



Part 10 Schedules

Division 4 Designation of Land for Community Infrastructure

1.0 Purpose

To identify the individual parcels of land in the Gold Coast City which are designated for Community Infrastructure purposes, pursuant to the provisions of **Division 2, Part 6** of the **Integrated Planning Act 1997 (IPA)**.

2.0 Introduction

Land that is currently used for community infrastructure, or is to be used for future community infrastructure, may be designated for that purpose in this Planning Scheme by Council, or by a State Government minister. The effect of such a designation is that:

- a) the development of the land for the purpose for which it is designated becomes exempt development under this Planning Scheme, as a consequence of **Schedule 8** of **IPA** (refer **Section 2.6.5**); and
- b) if a public sector agency proposes or starts development under a designation, the agency is not required to pay any infrastructure charge for the development (refer **IPA Section 2.6.6**).

Designation of land is intended to provide a tool for both Council and the State Government to flag to the community how and where important infrastructure will be provided, in order to facilitate its efficient planning and to ensure that land vital for community facilities is not lost to other forms of use. A designation signifies a planning intention, and does not impose any obligation on the designating authority to provide the infrastructure.

Land may be designated by a State Minister or Council, from time to time, in accordance with the process set out in the **IPA**. The designation ceases to exist six years after the date the designation is published in the government Gazette, unless reconfirmation of the designation is made, in which case it may continue for another six years.

3.0 Community Infrastructure

3.1 Land may be designated as community infrastructure for any of the following purposes:

- a) aeronautical facilities;
- b) cemeteries and crematoriums;
- c) communication network facilities;
- d) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries;
- e) correctional facilities;
- f) educational facilities;
- g) emergency services facilities;
- h) hospitals and associated institutions;
- i) jetties, wharves, port facilities and navigational facilities;
- ia) miscellaneous transport infrastructure under the **Transport Infrastructure Act 1994**;
- j) oil and gas pipelines;
- k) operating works under the **Electricity Act 1994**;
- l) parks and recreational facilities;
- m) railway lines, stations and associated facilities;
- n) State-controlled roads;
- o) transport infrastructure mentioned in schedule 10, definition **development infrastructure**;
- p) water cycle management infrastructure;
- q) waste management facilities;
- r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs a) to q);
- s) any other facility not mentioned in paragraphs a) to r) and intended primarily to accommodate government functions.

3.2 It should be noted that designation is not the only way community infrastructure has been identified in this Planning Scheme. Please refer to **Part 5, Division 14 – Community Purposes Domain**.



4.0 List of Designated Land within the Gold Coast City

Any designated land within the Gold Coast City is specified in the table below and shown on the domain maps. The Type of Infrastructure and the corresponding Reference Number as identified in the **IPA Schedule 5** has been specified in the header row preceding the specific entry or group of similar entries.

Table 4.1 Lands Designated for Community Infrastructure

Designation Reference No.	Location of Land		Date of Designation	Development, Use or Impact Management Requirements
	Address	RPD		
(d) Community and Cultural Facilities, including Child-Care Facilities, Community Centres, Meeting Halls, Galleries and Libraries				
(f) Educational Facilities				
(l) Parks and Recreational Facilities				
	Roberts Road, Pacific Pines	Lot 105 SP198827	6 Mar 2007	The land has been designated for a Preparatory to Year 7 State school and includes community, cultural, sporting facilities and associated infrastructure and associated road, vehicle lay-bys and car-parking facilities servicing the proposed school. The community infrastructure shall be provided generally in accordance with the drawing 'West Pacific Master Plan - Drawing Number 112395/A-001.3'.
	Old Coach Road, Upper Coomera	Lot 100 on SP194062 and Lot 2 on RP187910	27 Mar 2007	The land has been designated for a Preparatory to Year 7 State school and includes community, cultural, sporting facilities and associated infrastructure and associated road, vehicle lay-bys and car-parking facilities servicing the proposed school. The community infrastructure shall be provided generally in accordance with the drawing 'Northern Coomera – Master Plan – Drawing Number 0101'.
(e) Correctional Facilities – Prison, Remand Centre				
2/99	Nerang-Murwillumbah Road, Numinbah Valley	Lot 221 on RP816151		Numinbah Valley Prison Farm: <ul style="list-style-type: none"> A prison remand centre, including functions required for the safe and secure operation of a prison, together with penal, corrective, occupational, educational, commercial and other activities, including a range of primary and secondary industries.
(f) Educational Facilities				
	Gold Coast City Springbrook Road, Mudgeeraba	Lot 21 on CP908610 and Lot 32 on RP128996	29 Jun 2001	Mudgeeraba Creek State School: <ul style="list-style-type: none"> A place of education with associated teaching, research, social and public support functions, including car parking, cultural and sporting facilities.
	Santa-Isobel Boulevard and Chatham Avenue, Gaven	Lot 985 on SP117477	29 Jun 2001	Pacific Pines State School: <ul style="list-style-type: none"> A place of education with associated teaching, research, social and public support functions, including car parking, cultural and sporting facilities.



Designation Reference No.	Location of Land		Date of Designation	Development, Use or Impact Management Requirements
	Address	RPD		
	Varsity Parade, Varsity Lakes, Robina	Part only of Lot 802 on SP129008	17 Aug 2001	Varsity College (Campus 2): <ul style="list-style-type: none"> A place of education with associated teaching, research, social and public support functions, including car parking, cultural and sporting facilities.
	Corner of Reserve Road and Brygon Creek Drive, Upper Coomera	Lots 29 and 30 on RP159983, and part of Lots 27 and 28 on RP159987	3 Jun 2002	Upper Coomera State School: <ul style="list-style-type: none"> A place of education with associated teaching for students from Pre-school to Year 12, including car parking, cultural and sporting facilities.
	Somerset Drive, Mudgeeraba	Lots 13 and 14 and part of Lot 15 on SP154532		State School (preschool up to year 7), includes community, cultural and sporting facilities, associated infrastructure and roads, vehicle lay-bys and parking facilities.

(f) Educational Facilities – University Purposes

1/99	Parklands Drive, Southport	Lot 569 on WD6186		Griffith University, Southport Campus: <ul style="list-style-type: none"> A place of higher education with the associated teaching, social and public support functions including car parking, cultural and sporting facilities, residential and conference accommodation, together with a range of commercial activities allied with the university.
	179 Heeb Street Ashmore	Lot 326 on SP129427	25 Feb 2009	Gold Coast Institute of TAFE Ashmore Campus: <ul style="list-style-type: none"> a place of higher education, vocational education and training that provides a range of courses, using associated teaching and social and public support functions; including student accommodation facilities, car parking and conference, and engages in commercial and retail activities and alliances that are in support of its educational programs.

(g) Emergency Services Facilities

	27 Old Burleigh Road, Surfers Paradise	Lot 1 on RP46069	16 Nov 2001	Surfers Paradise Fire Station: <ul style="list-style-type: none"> A temporary location, whilst the new station is being constructed. Expected completion of the new station: November 2002, provided there are no unforeseen delays.
	111 Pimpama-Jacobs Well Road Pimpama	Lot 3 on RP896467	9 Jan 2009	Queensland Ambulance Service South Eastern Regional Staff Development Unit, Pimpama <ul style="list-style-type: none"> The land has been designated to redevelop the Queensland Ambulance Service South Eastern Regional Staff Development Unit (including Intensive Care Paramedic Response) on the site.
	139 Beaudesert Nerang Road Nerang	Lot 80 on RP115825	10 July 2009	Nerang Fire and Rescue Station <ul style="list-style-type: none"> The land has been designated to allow for the development of the Nerang Fire and Rescue Station and associated facilities on the site.



Designation Reference No.	Location of Land		Date of Designation	Development, Use or Impact Management Requirements
	Address	RPD		
(h) Hospitals and Associated Institutions				
	Nerang Street, Queen Street and Little High Street, Southport	Lot 147 on SP104000, Lot 384 on WD5211, Lot 8 on RP71391, Lots 1 and 2 on RP62848, Lot 98 on WD5958 and Lot 1 on RP68949	29 Sep 2000	Gold Coast City Hospital: <ul style="list-style-type: none"> Public health facility plus support facilities, including commercial and medical services, engineering and maintenance services, teaching and research facilities, staff and public car parking, helipad and accommodation for emergency services and relative accommodation and child care.
(k) Operating Works under the <i>Electricity Act 1994</i> – High Voltage Transmission Line				
10/03	Northern boundary of Nerang State Forest, south-west corner of the Hymix Quarry, Nerang and Brisbane – Gold Coast Railway and western edge of the Gold Coast City Council Refuse area, Nerang	Easements A, B and C in Lot 571 SP158685, Easements A and B in Lot 574 on FTY1816 on SP158686, Easement P in Lot 11 on SP129405 on SP149994, Easement B in Lot 11 on SP129405 on SP135125, Easement C in Lot 2 on RP161610 on SP135125 and Easement G in Lot 11 on SP129405 on SP149979		Operating work under the Electricity Act 1994 , and in particular the construction and maintenance of electricity works in the form of a high voltage transmission line (being two realigned sections of the 275kV transmission line from Tarata Road, Maudsland to Powerlink Queensland's Molendinar Substation at Nerang.
(p) Urban Water Cycle Management Infrastructure as per Section 5.1.1				
		Lot 11 on SP145335 and Lot 3 on RP8164		Beenleigh Water Reclamation Facility and Artificial Wetland: <ul style="list-style-type: none"> A sewerage network facility for the treatment and storage of sewage and use of reclaimed water.
		Lot 4 on RP817783		Benowa Pumping Station: <ul style="list-style-type: none"> A sewerage network facility for the storage and pumping of sewage.
		Lot 21 on RP883601	Community Purposes and Open Space	Coombah Water Reclamation Facility: <ul style="list-style-type: none"> A sewerage network facility for the treatment and storage of sewage.
		Lot 1 on WD5126	Community Purposes	Elanora Water Reclamation Facility: <ul style="list-style-type: none"> A sewerage network facility for the treatment and storage of sewage, and the use, storage and distribution of reclaimed water.
		Lot 4 on SP164198	Community Purposes	Hinze Dam and Catchment: <ul style="list-style-type: none"> A water supply network facility for the collection, storage and distribution of raw water.
		Lot 2 on RP812929	Community Purposes and Open Space Corridor	Merrimac Water Reclamation Facility: <ul style="list-style-type: none"> A sewerage network facility for the treatment and storage of sewage, and the use, storage and distribution of reclaimed water.
		Lot 3 on RP161610	Community Purposes	Molendinar Water Purification Plant: <ul style="list-style-type: none"> A water supply network facility for the purification of raw water and storage of potable water for distribution.



Designation Reference No.	Location of Land		Date of Designation	Development, Use or Impact Management Requirements
	Address	RPD		
		Lot 1 on RP192150, Lot 1 on RP903493, Lot 9 on RP903493, Lot 1 on RP903492, Lot 2 on RP903492, Lot 3 on RP903491, Lot 25 on SP105457, Lot 14 on SP145312 and Lots 27 and 28 Plan SP105458		Pimpama Water Reclamation Facility: <ul style="list-style-type: none"> A sewerage network facility for the treatment and storage of sewage and the use, storage and distribution of reclaimed water.
		Lot 1 on SP171268		Stapylton Reclaimed Water Storage Facility: <ul style="list-style-type: none"> A sewerage network facility for the use, storage and distribution of reclaimed water.
		Lot 12 SP109916 and Lot 35 SP109915		Stapylton Water Reclamation Facility: <ul style="list-style-type: none"> A sewerage network facility for the treatment and storage of sewage.
		Lot 3 on RP837321	Community Purposes	Tugun Pumping Station: <ul style="list-style-type: none"> A sewerage network facility for the storage and pumping of sewage.

(q) Waste Management Facilities – Landfill

	Hutchinson Street, Andrews	Lot 1 RP 202953 Parish of Mudgeeraba County of Albert		Reedy Creek Landfill: <ul style="list-style-type: none"> A facility for the disposal and processing of general waste or limited regulated waste at a rate of 200,000 tonne or more per year including the storage and processing of recyclable waste together with a range of associated commercial activities related to landfill operations; Ancillary access, parking, administrative, operational and maintenance facilities; A facility for the extraction, processing, storage, and sale of gravel, rock and earth fill construction materials; Ancillary Quarry access, parking, administrative, operational and maintenance activities.
	Captain Cook Drive, Arundel	Lot 2 SP161692 and Lot 10 RP210089 Parish of Barrow County of Ward		Suntown Landfill: <ul style="list-style-type: none"> A facility for the disposal and processing of general waste or limited regulated waste at a rate of 50,000 tonne or more per year including the storage and processing of recyclable waste together with a range of associated commercial activities related to landfill operations; A Transfer Facility with a capacity of 20,000 tonne or more per year; Ancillary access, parking, administrative, operational and maintenance facilities.
	Rossmanns Road, Stapylton	Lot 2 on RP153665, Lot 2 on RP209307, Lot 3 on RP209307, Lot 1 on RP6936 and Lot 466 on W312186		Stapylton Landfill: <ul style="list-style-type: none"> A facility for the disposal and/or treatment of general waste and limited regulated waste at a rate of 20,000 tonne or more per year, including the storage and processing of recyclable waste, together with a range of commercial activities.



Designation Reference No.	Location of Land		Date of Designation	Development, Use or Impact Management Requirements
	Address	RPD		
	Boyd Street, Tugun	Lot 3 RP 837321 Parish of Tallebudgera County of Ward		<p>Tugun Landfill:</p> <ul style="list-style-type: none"> A facility for the disposal and/or processing of general waste or limited regulated waste at a rate of 20,000 tonne or more per year including the storage and processing of recyclable waste together with a range of associated commercial activities related to landfill operations; A Transfer Facility with a capacity of 20,000 tonne or more per year; Ancillary access, parking, administrative, operational and maintenance facilities; A depot operations facility including access, parking, administrative, operational, and maintenance facilities.

(q) Waste Management Facilities – Molendinar Resource Recovery Centre

	Harper Street, Molendinar	Lot 101 RP801709, Lot 333 WD4877, Lot 313 WD5254, Lot 314 WD5254, Lot 315 WD4660, Lot 82 WD5326, Part of Lot 332 CP868925, Lot 2 SP100662, Lot 1 SP100662, Lot 11 SP129405, Lot 10 RP835817, Lot 2 RP161610, Lot 3 RP28687 and Lot 10 SP113712		<p>A facility for the:</p> <ul style="list-style-type: none"> Recovery of resources for beneficial uses i.e. recycling centre, recycling drop off area, greenwaste collection and recovery and selling of recyclable goods to the public; Operation of a waste transfer station designed to receive waste at the rate of 20,000 t or more of waste a year; Crushing, milling, grinding, screening or processing products having a design capacity of 5,000 t or more a year; Soil conditioner manufacturing – commercially manufacturing soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste in works having a design production capacity of 200 t or more a year; Recycling or reprocessing regulated waste to produce saleable products; Receiving and storage of regulated waste for recycling, reprocessing or reconditioning; Receiving and commercially recycling or reprocessing tyres; Disposal and/or treatment of general waste and limited regulated waste at a rate of 50,000 tonne or more per year, including the storage and processing of recyclable waste, together with a range of commercial activities related to landfill operations; Ancillary access, parking, administrative, operational and maintenance facilities.
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(q) Waste Management Facilities – Waste Transfer Facility

	Beaudesert - Beenleigh Road, Beenleigh	Lot 1 SP 127066 Parish of Albert County of Ward		<p>Beenleigh Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	Currumbin Creek Road, Tallebudgera	Lot 32 SP113693 Parish of Currumbin County of Ward		<p>Currumbin Creek Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.



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	Address	RPD		
	70 Helensvale Road, Helensvale	Lot 998 RP162673 Parish of Albert County of Ward		<p>Helensvale Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities; A depot operations facility including access, parking, administrative, operational, and maintenance facilities.
	79 Behms Road, Norwell	Lot 477 SP136098 Parish of Albert County of Ward		<p>Jacobs Well Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	7 Holyrood Road, Maudsland 4210	Lot 208 WD5236 Parish of Albert County of Ward		<p>Maudsland Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	3 Boowagon Road, Merrimac	Lot 3 RP812929 Parish of Gilston County of Ward		<p>Merrimac Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	Sonia Street, Miami	Lot 1 RP811097 Parish of Gilston County of Ward		<p>Miami Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	287 Mudgeeraba Road, Mudgeeraba 4213	Lot 1 RP92281 Parish of Gilston County of Ward		<p>Mudgeeraba Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	2069 Nerang-Murwillumbah Road, Numinbah Valley	Lot 198 Plan WD774 Parish of Numinbah County of Ward		<p>Numinbah Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	Pimpama-Jacobs Well Road, Pimpama	Lot 2 SP108444 Parish of Pimpama County of Ward		<p>Pimpama Transfer Station:</p> <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.



Designation Reference No.	Location of Land		Date of Designation	Development, Use or Impact Management Requirements
	Address	RPD		
	4 Carricks Road, Springbrook	Lot 179 WD1225 Parish of Numinbah County of Ward		Springbrook Transfer Station: <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.
	204 Tallebudgera Creek Road, Tallebudgera Valley	Lot 103 SP127528 Parish of Mudgeeraba County of Ward		Tallebudgera Transfer Station: <ul style="list-style-type: none"> A facility for the transfer of less than 20,000 tonne of general waste per annum, and for the drop off and transfer of recyclable materials; Ancillary access, parking, administrative, operational and maintenance facilities.

(s) Any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions

	23 Orchid Avenue, Surfers Paradise	Lots 89, 90, 91 & 92 on BUP 4847	14 Feb 2008	Surfers Paradise Police Station <ul style="list-style-type: none"> Police facilities, including but not limited to offices, storage, amenities, interview and detention rooms, air conditioning plant and car parking.
	291 Scottsdale Drive Robina	Lot 535 on SP208054	2 Dec 2008	Reedy Creek/ Robina Police Station <ul style="list-style-type: none"> Police facilities, including but not limited to offices, storage, amenities, interview and detention rooms, vehicle holding yard, radio tower, air conditioning plant and car parking.
	2 James Street and Kent Street, Beenleigh	Lot 139 on WD5784	29 Jun 2001	Beenleigh Court House and Beenleigh Police Station: <ul style="list-style-type: none"> Police facilities, including but not limited to police station, offices, storage, amenities, interview and detention rooms, car parking, law courts, holding facilities, office functions, library and other government offices with support facilities for all of the above functions.
	Corner Hinze Street and Davenport Street, Southport	Lot 12 on CP899976	1 Jun 2001	Southport Court House: <ul style="list-style-type: none"> Law courts, cells, storage, officer functions, amenities, secure parking and support facilities.
	Boundary Street, Hill Street, Marine Parade, Ward Street, Snapper Rocks Road, Coolangatta	Lot 347 on WD4075, Lot 304 on SP116659 and Lot 201 on WD6433	12 Nov 1999	Tweed River Entrance Sand Bypass Project: <ul style="list-style-type: none"> Community Infrastructure for the purpose of beach restoration.