care Centre Community Care Centre Fast Food Premises Hostel Accommodation Indoor Recreation Facility Medical Centre Motel Place of Worship with a floor space not greater 300m ² Reception Room Resort Hotel Restaurant Shop Special Accommodation Take-away Food Shop Tourist Shop Vehicle Hire Premises Veterinary Clinic

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Precinct 3 - Budds Beach			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Home Office Detached Dwelling	Apartment Attached Dwelling and Medium Density Detached Dwellings Caretaker's Residence Family Accommodation Home Occupation Telecommunications Facilities n.e.i.	Convenience Shop Laundromat
Precinct 4 - Peninsula			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Home Office Detached Dwelling	Apartment Attached Dwelling and Medium Density Detached Dwellings Caretaker's residence Family Accommodation Home Occupation Telecommunications Facilities n.e.i.	Aged persons' Accommodation Cafe Child Care Centre Convenience Shop Community Care Centre Educational Establishment Indoor Recreation Facility Laundromat Place of Worship with floor space no greater than 300m ² Take-away Food Premises
Precinct 5 - South West Tourist			
Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Home Office	Attached Dwelling and Medium Density Detached Dwellings Apartment Bed and Breakfast Cafe Caretaker's Residence Convenience Shop Minor Tourist Facilities Restaurant Shop Take-away Food Shop Telecommunications Facilities n.e.i. Tourist Shop	Aged persons' Accommodation Child Care Centre Community Care Centre Hostel Accommodation Indoor Recreation Facility Medical Centre Motel Place of Worship with a floor space not greater 300m ² Resort Hotel Special Accommodation
Precinct 6 - Paradise Island			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Home Office Detached Dwelling	Apartment Attached Dwelling and Medium Density Detached Dwellings Caretaker's residence Family Accommodation Home Occupation Telecommunications Facilities n.e.i.	Aged persons' Accommodation Café Child Care Centre Convenience Shop Community Care Centre Educational Establishment Indoor Recreation Facility Laundromat Medical Centre Place of Worship with floor-space no greater than 300m ² Tourist Shop

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Precinct 7 - Open Space			
Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park	Temporary Use	Caretaker's residence Community Purposes (excluding corrective institution) Market Minor Tourist Facility Restricted Club Telecommunications Facilities n.e.i.	Ecotourism Facility Tourist Facility

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
		exceeds two storeys due to the inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below, and the site is not in an area where a maximum building height exceeding two storeys is identified on Surfers Paradise LAP Map 25.3 - Maximum Building Height	exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below) where the site is not in an area where a maximum building height exceeding two storeys is identified on Surfers Paradise LAP Map 25.3 - Maximum Building Height OR exceeds the maximum number of storeys indicated for the site identified on Surfers Paradise LAP Map 25.3 - Maximum Building Height
			exceeds the maximum residential density shown for the subject site on LAP Map 25.4 - Maximum Residential Density
	is on a site identified on Overlay Map OM13 - Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of Constraint Code 4 - Canals and Waterways	is on a site identified on Overlay Map OM13 - Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of Constraint Code 4 - Canals and Waterways are proposed	
		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)	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
		or the National Trust of Queensland list	
		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 of the land and/or the developer to be of indigenous cultural heritage value	
	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 5 - Car Parking, Access and Transport Integration	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 5 - Car Parking, Access and Transport Integration are proposed	
			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 23 - 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:			
		Precincts 1 or 5: exceeds a volume of 20 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary	
		Precincts 2, 3, 4 or 6: exceeds a volume of 50 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary	
		Precinct 7: exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 20 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 of the land 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 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: Precinct 1: 15m ² Precinct 2: 5m ² Precinct 3: 0.6m ² Precinct 4: 0.6m ² Precinct 5: 5m ²	Advertising Device n.e.i.	

D: OPERATIONAL WORK - ADVERTISING DEVICES			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
	Precinct 6: 0.6m ² Precinct 7: 5m ² (b) not on land with frontage to an arterial road or any state-controlled road		

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 a Volumetric Lot 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

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Reconfiguring a Lot that:			
			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 23 - Extractive Resources

7.0 RELEVANT CODES

Codes relevant for development assessment in the Surfers Paradise 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 Surfers Paradise LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Surfers Paradise LAP Place Code	2 Advertising Device 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	3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 11 Ocean Front Land

7.2 Material Change of Use

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Surfers Paradise LAP Place Code	3 Aged Persons' accommodation 6 Attached Dwellings and Medium 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 15 Ecotourism Facility 16 Family Accommodation 19 High Rise Residential and Tourist Accommodation 21 Landscape Work	1 Gold Coast Airport and Aviation Facilities 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 11 Ocean Front Land 13 Road Traffic Noise Management 14 Sediment and Erosion Control

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
	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 37 Vehicle Sales 38 Working from Home 39 Works for Infrastructure	

7.3 Operational Works - Changes to Ground Level

The following codes apply to development that is self or code 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 Surfers Paradise LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Surfers Paradise LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 11 Ocean Front Land 14 Sediment and Erosion Control

7.4 Operational Work - Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code 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 Surfers Paradise LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Surfers Paradise LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 11 Ocean Front Land 14 Sediment and Erosion Control

7.5 Operational Work - Vegetation Clearing

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Surfers Paradise LAP Place Code	36 Vegetation Management	5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 11 Ocean Front Land 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 Surfers Paradise LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Surfers Paradise 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	3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 11 Ocean Front Land 13 Road Traffic Noise Management 14 Sediment and Erosion Control

8.0 SURFERS PARADISE LAP PLACE CODE

8.1 Purpose

This Place Code seeks to ensure that the scale, density and type of development in particular, the design and appearance of buildings is consistent with the intent of this LAP and the specialised tourism and employment functions of Surfers Paradise.

8.2 Application

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

8.2.2 Performance Criteria PC1-PC38 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-PC8 apply.

8.3 Development Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC1 A gradation in the townscape and urban character is to be achieved. In general, the height of buildings will be generous to encourage high rise development, promoting the unique built form of Surfers Paradise as a major tourist resort. There is a transition in height of buildings from unlimited in the core to low rise (two storeys) in the fringing neighbourhoods.	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 Surfers Paradise LAP Map 25.3 - Maximum Building Height. <i>Note: Structures exceeding the height identified on Overlay Map OM 8b - Gold Coast Airport PANS - OPS Surface require approval by the Secretary of the Department of Transport and Regional Services. This note particularly applies to the height of proposed structures in Precinct 1.</i>
PC2 The height of the buildings does not cause adverse impact on neighbouring sites. The development opportunities of the neighbouring sites are considered, when assessing impacts of development.	All Precincts: AS2 All buildings exceeding two storeys in height have their upper storeys set back from the lot boundaries consistent with the following distances: a) a minimum of six metres from the frontage in respect of that part of the building which exceeds two storeys in height;

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	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; or 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	
PC3 Accommodation density must be consistent with the high rise, high density context and the mixed use tourist character of Surfers Paradise, while respecting the varying neighbourhood character. 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.	AS3 The maximum dwelling density in any precinct does not exceed the relevant accommodation density (RD number) shown for that precinct on LAP Map 25.4 - Maximum Residential Density.
SITE COVERAGE	
All Precincts: PC4 The site coverage of development will be in accordance with the function of the precinct and its relationship with surrounding precincts. The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.	Precinct 1: AS4.1.1 The site coverage does not exceed 90% for the first three storeys and 40% site coverage thereafter. OR AS4.1.2 The site coverage does not exceed 95% for the first three storeys, where the development complies with all remaining Acceptable Solutions for Precinct 1 in the Surfers Paradise LAP Place Code. AS4.2 Precincts 2 and 5: The site coverage does not exceed 40%, and the development fronts the Esplanade and includes openings on the ground floor to integrate the building with landscaped areas and pedestrian networks. Precincts 3, 4, and 6: AS4.3 The site coverage is not greater than 60% of the site area, unless a Specific Development Code provides for a lesser site coverage. Precinct 7: AS4.4 Site coverage is not greater than 5% of the site area.
BUILDING SETBACK	
Precinct 1: PC5 Building bulk within this precinct should be greatest at ground and within podium levels, graduating to towers above, to ensure efficient utilisation of site area and promotion of an urban character for central Surfers Paradise.	Precinct 1: AS5 The minimum setback for buildings within this precinct is two metres from the frontage and zero metre from the side for the first three storeys (to be used for footpath widening), and a set back of six metres from all boundaries for that part of the building exceeding three storeys.
All Other Precincts: PC6 The setback of development will be in accordance with the function of the precinct. All buildings may provide for setbacks from the street frontage and the side and rear boundaries of the site which are appropriate to the efficient use of the site and the streetscape character of the precinct. The setback of all buildings must ensure that the resulting built form is not bulky and visually intrusive.	Precincts 2 and 5: AS6.1.1 All buildings or structures are sited at a minimum of six metres from the street frontage. OR AS6.1.2 The frontage setback is reduced to match the frontage setback of an adjoining existing building. AS6.2 All buildings or structures are sited at a minimum of 1.5 metres from any other boundary of a site. AS6.3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>Developments with frontage to The Esplanade may include openings on the ground floor to integrate the building with this frontage. In this regard, cafes, restaurants and convenience shops which are integrated with landscaped areas and pedestrian networks are exempt from minimum setback requirements.</p> <p>Precincts 3, 4 and 6: AS6.4.1 No acceptable solution provided. Note: Relationship With The Standard Building Regulation 1993 (SBR) The SBR contains siting standards (in Part 3) which apply in the absence of any alternative provisions in the planning scheme. For self assessable detached dwelling development, this planning scheme does not contain alternative siting provisions to the SBR. A performance solution to any of the siting provisions is to follow the process identified in Section 20 of the SBR.</p>
<p>PC7 Any section of a building built to the lot boundary must be limited in length and height to protect reasonable neighbour amenity expectations and, in particular, to provide adequate daylight to dwellings and sunlight to private open space.</p>	<p>AS7.1 Walls built to the boundary have an average height not exceeding three metres and a maximum height not exceeding 3.5 metres. AS7.2.1 Walls built to the boundary do not exceed 50% of the length of the adjacent side boundary. OR AS7.2.2 Where there is an existing wall on the adjacent boundary, the length of the new boundary wall may match that of the existing wall. OR AS7.2.3 Where slope, retaining walls, fences and/or dwelling design would result in the effective height of a boundary wall being less than two metres on the adjacent property boundary, the new boundary wall may extend the full length of the side or rear boundary, less any front boundary setback distance. AS7.3 Walls on the boundary have no windows or other openings overlooking adjoining properties. AS7.4 Walls on boundaries are suitably fire rated.</p>
VEHICULAR CROSSINGS	
<p>PC8 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 stormwater infrastructure; no damage to vehicle or road infrastructure; minimal loss of on-street parking spaces; continued amenity of the neighbourhood. 	<p>AS8 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 Malls.</i></p>
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE	
SITING	
<p>PC9 All buildings must be sited to complement the special tourist centre character and the built form of the surrounding area, and to reduce potential conflicts between uses having regard to a site</p>	<p>AS9 No acceptable solution provided.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
analysis, prepared in accordance with Planning Scheme Policy 17 - Site Analysis	
<p>PC10 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>AS10 No acceptable solution provided.</p>
FRONTAGE CONTROLS	
<p>PC11 Building setbacks, building design and frontage design will contribute to an interesting street perspective and to the visual amenity of Surfers Paradise.</p>	<p>AS11.1 Lengths of wall in excess of 15 metres are not provided on the same alignment. AS11.2 Outdoor areas fronting the street, such as unenclosed decks, terraces and balconies, do not: a) extend beyond the front property boundary of the site; b) adversely affect adjoining developments; or c) result in adverse visual impacts, due to the loss of suitable building setbacks. AS11.3 Where the site adjoins a residential lot or public open space, all buildings or structures are sited a minimum of two metres from any boundary of a site.</p>
<p>Precinct 1: PC12 Commercial activities are to be located at, or easily accessible from, ground level to promote a lively streetscape character. Commercial activities include all uses, except those used solely by residents of the development and for car parking.</p>	<p>Precinct 1: AS12.1 Commercial activities are located within the first three storeys of a building. AS12.2 Where a mixed use building is proposed, residential uses are located above the ground floor or to the rear of the development. AS12.3 Developments in Precinct 1 encourage a commercial mix along all street frontages on the ground level to promote interest in the building. AS12.4 Ground level development is integrated with pedestrian walkways, such that there is no clear distinction between uses and public thoroughfares. AS12.5 Major developments provide functional internal pedestrian circulation within the development. Pedestrian thoroughfares clearly link to external pedestrian networks.</p>
BUILDING APPEARANCE	
<p>Precinct 1: PC13 The design of all buildings in Precinct 1 must promote the theme of a modern, exciting, glamorous, cosmopolitan, prosperous and leisure-oriented centre. This will be achieved through the development of high quality structures which contribute to a lively streetscape and complement developments on adjoining sites. All new development must address public streets and other public areas, and must be an attractive and functional component of the centre as a whole.</p>	<p>Precinct 1: AS13.1 All development is oriented so as to address and complement public streets and public areas. AS13.2 Buildings express strong architectural themes. They show variation, are of interest, are climatically responsive, highlight location, and are distinctive. AS13.3 Buildings comprise a base, main body and coronation (or top), articulated by architectural elements (for examples, see Figures 1 and 3). AS13.4 Buildings located on a street corner are to address that corner in a consistent manner throughout that development (for example, see Figure 2). AS13.5 All visible walls are articulated, or otherwise architecturally treated, to create visual interest and to avoid a broad expanse of featureless wall. AS13.6 Developments of more than four storeys include an area for public benefit, such as plazas, arcades or even a viewing platform in the tower, that provides</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	a benefit to the general public as a result of the development.
<p>All Precincts: PC14 All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the character of the local neighbourhood.</p>	<p>All Precincts: AS14.1 The massing and proportions of new buildings are consistent with those of adjoining buildings. AS14.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings. AS14.3 All building facades are detailed and articulated with some design indentations or window openings. AS14.4 Awnings or verandahs along street frontages (where provided) have a minimum height of three metres and a minimum depth of three metres. Footpath awnings are designed to complement and integrate with the design and the facade of the building. Awnings on individual sites should complement and be compatible with awnings on neighbouring sites. AS14.5 The roof areas of all buildings must be designed to hide or disguise all rooftop machinery and service equipment, including lift and plant rooms. Roof areas are to be designed to promote an interesting and diverse outlook from all public and private areas. AS14.6 Developments incorporate high quality durable finishes that are consistent with the intent of the precinct. AS14.7 Single storey developments incorporate parapets and other facade treatments to increase height of buildings and to reinforce legibility in the streetscape.</p>
<p>PC15 Development along the beach must enhance the visual amenity of the Surfers Paradise beachfront.</p>	<p>AS15 No acceptable solution provided.</p>
<p>PC16 Development along the Nerang River must enhance the visual amenity of the Surfers Paradise waterfront.</p>	<p>AS16 Development must include public access to the river.</p>
<p>PC17 Building design and appearance must be conducive to the safety and comfort of all building users.</p>	<p>AS17.1 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. AS17.2 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>
DESIGN OF CAR PARKING AREAS	
<p>Precinct 1: PC18 Ground level and above ground level car parking is to be minimized, with underground car parking facilities to be used where possible.</p>	<p>Precinct 1: AS18 All car parking (with the exception of visitor and service delivery parking) is provided underground, under a basement podium. This provision does not apply to car parking stations.</p>
<p>All other Precincts: PC19 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>All other Precincts: AS19.1 All car park areas are constructed and detailed to ensure they do not dominate the street frontage of the development. Car park areas provided at ground level are located behind dwellings or recessed</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>behind the dwelling frontage. AS19.2 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>PC20 All signs should be complementary to the design and style of the buildings on the site on which these are located. Within the core of Surfers Paradise, the development of innovative and distinctive signs is required that clearly identify the service or business being promoted. Signs along The Esplanade and the Nerang River foreshore are to be more subtle and more elegant, and must complement vistas of the beachfront and the Nerang River.</p>	<p>AS20.1 Developments include clear legible direction and information signs. AS20.2 The design and location of signs complement the architecture of the building and are consistent with the intent of this precinct. AS20.3 Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, and clearly identify the product or business being promoted. Precinct 1 only: AS20.4 Signs erected in each of the sub-precincts are consistent with the following: a) Main Entertainment Sub-precinct - a wide variety of signs is permitted; however, signs must be contained within the profile of a building or must have the appearance of a sign from all angles. Large creative signs with diverse shapes are featured within this sub-precinct. Signs are to be illuminated and as attractive during the day as they are at night; b) Beach Front Resort Sub-Precinct - signs within this sub-precinct are to be more subtle and elegant than the Main Entertainment Sub-precinct. Building names are provided on parapets. All other signs are confined to the first two storeys. Signs above ground level are contained within the profile of the building; c) Riverside Resort Sub-precinct - signs within this sub-precinct are more subtle and elegant than the Main Entertainment Sub-precinct. Building names are provided on parapets. All other signs are confined to the first two storeys. Signs above ground level are contained within the profile of the building. Any freestanding signs do not exceed two storeys in height. AS20.5 All signs in Precinct 1 are consistent with the provisions for the Integrated Business Domain set out in Specific Development Code 2 - Advertising Devices. Precincts 2 and 5: AS20.6 Signs within these precincts are to be subtle and elegant. Building titles are permitted on parapets. All other signs are confined to the first two storeys. Signs above ground level are contained within the profile of the building. AS20.7 All signs are consistent with the provisions for the Tourist and Residential Domain set out in Specific Development Code 2 - Advertising Devices. Precincts 3, 4, and 6. AS20.8 All signs are consistent with the provisions for the Residential Choice Domain set out in Specific Development Code 2 - Advertising Devices. Precinct 7:</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS						
	AS20.9 All signs are consistent with the provisions for the Public Open Space Domain set out in Specific Development Code 2 - Advertising Devices.						
LANDSCAPE WORK							
PC21 High quality landscape work is provided to complement the design of the built form and to ensure that an attractive outlook is presented to public streets, particularly major roads, which serve as gateway routes into Surfers Paradise.	AS21 No acceptable solution provided.						
Precincts 2, 3, 4, 5, 6 and 7: PC22 Extensive areas of visible ground level landscaping are to be provided to a standard that promotes a pleasant, attractive and functional pedestrian environment with a sub-tropical character.	Precincts 2, 3, 4, 5, 6 and 7: AS22.1 Landscape work includes features where the vegetation component is located at street level, on top of the podium levels, or on terraces, balconies and decks. AS22.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.						
PC23 Visual and design links between the Central Precinct, the Nerang River area and the beach are provided.	AS23 No acceptable solution provided.						
PUBLIC AND PRIVATE OPEN SPACE DESIGN							
Precincts 1, 2 and 5: PC24 To enhance the image and appeal of the centre, it is essential that the public and private spaces are of high quality and are well integrated. The intent of this section is to ensure that there is a smooth transition between high quality public and private spaces to maximise the space and opportunities and to present a range of experiences for both visitors and residents.	AS24.1 Public and private spaces are located and designed to be efficient and attractive spaces that promote legibility and are functional. These spaces are integrated at their fringes to ensure a smooth transition between public and private areas. AS24.2 The design and location of public and private spaces are consistent with building facades and design themes described.						
CAR PARK DESIGN AND LANDSCAPING							
PC25 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.	AS25 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)							
PC26 All allotments are to be of sufficient area and dimensions to accommodate buildings designed to the criteria in this LAP.	AS26.1 The minimum lot size for each precinct is as follows: <table border="1"> <thead> <tr> <th>PRECINCT</th> <th>MINIMUM ALLOTMENT SIZE NOT LESS THAN</th> </tr> </thead> <tbody> <tr> <td>1, 2, 5 and 7</td> <td>1,000m².</td> </tr> <tr> <td>3, 4 and 6</td> <td>400m²</td> </tr> </tbody> </table> AS26.2 In all precincts, the minimum frontage of land proposed to be used for non-residential or commercial purposes in this LAP is fifteen metres.	PRECINCT	MINIMUM ALLOTMENT SIZE NOT LESS THAN	1, 2, 5 and 7	1,000m ² .	3, 4 and 6	400m ²
PRECINCT	MINIMUM ALLOTMENT SIZE NOT LESS THAN						
1, 2, 5 and 7	1,000m ² .						
3, 4 and 6	400m ²						
AMENITY PROTECTION							
PC27 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;	AS27 No acceptable solution provided.						

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	
PC28 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.	AS28 No acceptable solution provided.

PLOT RATIO

PC29 The bulk of the development proposal is proportional to the character of the local area, with some bonus in floor space available where identified public benefits are provided.	AS29.1.1 The basic plot ratios described for each precinct in the Table to Performance Criterion PC29 is 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 AS29.1.2 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 the Urban Design Bonus Provisions , provided that the Maximum Plot Ratio, described for each precinct in the Table to Performance Criterion PC29 , is not exceeded.
--	--

TABLE TO PERFORMANCE CRITERION PC29 PLOT RATIO CONTROLS BY PRECINCT:

Precinct 1: (a) The basic plot ratio is 4:1 (b) No maximum plot ratio	Precinct 5: (a) The basic plot ratio is 2:1 (b) The maximum plot ratio is 3:1
Precinct 2: (a) The basic plot ratio is 4:1 (b) No maximum plot ratio	Precinct 6: As determined by Specific Development Code 19 - High Rise Residential and Tourist Accommodation Code
Precinct 3: (a) The basic plot ratio is 4:1 (b) No maximum plot ratio	Precinct 7: No plot ratio applies
Precinct 4: (a) The basic plot ratio is 3:1 (b) The maximum plot ratio is 4:1	

MIXED USE AND RESIDENTIAL BUILDING STANDARDS

PC30 Mixed use and residential buildings within this LAP must be designed to allow for a high standard of residential living and residential amenity.	AS30 Dwellings may be acoustically treated to avoid noise nuisance created by traffic noise, late night entertainment facilities and other commercial operations. This may involve utilisation of double glazing, insulation or any other measures identified through the submission of a noise impact report.
--	---

ACCESS

PC31 The LAP area will have a high standard of accessibility for vehicles, pedestrians and cyclists.	AS31.1 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;
---	---

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>c) improving vehicular traffic flows and reducing conflicts between local and through traffic;</p> <p>d) reducing pedestrian/vehicular conflict by provision of a system of rear vehicular access lane ways;</p> <p>e) facilitating the creation of pedestrian plazas.</p> <p>AS31.2 Pedestrian facilities are provided in exchange for plot ratio bonuses</p> <p>AS31.3 Developments must include public access to the river.</p>
<p>PC32 Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.</p>	<p>AS32.1 The number of vehicle entry points to a development site is kept to a minimum, particularly in areas that have high volumes of pedestrian traffic.</p> <p>AS32.2 Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.</p>
	<p>AS32.3 Rear lanes and/or streets with lesser pedestrian activity are used for access to basements and parking areas on sites which have more than one street frontage.</p> <p>AS32.4 Footpaths are constructed along the site frontages to all public streets, at the developer's expense.</p>
CAR PARKING PROVISION	
<p>PC33 Adequate on-site car parking facilities are to be provided for new developments to ensure that residents and customers are adequately catered for.</p>	<p>AS33.1</p> <p>a) Car parking is provided at the following rates:</p> <ul style="list-style-type: none"> • One space per 40m² of GFA for the following uses: • Café • Commercial services • Fast food premises • Medical centre • Nightclub • Office • Reception room • Restaurant • Service industry • Shop • Shopping centre development • Showroom • Take-away food premises • Tourist shop
	<p>b) All other development, except for resort hotel and mixed use development described in AS35.2, has car parking provided in accordance with the Table to Acceptable Solution AS16.1 of the Constraint Code 4 - Car Parking, Access and Transport Integration.</p> <p>AS33.2 Resort hotel and mixed use buildings provide covered on-site car parking at the following rates:</p> <p>a) one space per four guest rooms;</p> <p>b) one space per 30m² of gross floor area for commercial activities.</p> <p>Car parking required for the residential component may be separated from car parking required for commercial activities.</p> <p>AS33.3 Car parking required for commercial activities is open to the public, without hindrance during the operation of commercial activities.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
BICYCLE PARKING	
<p>PC34 Bicycle parking and storage facilities are to be provided within all developments that either accommodate large numbers of residents or tourists, or provide a significant number of employment opportunities.</p>	<p>AS34 Facilities for the parking and securing of bicycles are provided for every development which consists of ten or more dwelling units and/or employs more than ten persons. Facilities are provided at a rate of one bicycle parking space for every two dwellings and one bicycle parking space per every three employees. Such facilities are provided in a secure and convenient location.</p>
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS	
<p>PC35 Commercial developments are to include public convenience facilities, where there is a need for their provision.</p>	<p>AS35 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>PC36 Appropriate building services and safety measures should be incorporated into residential, commercial and mixed use buildings, to allow for the safe operation and convenient use and maintenance of these buildings.</p>	<p>AS36 Separate pedestrian entrances are provided between business and residential uses. If required, separate elevators should be installed to separate residential access from business access.</p>
<p>PC37 Adequate facilities for the loading and unloading of goods are to be provided to meet the needs of the development.</p>	<p>AS37 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>PC38 Adequate facilities for servicing the development with a refuse disposal service are to be provided to meet the needs of the development.</p>	<p>AS38.1 Provision is made for the storage of refuse on-site and suitable access for the removal of refuse. AS38.2 All outdoor storage or refuse disposal areas are screened from public view.</p>