



Policy 16: Policy for Infrastructure (Recreation Facilities Network Developer Contributions)

Table of Contents

1.0	Purpose.....	3
1.1	Context.....	3
2.0	Philosophy	3
2.1	Adoption of Recreation Facilities Network Developer Contributions Policy	4
3.0	Recreation Facilities Network Planning Assumptions	4
3.1	Types of Recreation Facilities.....	4
3.1.1	Recreation Parks	4
3.1.2	Sporting Parkland	4
3.1.3	Land for Community Facilities	4
3.1.4	Outdoor Recreation Parks	4
3.2	Planning Criteria	5
3.3	Desired Standards of Service and Design Criteria	5
3.4	Planning Zones, Planning Units and Financial Catchments.....	6
3.5	Demand Stream/ Development Pattern.....	6
4.0	Developer Contributions	8
5.0	Indexation	9
6.0	Apportionment of Developer Contributions.....	9
6.1	Contribution Credits	10
6.2	Creditable Contributions	10
6.2.1	Creditable Land.....	10
6.2.2	Creditable Works	12
7.0	Cost and Timing of Future Recreation Facilities.....	13
8.0	Areas of Application.....	19
8.1	General	19
8.2	Application in Financial Catchments.....	19
9.0	Calculation for Type of Development.....	19
9.1	Calculation for Recreation Facilities Developer Contributions	19
9.2	Determining Assessable Equivalent Tenements	19
10.0	Form of Contribution	20
10.1	Residential Uses	20
10.2	Commercial Uses.....	20
11.0	Calculation Method	20
11.1	Residential Uses	20
11.2	Commercial Uses.....	20
12.0	Credit for Previous Contributions.....	21
13.0	Glossary of Terms.....	22
14.0	List of References	23
Appendix A	Development Conversion Rates for Type of Development	24
Appendix B	Infrastructure Maps.....	32
Appendix C	Yield Factor Maps.....	33



List of Tables and Figures

Figure 3.1	Recreation Facilities as a Component of the Public Open Space Network.....	4
Table 3.1:	Desired Standards of Service for Community Facilities – Quantity (ha/1000)	5
Table 3.2:	Desired Standards of Service for Community Facilities – Access.....	5
Table 3.3:	Assumed Demand for Northern Planning Zone.....	6
Table 3.4:	Assumed Demand for Southern Planning Zone	6
Table 3.5:	Assumed Demand for Coastal Planning Zone	7
Table 4.1:	Developer Contributions Rates for the Northern Planning Zone	8
Table 4.2:	Developer Contributions Rates for the Southern Planning Zone	8
Table 4.3:	Developer Contributions Rates for the Coastal Planning Zone.....	9
Table 6.1:	Creditable Land – Minimum Size and Shape Requirements.....	11
Table 6.2:	Creditable Land – Minimum Post-Development Flood Immunity Requirements.....	11
Table 6.3:	Creditable Land – Maximum Grade by Maximum Area Requirements	11
Table 6.4:	Creditable Land – Minimum Road Frontage Adjoining Park Perimeter.....	11
Table 6.5:	Standard Works Associated With Recreation Parks	12
Table 7.1:	Works Schedule for Northern Planning Zone	13
Table 7.2:	Works Schedule for Southern Planning Zone	16
Table 7.3:	Works Schedule for Coastal Planning Zone.....	17
Table A:	Recreation Facilities Network Accommodation Density – Development Type Domains.....	25
Table B:	Recreation Facilities Network Accommodation Density – Development Type LAP	26
Table C:	Network Conversion Rates for Commercial Uses	31



1.0 Purpose

The purpose of this Policy is to present the developer contributions for the Gold Coast City Council Recreation Facilities Network.

The provisions of this Policy apply to development applications for residential and commercial uses.

The provisions of this Policy apply to every development application for reconfiguring of a lot or material change of use that results in an increase in residential intensity within a site(s) that is subject of a development application for a residential use, and which is situated in a part of the City and which, in the opinion of Council, may impact the existing standards of service to the Recreation Facilities Network immediately or in the future; and

The provisions of this Policy apply to every development application for reconfiguring of a lot or material change of use that results in an increase in potential users of recreation facilities from within a site(s) that is subject of a development application for any commercial use, and which is situated in a part of the City and which, in the opinion of Council, may impact the existing standards of service to the Recreation Facilities Network immediately or in the future.

This policy is intended to provide sufficient information to determine:

- whether development is consistent with planning assumptions; and
- contributions levied as a consequence of development.

1.1 Context

The Policy has been prepared in accordance with the requirements of the **Integrated Planning Act 1997 (IPA)** and subsequent amendments, and relevant guidelines.

Developer contributions are a component of the funding source for recreational facilities within the City, along with rates expenditure, philanthropic donations, and government funding and subsidies.

2.0 Philosophy

This policy aims to ensure the timely provision of recreation facilities to accommodate the needs of the City's growing population through:

- equitable contribution to the dedication of appropriately located, designed and freely accessible recreation facilities; and
- integration, protection and enhancement of existing natural and heritage values through co-location with parkland.

Recreation facilities contribution can take the form of:

- an area of land dedicated for use as a park;
- a monetary contribution;
- works provided for the improvement of land for use as a park, including the development of recreational facilities; or
- any combination of the above as determined by Council.

An applicant shall pay relevant and reasonable contributions towards the capital cost of the provision of recreation facilities to meet the demand placed on the Recreation Facilities Network initiated by the development of the site.

Contributions are based on the methodology outlined in the subsequent sections of this Policy.

Contributions shall include financing costs required for funding planning of infrastructure, purchase of lands, construction of infrastructure and associated administrative costs.

Such contributions are held by Council and used for the administration, planning, construction and establishment of recreation facilities or the payment of associated loans to provide a reliable Recreation Facilities Network as outlined in the Policy.

This policy is a starting point (or context) for consideration of recreation facilities obligations for development applications. It also provides content for assessment of applications that are inconsistent with assumptions underlying planned infrastructure provision. At its discretion, Council will require dedication of land that is creditable on a potential infrastructure charge *in lieu* of the applicable charge as part of an Infrastructure Agreement – this is particularly relevant to Greenfield situations.



2.1 Adoption of Recreation Facilities Network Developer Contributions Policy

This Developer Contributions Policy for Recreation Facilities has been adopted by resolution of GCCC on 30 January 2006, pursuant to provisions of the **Integrated Planning Act 1997** and has effect on and from one week after the date of adoption by GCCC.

This Policy supersedes:

- the **Parkland Dedication Guidelines (1995)**;
- the **Parks and Open Space Contribution Requirements Policy 16**, which was commenced on 18 August 2003 and included in the **Our Living City – Gold Coast Planning Scheme 2003 (Version 1.0)**; and
- **Policy 16 – Policy For Infrastructure (Recreation Facilities Network Developer Contributions) (First Version)**, which was commenced on 2 February 2004 and is included in the **Our Living City – Gold Coast Planning Scheme (Version 1.1)**.

The provisions of this Policy are subject to review by GCCC from time to time and adoption of any revised policy will be in accordance with **Schedule 3 of Integrated Planning Act 1997**.

3.0 Recreation Facilities Network Planning Assumptions

3.1 Types of Recreation Facilities

Four categories of recreation facility are subject to infrastructure charges in this policy:

3.1.1 Recreation Parks

Recreation Parks comprise Local, District and Citywide Recreation Parks, Linkage Parks and associated works.

3.1.2 Sporting Parkland

Sporting Parkland comprises District or Citywide Sporting Parks, and associated works.

3.1.3 Land for Community Facilities

Land and associated works for community centres and halls, swimming pools, changing facilities, libraries, clubhouses, and scout and guide halls.

3.1.4 Outdoor Recreation Parks

Outdoor Recreation Parks comprise Citywide Outdoor Recreation Parks, Recreational trails, and associated works.

Note: *Other forms of open space are not subject to infrastructure charges in this policy (see Figure 3.1).*

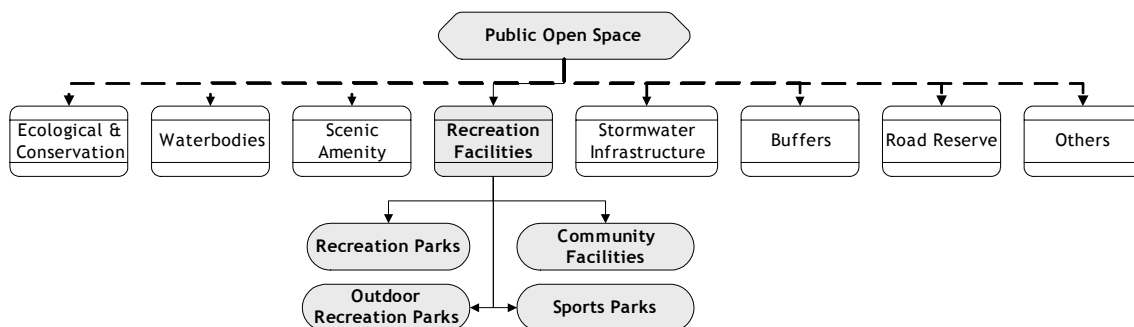


Figure 3.1 Recreation Facilities as a Component of the Public Open Space Network



3.2 Planning Criteria

Planning of the Recreation Facilities Network was based on the following performance criteria:

- provision of a diverse and connected network of freely accessible publicly owned parks and community facilities;
- provision of a variety of Citywide, District and Local level sporting, outdoor recreation and recreational parks and community facilities, which have potential to be further developed to accommodate increased intensity of use without adversely impacting on ecological or cultural values; and
- co-location of recreation facilities within proximity to other social infrastructure (schools and shops), and transport hubs.

3.3 Desired Standards of Service and Design Criteria

Desired Standards of Service (DSS) are primarily based on hectares per 1000 people, with variance between Planning Zones shown in **Table 3.1**. Access to recreation facilities is a secondary standard of service as shown in **Table 3.2**.

Table 3.1: Desired Standards of Service for Community Facilities – Quantity (ha/1000)

	Coastal Zone (ha/1000 Residents)			Northern & Southern Zones (ha/1000 Residents)			All Zones for Commercial Uses (ha/1000 Employees)
	Local	District	City	Local	District	City	Local
Recreation	1	1	0.5	1.5	1	0.5	0.25
Sport	-	0.3	0.2	-	1	0.4	-
Community Facilities	-	0.2	-	-	0.2	-	-
Outdoor Recreation	-	-	0.5	-	-	0.5	-
Total	3.7 ha/1000 people			5.1 ha/1000 people			0.25

Table 3.2: Desired Standards of Service for Community Facilities – Access

	Coastal Zone for Residential Uses			Northern & Southern Zones for Residential Uses			All Zones for Commercial Uses
	Local	District	City	Local	District	City	Local
Recreation	5 mins walk	10 mins drive	20 mins drive	5 mins walk	10 mins drive	20 mins drive	15 mins walk
Sport	-	10 mins drive	20 mins drive	-	10 mins drive	15 mins drive	-
Community Facilities	-	10 mins drive	-	-	10 mins drive	-	-
Outdoor Recreation	-	-	45 mins drive	-	-	30 mins drive	-

Note: A 20 minute standard applies to rural areas.

It is recognised that locality specific variables (eg. existing standards, historical settlement patterns, environmental constraints, demographics, etc) which underlie variance in DSS, may limit future achievement of DSS. As such, the final decision regarding the actual provision of recreation facilities rests with the Council's Chief Executive Officer and will depend on many locality specific variables. In these instances Council may choose to augment existing parkland to accommodate increased demands of new development.



3.4 Planning Zones, Planning Units and Financial Catchments

Planning Zones (PZ) for recreational facilities comprise Northern, Southern and Coastal Zones, which together cover the whole City. Within Planning Zones, there are 47 'sub-catchments' termed Local Planning Units (LPU).

Planning Zones form the basis of a citywide financial catchment for calculation of the demand stream and the developer contribution for development anywhere within the city. Local Planning Units form the basis for calculation of the demand stream and the developer contributions, which are specific LPU. **Infrastructure Map IM4 (Appendix B)** identifies Planning Zones and LPU financial catchments.

3.5 Demand Stream/ Development Pattern

The assumed demand placed on the Recreation Facilities Network in each of the Planning Zones and Local Planning Units is represented by projected growth in equivalent tenements (based on 2.43 persons/ET), in **Tables 3.3** through **3.5**.

Table 3.3: Assumed Demand for Northern Planning Zone

LPU	Existing Population	Assumed Growth ET			
	2004	2004-2006	2006-2011	2011-2016	2016-2021
Balance of GC	13959	1122	2131	1272	1505
Beenleigh	8236	7	55	178	956
Bethania-Waterford	5800	0	268	114	195
Coomera-Cedar Creek	16073	3062	12363	8485	5146
Eagleby	9153	63	268	114	187
Edens Landing-Holmview	5559	53	300	400	809
Hope Island	5884	394	1309	1354	741
Oxenford	10165	500	309	351	203
Mt. Warren Park	5533	19	54	32	33
Windaroo-Bannockburn	2719	6	17	153	251

Table 3.4: Assumed Demand for Southern Planning Zone

LPU	Existing Population	Assumed Growth ET			
	2004	2004-2006	2006-2011	2011-2016	2016-2021
Arundel	9595	8	27	390	453
Ashmore	11327	67	31	56	153
Carrara-Merrimac	16403	599	1272	838	692
Coombabah	9778	7	112	5	59
Ernest-Molendinar	4948	111	138	88	37
Guanaba-Currumbin Valley	31943	975	7749	2938	1929
Helensvale	14274	115	598	91	157
Mudgeeraba	9747	54	265	120	179
Nerang	24949	68	380	205	563
Parkwood	8880	0	0	72	30
Robina	24730	702	1965	917	551
Stephens	7069	86	374	132	282
Worongary-Tallai	9697	4	12	48	56



Table 3.5: Assumed Demand for Coastal Planning Zone

LPU	Existing Population	Assumed Growth ET			
	2004	2004-2006	2006-2011	2011-2016	2016-2021
Benowa	8107	33	67	159	133
Biggera Waters	6593	0	245	293	134
Bilinga	2499	6	25	177	121
Broadbeach	10683	144	95	552	259
Broadbeach Waters	9024	38	106	50	1274
Bundall	4344	7	6	306	313
Burleigh Heads	10704	42	123	114	279
Burleigh Waters	12755	3	40	19	26
Coolangatta	10016	65	148	130	150
Currumbin	3402	12	24	51	28
Currumbin Waters	10213	55	62	41	55
Elanora	12568	7	3	233	40
Hollywell	2622	0	4	0	3
Labrador	17384	22	122	38	245
Main Beach-Broadwater	9112	329	178	167	139
Mermaid Beach	9847	40	108	365	248
Mermaid Waters-Clear Island Waters	14507	14	525	1199	270
Miami	8150	14	44	47	114
Palm Beach	15957	15	113	761	456
Paradise Point	4153	0	308	0	23
Runaway Bay	8711	17	44	43	213
Southport	25049	411	909	875	2048
Surfers Paradise	45505	1187	1033	1766	1117
Tugun	5883	9	156	182	151



4.0 Developer Contributions

The developer contribution rates for recreation facilities that apply in different areas of the City are indicated in **Table 4.1**. The contributions are based on the required projects within each Planning Zone and LPU (see **Tables 7.1 to 7.3**) and include those projects necessary to serve the City, in respect of:

- Council's recreation facilities projects; and
- any other works (including land acquisition) necessary for the provision of recreation facilities for which Council is responsible.

Recreation Facilities shall include only those:

- existing recreation facilities;
- proposed upgrading of existing recreation facilities to increase carrying capacity; and
- proposed future recreation facilities.

Projects have been determined with reference to:

- the projected households within each of the Planning Units; and
- planning undertaken through the **Recreation, Sport and Open Space Plan 2003**, and **Our Natural Playground: A Parks and Recreation Strategy for the Gold Coast** and draft **Northern Growth Corridor Recreation, Sport and Open Space Plan 2005**.

The tabulated contributions shown in **Table 4.1** are for the future estimated usage of the recreation facilities. In general, the rates for developer contributions will be indexed quarterly, and reviewed annually.

Table 4.1: Developer Contributions Rates for the Northern Planning Zone

Northern Planning Zone	Developer Contributions (Per Residential ET)	Developer Contributions (Per Commercial ET)
Balance of GC	\$5,167	\$728
Beenleigh	\$3,610	\$487
Bethania-Waterford	\$4,353	\$135
Coomera-Cedar Creek	\$4,914	\$274
Eagleby	\$3,826	\$105
Edens Landing-Holmview	\$4,901	\$67
Hope Island	\$5,927	\$1,029
Oxenford	\$5,262	\$290
Mt. Warren Park	\$2,973	\$35
Windaroo-Bannockburn	\$4,872	\$16

Table 4.2: Developer Contributions Rates for the Southern Planning Zone

Southern Planning Zone	Developer Contributions (Per Residential ET)	Developer Contributions (Per Commercial ET)
Arundel	\$4,275	\$136
Ashmore	\$5,025	\$515
Carrara-Merrimac	\$5,316	\$197
Coombabah	\$4,780	\$56
Ernest-Molendinar	\$3,046	\$461
Guanaba-Currumbin Valley	\$5,298	\$284
Helensvale	\$5,606	\$256
Mudgeeraba	\$5,181	\$286
Nerang	\$4,494	\$489
Parkwood	\$4,516	\$181
Robina	\$4,526	\$535
Stephens	\$4,553	\$20
Worongary-Tallai	\$5,244	\$179



Table 4.3: Developer Contributions Rates for the Coastal Planning Zone

Coastal Planning Zone	Developer Contributions (Per Residential ET)	Developer Contributions (Per Commercial ET)
Benowa	\$4,394	\$290
Biggera Waters	\$4,048	\$96
Bilinga	\$3,724	\$66
Broadbeach	\$4,463	\$287
Broadbeach Waters	\$5,018	\$823
Bundall	\$2,361	\$201
Burleigh Heads	\$3,289	\$270
Burleigh Waters	\$4,304	\$56
Coolangatta	\$4,056	\$167
Currumbin	\$4,979	\$223
Currumbin Waters	\$5,110	\$272
Elanora	\$4,644	\$217
Hollywell	\$2,699	\$30
Labrador	\$3,802	\$115
Main Beach-Broadwater	\$4,172	\$168
Mermaid Beach	\$2,661	\$42
Miami	\$4,460	\$169
Mermaid Waters-Clear island Waters	\$4,482	\$138
Palm Beach	\$3,615	\$58
Paradise Point	\$5,049	\$86
Runaway Bay	\$3,716	\$309
Southport	\$3,427	\$470
Surfers Paradise	\$4,987	\$250
Tugun	\$4,700	\$186

5.0 Indexation

Developer contributions rates for recreation facilities are in October 2005 dollars. Contributions payable shall be calculated at the time of payment, with adjustment from the last date of land valuation for the relevant LPU for the previous quarter, except when adjustments are made in accordance with land valuations sought for specific sites. Construction costs associated with projects will be indexed with **Building Price Index (BPI)** for the Brisbane area.

6.0 Apportionment of Developer Contributions

The establishment costs of the recreation facilities projects have been apportioned for existing usage (to annual rates) and future estimated usage (to developer contributions). Developer contributions have been apportioned across the Local Planning Units and where appropriate and on a citywide basis.

The developer contributions presented in **Table 4.1** have been apportioned using the following formula:

$$\text{Developer Contribution (\$/ET)} = \frac{\text{PV Establishment Cost Future Infrastructure} + \text{PV Replacement Costs Existing Infrastructure}}{\text{PV (Existing Demand (ET) + Future Demand (ET))}}$$



6.1 Contribution Credits

1. Where Council approves the dedication of land by a developer pertaining to this Policy and determines that an allowance will be made for the developer to offset the costs of the dedication against developer contributions, these offsets shall be defined as Contribution Credits and determined in accordance with this section.
The value of the cost offset for land dedication will be based on requirements for land per 1000 people for the subject site except where Council seeks land dedication in excess of that amount required as a consequence of a development application.
2. Contribution Credits will be calculated by conversion of costs to Equivalent Tenements using the following procedure:
 - a) Determine the cost of the projects based on the planning reports pertaining to this Policy referenced in **Section 4**; and
 - b) Convert the costs from **2 a)** to Equivalent Tenements.
3. Contribution Credits are only permitted as offsets against dedication of land as public parks within a single development where land is dedicated (transferred) to Council in freehold tenure.
4. Where the amount of land required to be dedicated by the developer (based on land per 1000 people) as recreation facilities is greater than the required contribution for the Recreation Facilities Network, Council may at its discretion:
 - a) Meet the additional costs, where the infrastructure element has been programmed in the near future;
 - b) Reimburse the developer to the value of land that is dedicated to fulfil recreation infrastructure requirements, where the infrastructure element has been programmed in the near future. In such instances, valuations will be in accordance with quarterly valuations described in this policy;
 - c) Require the developer to construct the infrastructure, or dedicate land at the developer's cost, where the infrastructure element is out of sequence with Council's scheduled provision of recreation facilities infrastructure (see **Tables 7.1** through **7.3**), and/or in excess of scale or intensity of relevant planning scheme provisions.
5. Constraints to development such as riparian corridors, slope constrained areas and classified ecological areas are recognised on the **Yield Factor Maps (IM9)**. As such they will not be credited as part of the Recreation Facilities Network.

6.2 Creditable Contributions

Council will grant credit for land as part of a recreation facilities contribution when it can be shown to safely and effectively contribute to the Recreation Facilities Network in a sustainable manner. For land to be eligible for credit as a recreation facility, it must possess basic characteristics as described in **Section 6.2.1**, including those requirements detailed in **Tables 6.1** through **6.4**.

6.2.1 Creditable Land

To be eligible for credit on a potential recreation facilities infrastructure charge land proposed for dedication must comply with the following:

- a) Not be encumbered by easement(s) of any type or form, or be known to be subject of planned or programmed future easement encumbrance(s); and
- b) Not be a detention basin in part or whole, or be stormwater infrastructure, landscape, visual, odour or noise buffer, or be known to be subject of planned or programmed future use for such purposes; and
- c) Not be contaminated or potentially hazardous, or situated in a hazardous area or in proximity to an approved, but undeveloped hazardous activity, such as a quarry; and
- d) Not be planned or programmed for future use that is inconsistent with, or likely to compromise the purpose for which the land is dedicated; and
- e) Be dedicated to Council in freehold tenure; and
- f) Be able to be further developed and redeveloped to increase carrying capacity without adversely impacting ecological or heritage values; and
- g) Be 15m or wider for Linkage Parks; and
- h) Be developed in accordance with plans for identified projects, and/or relevant Council design guidelines.



Table 6.1: Creditable Land – Minimum Size and Shape Requirements

	Local	District	City
Recreation	1ha round or square	5ha round or square	15ha round or square
Sport	-	10ha round or square	15ha round or square
Community Facilities	-	0.2ha square	0.2ha square
Outdoor Recreation	-	-	5ha round or square

Note: Linkage parks and trails should be linear.

Table 6.2: Creditable Land – Minimum Post-Development Flood Immunity Requirements

	Local		District		City		
Recreation	75%	25%	10%	90%	10%	40%	50%
Sport	-		10%	90%	10%	40%	50%
Community Facilities	-		100%	-	100%	-	
Outdoor Recreation	-		-		10%	-	
Minimum Post-Development Flood Immunity	>Q50	>Q5	>Q100	>Q50	>Q100	>Q50	>Q5

Table 6.3: Creditable Land – Maximum Grade by Maximum Area Requirements

	Local	District	City
Recreation	1:10 for 20%	1:10 for 10%	1:10 for 20%
Sport	-	1:10 for 20%	1:10 for 20%
Community Facilities	-	1:10 for 2%	1:10 for 0%
Outdoor Recreation	-	-	1:10 for 50%

Table 6.4: Creditable Land – Minimum Road Frontage Adjoining Park Perimeter

	Local	District	City
Recreation	75%	75%	50%
Sport	-	75%	50%
Community Facilities	-	75%	50%
Outdoor Recreation	-	-	10% for trails 30% for other



6.2.2 Creditable Works

To be eligible for credit on a potential recreation facilities infrastructure charge works must be established or located on land that is creditable in accordance with the requirements of **Section 6.2.1**. Works, items, embellishments or augmentations normally associated with a dedication of a recreation facility have been factored into the contribution rates. Consequently, items listed in **Table 6.5**, and items provided *in lieu* of those listed in **Table 6.5** and Council's **Land Development Guidelines** do not receive additional credit. Only works not normally associated with a dedication of a recreation facility, such as large jetties or boat ramps, where not provided *in lieu* of standard works, are eligible for additional credit.

Table 6.5: Standard Works Associated With Recreation Parks

Recreation Park	Sports Park
Water Bubblers	Water Bubblers
Signage	Signage
Playgrounds	Playgrounds
Bollards	Bollards
Seats and Tables	Seats and Tables
Grass	Grass
Earthworks/ shaping	Earthworks/ shaping
Shade Trees	Shade Trees
Lighting (installed incl. poles, trenches, switchboards)	Lighting (installed incl. poles, trenches, switchboards)
Temporary shade structures	Temporary shade structures
Paths	Paths
BBQs	BBQs
Picnic Shelters	Picnic Shelters
Bins	Bins
Gazebos	Gazebos
Car Parks (5 per ha)	Car Parks (5 per ha)
Access Roads	Access Roads
Bike Racks	Bike Racks
Fitness Stations	Fitness Stations
Toilets	Toilets
Bridges	Bridges
Dog Agility Facilities	Dog Agility Facilities
Hard Courts	Hard Courts (incl. lights)
Boardwalks	Flood Lights
Recreational Trails	Irrigation Systems
-	Topdress Establishment
-	Changing Sheds
-	Sports Fields (incl. posts)



7.0 Cost and Timing of Future Recreation Facilities

The estimated timing and cost attributable to developer contributions for the provision of infrastructure for the Recreation Facilities Network is presented below. This is described as a works schedule for each Planning Zone. Boundaries of Local Planning Units and new parks or project locations are shown on **Infrastructure Map IM8, Appendix B**.

The works schedule outlining the location and the estimated costs for recreation facilities for each Planning Zone are presented in **Tables 7.1** through **7.3**.

Council may supply different infrastructure from that identified in **Tables 7.1** through **7.3** where that different infrastructure delivers the same standard of service.

Table 7.1: Works Schedule for Northern Planning Zone

Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2005-2006	Beenleigh	Recreation	\$2,772,000.00
2005-2006	Bethania-Waterford	Recreation	\$2,120,944.80
2005-2006	Coomera-Cedar Creek	Recreation	\$3,515,944.80
2005-2006	Eagleby	Sport	\$491,361.60
2007-2011	Bethania-Waterford	Recreation	\$1,515,944.80
2007-2011	Bethania-Waterford	Recreation	\$294,201.60
2007-2011	Bethania-Waterford	Recreation	\$644,201.60
2007-2011	Bethania-Waterford	Sport	\$3,510,043.60
2007-2011	Bethania-Waterford	Recreation	\$863,301.60
2007-2011	Bethania-Waterford	Recreation	\$359,640.00
2007-2011	Coomera-Cedar Creek	Recreation	\$3,002,046.00
2007-2011	Coomera-Cedar Creek	Sport	\$4,304,015.00
2007-2011	Coomera-Cedar Creek	Recreation	\$693,051.60
2007-2011	Coomera-Cedar Creek	Recreation	\$693,051.60
2007-2011	Coomera-Cedar Creek	Recreation	\$2,133,584.00
2007-2011	Coomera-Cedar Creek	Recreation	\$2,133,584.00
2007-2011	Coomera-Cedar Creek	Community Facility	\$1,736,430.00
2007-2011	Coomera-Cedar Creek	Recreation	\$544,201.60
2007-2011	Coomera-Cedar Creek	Community Facility	\$519,940.00
2007-2011	Coomera-Cedar Creek	Community Facility	\$769,940.00
2007-2011	Coomera-Cedar Creek	Sport	\$2,475,000.00
2007-2011	Coomera-Cedar Creek	Sport	\$79,200.00
2007-2011	Coomera-Cedar Creek	Recreation	\$2,513,069.80
2007-2011	Coomera-Cedar Creek	Sport	\$4,809,765.00
2007-2011	Coomera-Cedar Creek	Recreation	\$4,347,779.80
2007-2011	Coomera-Cedar Creek	Sport	\$3,950,043.60



Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2007-2011	Coomera-Cedar Creek	Sport	\$2,309,765.00
2007-2011	Coomera-Cedar Creek	Recreation	\$794,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$1,044,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$1,052,016.60
2007-2011	Coomera-Cedar Creek	Recreation	\$794,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$794,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$294,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$3,510,194.80
2007-2011	Coomera-Cedar Creek	Recreation	\$294,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$294,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$794,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$294,201.60
2007-2011	Coomera-Cedar Creek	Recreation	\$544,201.60
2007-2011	Coomera-Cedar Creek	Community Facility	\$357,687.00
2007-2011	Coomera-Cedar Creek	Community Facility	\$379,940.00
2007-2011	Coomera-Cedar Creek	Recreation	\$462,000.00
2007-2011	Eagleby	Sport	\$15,840.00
2007-2011	Eagleby	Sport	\$1,795,200.00
2007-2011	Eagleby	Sport	\$2,244,000.00
2007-2011	Edens Landing-Holmview	Recreation	\$694,201.60
2007-2011	Edens Landing-Holmview	Recreation	\$2,892,996.00
2007-2011	Gold Coast (C) Bal in BSD	Sport	\$5,195,765.00
2007-2011	Gold Coast (C) Bal in BSD	Recreation	\$4,691,496.00
2007-2011	Gold Coast (C) Bal in BSD	Recreation	\$654,951.60
2007-2011	Gold Coast (C) Bal in BSD	Recreation	\$654,951.60
2007-2011	Hope Island	Recreation	\$369,201.60
2007-2011	Hope Island	Sport	\$8,909,765.00
2007-2011	Hope Island	Recreation	\$1,515,944.80
2007-2011	Hope Island	Recreation	\$2,292,000.00
2007-2011	Mt Warren Park	Recreation	\$294,201.60
2007-2011	Oxenford	Recreation	\$5,669,994.00
2007-2011	Oxenford	Recreation	\$330,000.00
2012-2016	Beenleigh	Sport	\$93,720.00
2012-2016	Beenleigh	Sport	\$10,560.00



Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2012-2016	Beenleigh	Sport	\$93,720.00
2012-2016	Beenleigh	Sport	\$134,640.00
2012-2016	Beenleigh	Sport	\$83,160.00
2012-2016	Beenleigh	Recreation	\$294,201.60
2012-2016	Beenleigh	Recreation	\$744,201.60
2012-2016	Coomera-Cedar Creek	Community Facility	\$769,940.00
2012-2016	Coomera-Cedar Creek	Sport	\$117,480.00
2012-2016	Coomera-Cedar Creek	Recreation	\$493,626.60
2012-2016	Coomera-Cedar Creek	Recreation	\$693,051.60
2012-2016	Coomera-Cedar Creek	Recreation	\$693,051.60
2012-2016	Coomera-Cedar Creek	Recreation	\$794,201.60
2012-2016	Coomera-Cedar Creek	Recreation	\$693,051.60
2012-2016	Coomera-Cedar Creek	Recreation	\$1,144,201.60
2012-2016	Coomera-Cedar Creek	Recreation	\$1,339,188.60
2012-2016	Coomera-Cedar Creek	Community Facility	\$357,687.00
2012-2016	Coomera-Cedar Creek	Community Facility	\$357,687.00
2012-2016	Coomera-Cedar Creek	Community Facility	\$379,940.00
2012-2016	Coomera-Cedar Creek	Recreation	\$2,640,000.00
2012-2016	Edens Landing-Holmview	Recreation	\$694,201.60
2012-2016	Gold Coast (C) Bal in BSD	Sport	\$3,300,043.60
2012-2016	Gold Coast Bal (C) in BSD	Sport	\$110,880.00
2012-2016	Hope Island	Recreation	\$12,383,715.00
2012-2016	Hope Island	Recreation	\$15,293,370.00
2012-2016	Hope Island	Recreation	\$1,515,944.80
2012-2016	Hope Island	Recreation	\$1,350,876.60
2012-2016	Hope Island	Community Facility	\$286,440.00
2012-2016	Mt Warren Park	Sport	\$660,000.00
2012-2016	Mt Warren Park	Sport	\$89,760.00
2012-2016	Oxenford	Recreation	\$990,198.00
2017-2021	Bethania-Waterford	Recreation	\$369,201.60
2017-2021	Coomera-Cedar Creek	Recreation	\$894,201.60
2017-2021	Coomera-Cedar Creek	Recreation	\$4,322,586.60
2017-2021	Coomera-Cedar Creek	Sport	\$7,288,543.60
2017-2021	Coomera-Cedar Creek	Recreation	\$892,476.60



Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2017-2021	Coomera-Cedar Creek	Recreation	\$892,476.60
2017-2021	Coomera-Cedar Creek	Recreation	\$892,476.60
2017-2021	Coomera-Cedar Creek	Community Facility	\$357,687.00
2017-2021	Coomera-Cedar Creek	Recreation	\$2,640,000.00
2017-2021	Edens Landing-Holmview	Recreation	\$694,201.60
2017-2021	Hope Island	Recreation	\$20,412,894.00
2017-2021	Hope Island	Recreation	\$1,434,016.00

Table 7.2: Works Schedule for Southern Planning Zone

Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2005-2006	Ashmore	Sport	\$105,600.00
2005-2006	Carrara-Merrimac	Recreation	\$769,251.60
2005-2006	Carrara-Merrimac	Recreation	\$769,251.60
2005-2006	Carrara-Merrimac	Recreation	\$3,168,000.00
2005-2006	Carrara-Merrimac	Recreation	\$4,400,000.00
2007-2011	* Carrara-Merrimac	Investigation site	\$30,000,000.00
2007-2011	Guanaba-Currumbin Valley	Recreation	\$1,291,326.60
2007-2011	Guanaba-Currumbin Valley	Sport	\$6,379,878.00
2007-2011	Guanaba-Currumbin Valley	Sport	\$3,988,500.00
2007-2011	Guanaba-Currumbin Valley	Recreation	\$178,200.00
2007-2011	Helensvale	Sport	\$21,120.00
2007-2011	Mudgeeraba	Recreation	\$769,251.60
2007-2011	Mudgeeraba	Sport	\$1,041,480.00
2007-2011	Mudgeeraba	Sport	\$39,600.00
2007-2011	Mudgeeraba	Sport	\$92,400.00
2007-2011	Mudgeeraba	Recreation	\$769,251.60
2007-2011	Mudgeeraba	Sport	\$3,891,378.00
2007-2011	Mudgeeraba	Recreation	\$2,555,496.00
2007-2011	Nerang	Recreation	\$2,178,000.00
2007-2011	Nerang	Sport	\$2,217,600.00
2007-2011	Robina	Recreation	\$1,306,107.00
2007-2011	Robina	Community Facility	\$897,390.00
2007-2011	Robina	Sport	\$118,800.00
2007-2011	Robina	Sport	\$198,000.00
2007-2011	Robina	Sport	\$3,300,029.04
2007-2011	Stephens	Recreation	\$531,726.60
2012-2016	* Carrara-Merrimac	Sport	\$28,386,162.00
2012-2016	Guanaba-Currumbin Valley	Sport	\$4,304,015.04
2012-2016	Helensvale	Sport	\$2,309,765.04
2012-2016	Helensvale	Sport	\$10,560.00
2012-2016	Mudgeeraba	Recreation	\$1,716,000.00



Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2012-2016	Nerang	Recreation	\$294,201.60
2012-2016	Nerang	Recreation	\$731,151.60
2012-2016	Nerang	Sport	\$275,880.00
2017-2021	Ashmore	Sport	\$92,400.00
2017-2021	Arundel	Sport	\$9,100,000.00
2017-2021	Ernest-Molendinar	Recreation	\$944,201.60
2017-2021	Guanaba-Currumbin Valley	Recreation	\$1,515,944.76
2017-2021	Guanaba-Currumbin Valley	Recreation	\$79,770.00
2017-2021	Guanaba-Currumbin Valley	Recreation	\$957,240.00
Post 2021	Arundel	Recreation	\$5,000,000.00
Post 2021	* Helensvale	Recreation	\$574,221.00

Note: * Ongoing works and funding through 2050

Table 7.3: Works Schedule for Coastal Planning Zone

Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2005-2006	Bilinga	Sport	\$79,200
2005-2006	Broadbeach Waters	Sport	\$22,440
2005-2006	Broadbeach Waters	Sport	\$19,800
2005-2006	Paradise Point	Recreation	\$594,000
2005-2006	Runaway Bay	Sport	\$79,200
2007-2011	* Benowa	Recreation	\$13,280,000
2007-2011	Biggera Waters	Recreation	\$2,917,200
2007-2011	Biggera Waters	Recreation	\$1,156,725
2007-2011	Bilinga	Sport	\$240,240
2007-2011	Broadbeach	Recreation	\$1,386,000
2007-2011	* Broadbeach	Recreation	\$32,801,200
2007-2011	Broadbeach	Sport	\$79,200
2007-2011	Coolangatta	Recreation	\$3,960,000
2007-2011	Coolangatta	Recreation	\$660,000
2007-2011	Elanora	Recreation	\$1,515,945
2007-2011	Labrador	Sport	\$2,640,000
2007-2011	Labrador	Sport	\$158,400
2007-2011	Labrador	Recreation	\$1,281,202
2007-2011	* Main Beach-Broadwater	Recreation	\$10,289,400
2007-2011	* Main Beach-Broadwater	Recreation	\$5,980,000
2007-2011	Mermaid Waters-Clear Is Waters	Sport	\$4,752,000
2007-2011	Mermaid Waters-Clear Is Waters	Sport	\$158,400
2007-2011	Miami	Recreation	\$3,141,600
2007-2011	Palm Beach	Recreation	\$1,782,000
2007-2011	Palm Beach	Recreation	\$330,066



Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2007-2011	Runaway Bay	Sport	\$6,600,000
2007-2011	Southport	Recreation	\$1,320,000
2007-2011	Southport	Sport	\$118,800
2007-2011	Southport	Sport	\$79,200
2007-2011	* Southport	Recreation	\$25,464,400
2007-2011	Surfers Paradise	Recreation	\$1,320,000
2007-2011	Surfers Paradise	Recreation	\$5,280,000
2012-2016	Biggera Waters	Recreation	\$145,200
2012-2016	Bilinga	Sport	\$462,000
2012-2016	Bilinga	Sport	\$79,200
2012-2016	Broadbeach	Sport	\$79,200
2012-2016	Burleigh Waters	Sport	\$224,400
2012-2016	Coolangatta	Recreation	\$10,560
2012-2016	Currumbin Waters	Sport	\$10,560
2012-2016	Currumbin Waters	Sport	\$79,200
2012-2016	Labrador	Sport	\$95,040
2012-2016	Labrador	Sport	\$100,320
2012-2016	Labrador	Recreation	\$744,202
2012-2016	Labrador	Recreation	\$301,702
2012-2016	Main Beach-Broadwater	Recreation	\$462,000
2012-2016	Mermaid Waters-Clear Is Waters	Sport	\$4,752,000
2012-2016	Paradise Point	Recreation	\$13,035,195
2012-2016	Runaway Bay	Sport	\$370,920
2012-2016	Runaway Bay	Sport	\$79,200
2012-2016	Southport	Sport	\$79,200
2012-2016	Southport	Sport	\$158,400
2012-2016	Southport	Recreation	\$1,515,945
2012-2016	Southport	Sport	\$6,600
2012-2016	Southport	Sport	\$121,440
2012-2016	Southport	Sport	\$3,300,029
2012-2016	Surfers Paradise	Recreation	\$2,640,000
2012-2016	Surfers Paradise	Recreation	\$14,815,945
2017-2021	Benowa	Sport	\$129,360
2017-2021	* Broadbeach	Sport	\$27,309,765
2017-2021	Coolangatta	Sport	\$118,800
2017-2021	Labrador	Sport	\$171,600
2017-2021	Labrador	Sport	\$118,800



Year Required	LPU Name	Recreation Infrastructure	Total Cost (\$)
2017-2021	Mermaid Waters-Clear Is Waters	Sport	\$4,752,000
2017-2021	Mermaid Waters-Clear Is Waters	Sport	\$501,626
2017-2021	Palm Beach	Sport	\$237,600
2017-2021	Palm Beach	Sport	\$3,300,044
2017-2021	Palm Beach	Sport	\$118,800
2017-2021	Palm Beach	Recreation	\$330,066
2017-2021	Palm Beach	Recreation	\$330,066
2017-2021	Southport	Sport	\$79,200
2017-2021	Surfers Paradise	Sport	\$113,520
2017-2021	Surfers Paradise	Sport	\$79,200
Post 2021	* Runaway Bay	Sport	\$4,000,000

Note: * Ongoing works and funding through 2050.

8.0 Areas of Application

8.1 General

The area of application of developer contributions in this policy is within the City of Gold Coast. **Map CM1 in Part 9 Division 1 in Our Living City – Gold Coast Planning Scheme** shows this area.

8.2 Application in Financial Catchments

The application of developer contributions for the Recreation Facilities Network has been divided into three Planning Zones, and subdivided into 47 Local Planning Units (Financial Catchments). The developer contributions for each of the Financial Catchments (Local Planning Units) are presented in **Table 4.1**. Boundaries of the Financial Catchments are shown in **Infrastructure Map IM4, Appendix B**.

9.0 Calculation for Type of Development

Application of Recreation Facilities developer contributions is based on a contribution per equivalent tenement for any new development and redevelopment within a Local Planning Unit. Development conversion rates per equivalent tenement are referenced as **Appendix A** (also refer **Council Implementation Guidelines**).

9.1 Calculation for Recreation Facilities Developer Contributions

The Recreation Facilities Network developer contributions are based on the establishment costs of new infrastructure and the replacement cost of existing infrastructure (including public open space contributed or purchased since 1 January 1990), as shown in **Infrastructure Map IM8, Appendix B**, and the planned infrastructure density intended for a site by the Gold Coast Planning Scheme. Residential and commercial calculations are presented below.

9.2 Determining Assessable Equivalent Tenements

For this calculation 1 Lot or Dwelling Unit equates to 1 ET for residential uses and various areas of commercial floorspace (m² Gross Floor Area) equates to 1 ET for non-residential uses (see **Appendix A**).

- Step 1:** Locate the Local Planning Unit the development lot(s) is/are shown in **Infrastructure Map IM4, Appendix B**.
- Step 2:** Determine the developer contribution per ET applicable for the Local Planning Unit, **Table 4.1** of this policy.
- Step 3:** Adjust the developer contribution per ET for inflation in accordance with movements in the value index covered in **Section 5** of this policy.



Step 4: Identify the Yield Factor for the lot(s) from the Yield Factor map shown in **Infrastructure Map IM9, Appendix C**.

Advice: *Where a Yield Factor is seemingly incorrect, a formal request for Council to review a Yield Factor for that site(s) may be submitted to Council.*

Step 5: Determine the developable area of the lot in hectares and multiply the developable area by the Yield Factor determined in **Step 4**.

Step 6: For residential use applications, identify the acceptable residential density for the lot given in the **Gold Coast Planning Scheme** located in **Part 9 Division 3** or **6** of **Gold Coast Planning Scheme**.

If the density identified as bedrooms per hectare, multiply by 0.5 to determine the likely acceptable units for the site.

For commercial use applications identify the acceptable commercial GFA for the lot given in the **Gold Coast Planning Scheme** located in **Part 9 Division 3** or **6** of **Gold Coast Planning Scheme**.

Step 7: Multiply **Step 5** by **Step 6** to determine maximum residential development density (ET), or commercial floorspace.

Step 8: Multiply the ET for the lot determined in **Step 7** by the developer contribution per ET determined in **Step 3** to determine the developer contribution.

Note: *If the ET determined in Step 7 is higher than that proposed to be developed, then the developer is to pay the developer contribution determined in Step 8. This is applicable to mixed use and non-mixed use development.*

If the ET determined in Step 7 is lower than that proposed to be developed, CEO to determine if the development impacts are significant enough to impose additional costs due to inconsistencies with the planning assumptions in the delivery of the Recreation Facilities Network.

10.0 Form of Contribution

10.1 Residential Uses

Generally and at its discretion, Council will seek a financial contribution *in lieu* of dedication of sporting park and land for community facilities. In Greenfield areas a recreation parkland dedication will be sought in accordance with identified projects (See **Map IM8, Appendix B**) and/or requirements for recreation parkland based on hectares per 1000 people. District and City parks will be dedicated to Council from larger developments.

10.2 Commercial Uses

Generally and at its discretion, Council will seek a financial contribution *in lieu* of dedication of parkland.

11.0 Calculation Method

11.1 Residential Uses

The following calculation is applicable to all residential development where a parkland dedication is sought from a site in the Northern and Southern Planning Zones:

73m² X Assessable ET for Recreation Parkland dedication

51m² X Assessable ET for Sporting Parkland and Land for Community Facilities dedications

The following calculation is applicable to all residential development where a parkland dedication is sought from a site in the Coastal Planning Zone:

73m² X Assessable ET for Recreation Parkland dedication

17m² X Assessable ET for Sporting Parkland and Land for Community Facilities dedications

11.2 Commercial Uses

The following calculation is applicable to all commercial development where a parkland dedication is sought from a site in the Northern, Southern or Coastal Planning Zones:

2.5 m² per person X Assessable ET for Parkland dedication



12.0 Credit for Previous Contributions

Credit may be sought for previous recreation facilities contributions attached to a parcel of land where conclusive documentation is presented to Council that detail:

- how and the extent to which the previous land dedication or works complies with requirements of **Section 6**;
- the date the previous parkland and/or works was dedicated to Council;
- the lawful development potential and actual development that accompanied the parkland dedication/ works; and
- a breakdown of credit per lot for each lot that resulted from a previous residential ROL or MCU for which credit is sought.



13.0 Glossary of Terms

assessable ET	Means the proposed or planned infrastructure density for a site, whichever is the greater.
dedication [of land]	Means the transfer of land to Council in fee simple.
developable area	Is the gross area of the site.
district planning unit	Area of land representing a district catchment
recreation facilities	Include Local, District and City Recreation Parks, District and City Sports Parks, City Outdoor Recreation Parks and land and minor augmentation for Community Facilities such as community halls, indoor sport centres and swimming pools, and Outdoor Recreation Parks.
net additional demand	Measure of increase in demand for recreational facilities within a development area that is a consequence of an increase in residential intensity, or commercial use within that area.
equivalent tenement (ET)	Is a property based unit of measurement used to indicate infrastructure demand for the property. The demand from each property is related to the type of development allowed on the property with a detached dwelling on a standard residential lot being 1 ET. Other residential developments such as flats/ units/ villas are usually rated at lower ET per dwelling. ET ratings for commercial and tourist developments can be determined from the number of occupants, beds or rooms in the development. ET ratings for industrial developments are required to be specifically related to the industry type.
financial catchment	A defined area of an infrastructure network in which a developer contribution applies.
dwelling unit	A studio apartment, one or more bedroom townhouse, apartment, residential dwelling, retirement village.
lot	A separate distinct parcel of land created on the registration on a plan of subdivision, under the Land Title Act 1994 . This term does not refer to a lot under the Body Corporate and Community Management Act .
local planning unit	Area of land within a district catchment that represents a local catchment.
increase in residential intensity	Increase in ET that is calculated by deducting the lawful and actual existing ET within a site(s) subject to a development application from the proposed or planned post-development ET for that site(s).
increase in potential users of recreation facilities....for any commercial use	Increase in the number of persons associated with a commercial use that is calculated by deducting the lawful and actual existing sum of square meters of commercial use area within a site(s) subject to a development application, for which a contribution or dedication toward Recreation Facilities Network was previously made, from the proposed post-development or planned density sum of square meters. No credit is available where no previous dedication was made.
yield factor	Represents the percentage of developable land within a specified lot. It accounts for future roads, transport corridors, areas unable to be developed due to bushfire, flood and slope encumbrance, and types of open space, exclusive of recreation facilities, that restrict development.



14.0 List of References

Draft Recreation, Sport and Open Space Plan 2003.

Gold Coast City Council (2003) Our Community: A Social Profile of Gold Coast (2nd Edition).

Land Development Guidelines 2005.

Northern Growth Corridor Recreation, Sport and Open Space Plan 2005.

QORF (2002) South East Queensland Outdoor Recreation Demand Study.



Appendix A
Development Conversion Rates
for Type of Development



Draft Development Conversion Rates

Table A: Recreation Facilities Network Accommodation Density – Development Type Domains

Item	Development Type	Code	Density	Density Units	Density Conversion ET/Dwelling
1	Rural	RU		Dwellings/ha	1 ET/Dwelling
2	Park Living	PL	2	Dwellings/ha	1 ET/Dwelling
3	Village	VI	12	Dwellings/ha	1 ET/Dwelling
4	Detached Dwellings	DD	5	Dwellings/ha	1 ET/Dwelling
		DD	12	Dwellings/ha	1 ET/Dwelling
		DD	16	Dwellings/ha	1 ET/Dwelling
		DD	20	Dwellings/ha	1 ET/Dwelling
		DD	25	Dwellings/ha	1 ET/Dwelling
		DD	33	Dwellings/ha	1 ET/Dwelling
5	Residential Choice	RC (General)	40	Dwellings/ha	1 ET/Dwelling
		RC(RD1) ¹	25	Dwellings/ha	1 ET/Dwelling
		RC(RD2)	33	Dwellings/ha	1 ET/Dwelling
		RC(RD3)	40	Dwellings/ha	1 ET/Dwelling
		RC(RD4)	50	Dwellings/ha	1 ET/Dwelling
		RCb(RD5)	200	Bedrooms/ha	0.5 ET/Bedroom
		RCb(RD6)	300	Bedrooms/ha	0.5 ET/Bedroom
		RCb(RD7)	400	Bedrooms/ha	0.5 ET/Bedroom
6	Tourist Residential	TR (General)	50	Dwellings/ha	0.5 ET/Dwelling
		TR(RD4)1	50	Dwellings/ha	0.5 ET/Dwelling
		TRb(RD5)	200	Bedrooms/ha	0.5 ET/Bedroom
		TRb(RD6)	300	Bedrooms/ha	0.5 ET/Bedroom
		TRb(RD7)	400	Bedrooms/ha	0.5 ET/Bedroom
		TRb(RD8)	770	Bedrooms/ha	0.5 ET/Bedroom
		TRb(RDX)	770	Bedrooms/ha	0.5 ET/Bedroom



Table B: Recreation Facilities Network Accommodation Density – Development Type LAP

Item	Local Area Plan	Code	Density	Density Units	Density Conversion ET/Dwelling	
7	Beenleigh Town Centre LAP					
	City Heart Precinct	RD6	300	Bedrooms/ha	0.5 ET/Bedroom	
	Beenleigh Central Precinct	RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
	Inner City South Precinct	RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
	Community Precinct	RD1	25	Dwellings/ha	1 ET/Dwelling	
	Western Gateway Precinct	RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
	Inner City North Precinct	RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
	Parklands and Recreation Precinct	N/A				
	Education Precinct	RD1	25	Dwellings/ha	1 ET/Dwelling	
	River Gateway Precinct	RD1	25	Dwellings/ha	1 ET/Dwelling	
	Southpoint Precinct	RD1	25	Dwellings/ha	1 ET/Dwelling	
	Town Centre Residential	RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
	Traditional Residential	RD1	25	Dwellings/ha	1 ET/Dwelling	
	Broadbeach LAP					
	Central Mixed Use	RD8	769	Bedrooms/ha	0.5 ET/Bedroom	
	Highway Tourism	RD8	769	Bedrooms/ha	0.5 ET/Bedroom	
	Residential/ Low Impact Tourism	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	Pacific Fair	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	Jupiter's Casino	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	TE Peters Keysite	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	Broadbeach State School	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	Public Open Space	N/A				
	Highway Restaurant	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	Bundall Central LAP					
	Commercial and Residential			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Public Open Space	N/A				
	Bundall Equestrian LAP					
	Gold Coast Turf Club			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Equestrian Services			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Burleigh LAP					
	Burleigh Heads Commercial Core	RD6	300	Bedrooms/ha	0.5 ET/Bedroom	
	Burleigh Town Marketplace	RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
	Tourist and Residential	RD7	400	Bedrooms/ha	0.5 ET/Bedroom	
	Fringe Business	RD3	40	Dwellings/ha	1 ET/Dwelling	
	Low Key Home Business	RD2	33	Dwellings/ha	1 ET/Dwelling	
	Public Open Space	N/A				
	Community Facilities	RD2	33	Dwellings/ha	1 ET/Dwelling	
	Burleigh Ridge LAP					
	Detached Dwelling	LL1	16	Dwellings/ha	1 ET/Dwelling	
		RD2	33	Dwellings/ha	1 ET/Dwelling	
	Residential Choice	RD2	33	Dwellings/ha	1 ET/Dwelling	
		RD5	200	Bedrooms/ha	0.5 ET/Bedroom	
		RD6	300	Bedrooms/ha	0.5 ET/Bedroom	
	Environmental Open Space	N/A				
	Community Facilities			Refer to LAP		0.5 ET/Bedroom



Item	Local Area Plan	Code	Density	Density Units	Density Conversion ET/Dwelling
					or 1 ET/Dwelling
Chevron Island LAP					
Commercial			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Inner Residential			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Waterfront Residential			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Open Space		N/A			
Coolangatta LAP					
Central		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
		RD8	769	Bedrooms/ha	0.5 ET/Bedroom
Kirra Hill		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Marine Parade		RD8	769	Bedrooms/ha	0.5 ET/Bedroom
Lanham Street		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Marine Parade East		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Coomera LAP					
Coomera Residential		Residential 1	15	Dwellings/ha	1 ET/Dwelling
		Residential 2	25	Dwellings/ha	1 ET/Dwelling
Local Centres		Residential 2	25	Dwellings/ha	1 ET/Dwelling
Marine Industry				Refer to LAP	0.5 ET/Bedroom or 1 ET/Dwelling
Fringe Business				Refer to LAP	0.5 ET/Bedroom 1 ET/Dwelling
Low Impact Industry				Refer to LAP	0.5 ET/Bedroom 1 ET/Dwelling
Community Purposes		N/A			
Park Living		Residential 1	15	Dwellings/ha	1 ET/Dwelling
Private Open Space				Refer to LAP	0.5 ET/Bedroom
Rural Living/ Open Space		N/A			
Agriculture/ Conservation		N/A			
Coomera Town Centre LAP					
Town Centre Core		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Core Residential		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Tourism and Residential		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Community Purposes (Medical)		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Community Purposes (School)		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Showroom/ Commercial		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Light Industrial				Refer to LAP	0.5 ET/Bedroom
Frame residential		RD1	25	Dwellings/ha	1 ET/Dwelling
Public Open Space		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Currumbin Hill LAP					
Detached Dwelling		RDCH	12.5	Dwellings/ha	1 ET/Dwelling
		RD1	25	Dwellings/ha	1 ET/Dwelling
Residential Choice		RD4	50	Dwellings/ha	1 ET/Dwelling
		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Local Business		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Private Open Space				Refer to LAP	
Public Open Space				Refer to LAP	



Item	Local Area Plan	Code	Density	Density Units	Density Conversion ET/Dwelling
Eagleby LAP					
	Low Density Residential	RD1	25	Dwellings/ha	1 ET/Dwelling
	Medium Density Residential	RD4	50	Dwellings/ha	1 ET/Dwelling
	Community Purposes	N/A			
	Public Open Space	N/A			
	Commercial and Economic Development		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
East Coomera/ Yawalpah Conservation					
	Tidal and Intertidal Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Areas Fringing Tidal and Intertidal Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	High Terrestrial Conservation Significance Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	High Terrestrial Conservation Significance Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Rehabilitation Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Sugar Cane Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Preferred Development Areas		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Guragunbah LAP					
	Residential–Rural Residential		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Residential-Low/ Medium Density		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Mixed Residential-Tourism Use		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Commercial Industry		Refer to LAP		0.5 ET/Bedroom 1 or 1 ET/Dwelling
	Local Commercial/ Commercial Facility		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Tourism-Built Environment		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Tourism-Open Use		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	School		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Active/ Passive Recreation		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Passive Recreation		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Conservation Area		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Open Space Corridor		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Helensvale Town Centre LAP					
	Rail Oriented Town Centre	RD7	400	Bedrooms/ha	0.5 ET/Bedroom
	Town Centre Residential	RD6	200	Bedrooms/ha	0.5 ET/Bedroom
	Frame Area	RD7	400	Bedrooms/ha	0.5 ET/Bedroom



Item	Local Area Plan	Code	Density	Density Units	Density Conversion ET/Dwelling
Hope Island LAP					
Major Resorts		SC	Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
		HI	Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Santa Barbara and Boykambil Villages		LL2	1	600m ²	1 ET/Dwelling
South Crescent Avenue		LL1	1	4000m ²	1 ET/Dwelling
Hope Island Central		RD1	25	Dwellings/ha	1 ET/Dwelling
Hope Harbour		LL2	1	600m ²	1 ET/Dwelling
Tourist and Retail		HI		Refer to LAP	0.5 ET/Bedroom or 1 ET/Dwelling
Caseys and Oxenford-Southport Roads		RD3	40	Dwellings/ha	1 ET/Dwelling
Mudgeeraba Village LAP					
Core Business		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Traditional Village		RD1	25	Dwellings/ha	1 ET/Dwelling
		RD3	40	Dwellings/ha	1 ET/Dwelling
		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Community Purposes		N/A			
Residential Purposes		RD3	40	Dwellings/ha	1 ET/Dwelling
Public Open Space			Refer to LAP		
Nerang LAP					
Town Centre (North-West)		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Town Centre (South-East)		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
City of Gold Coast Council Offices Precinct		RD1	25	Dwellings/ha	1 ET/Dwelling
Railway		RD1	25	Dwellings/ha	1 ET/Dwelling
		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Mixed Residential		RD4	50	Dwellings/ha	1 ET/Dwelling
Riverfront		RD4	50	Dwellings/ha	1 ET/Dwelling
Open Space/ Recreation/ Community		RD1	25	Dwellings/ha	1 ET/Dwelling
Industrial			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Urban Residential		RD1	25	Dwellings/ha	1 ET/Dwelling
		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Large Lot Residential		LLR A	1	8000m ²	1 ET/Dwelling
		LLR B	1	2000m ²	1 ET/Dwelling
Fringe Business		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
Palm Beach LAP					
Central		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Cypress Terrace		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Palm Beach Avenue		RD4	50	Dwellings/ha	1 ET/Dwelling
Jefferson lane		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Paradise Point LAP					
Local retail Centre			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Small Office Area			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Multi-Unit Development			Refer to LAP		0.5 ET/Bedroom



Item	Local Area Plan	Code	Density	Density Units	Density Conversion ET/Dwelling
					or 1 ET/Dwelling
Robina LAP (LAP Map 21.1)					
				Refer to Local Government (Robina Central Planning Agreement) Act, 1990	
South Stradbroke LAP					
			N/A		
Southport LAP					
Retail		RD8	769	Bedrooms/ha	0.5 ET/Bedroom
Commerce and Administration		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Short Street		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Medical		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Showroom		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Trades			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Foreshore		N/A			
Park		N/A			
Residential		RD1	25	Dwellings/ha	1 ET/Dwelling
		RD2	33	Dwellings/ha	1 ET/Dwelling
		RD3	40	Dwellings/ha	1 ET/Dwelling
		RD4	50	Dwellings/ha	1 ET/Dwelling
		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Local Business			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Community Facilities			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Sundale		RD6	300	Bedrooms/ha	0.5 ET/Bedroom
Springbrook LAP					
			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Surfers Paradise LAP					
Entertainment		RDX	769	Bedrooms/ha	0.5 ET/Bedroom
High Rise Accommodation		RD8	769	Bedrooms/ha	0.5 ET/Bedroom
		RDX	769	Bedrooms/ha	0.5 ET/Bedroom
Budds Beach		RD2	33	Dwellings/ha	1 ET/Dwelling
Peninsular		RD5	200	Bedrooms/ha	0.5 ET/Bedroom
South West Tourism		RD7	400	Bedrooms/ha	0.5 ET/Bedroom
Paradise Island		RD5	200	Bedrooms/ha	0.5 ET/Bedroom or 1 ET/Dwelling
Public Open Space			Refer to LAP		
The Spit LAP					
Phillip Park and Environs			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
The Seaway Park			Refer to LAP		0.5 ET/Bedroom 1 or 1 ET/Dwelling
Beach Front Park			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Sea World Drive Central			Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Sea World			Refer to LAP		0.5 ET/Bedroom



Item	Local Area Plan	Code	Density	Density Units	Density Conversion ET/Dwelling
					or 1 ET/Dwelling
	Southport Boat Harbour		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Uplands Drive and Woodlands Way LAP					
	Napper Road		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Park Living		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
West Burleigh LAP					
	Township		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
	Tallebudgera Creek and Environs		Refer to LAP		0.5 ET/Bedroom or 1 ET/Dwelling
Yatala Enterprise Area LAP					
	General Impact Business and Industry		N/A		
	Low Impact Business and Industry		N/A		
	Food and Produce Industry		N/A		
	Future Business and Industry		N/A		
	Extractive Industry		N/A		
	Open Space		N/A		

Notes:

- 1 ***RD is the Accommodation Density shown in Overlay Maps in Volume 4 of the Our Living City – Gold Coast Planning Scheme.***
- 2 ***Some precincts in Emerging Community Domain are not serviced.***
- 3 ***Some precincts in Local Area Plans are not serviced.***
- 4 ***Contributions will be collected for a room deemed to be a bedroom.***

Table C: Network Conversion Rates for Commercial Uses

Development Type	Unit Type	Equivalent Tenements
Non Residential	Retail m ² GFA	0.005
	Commercial/ Office m ² GFA	0.009
	Industry m ² GFA	0.0007



Appendix B

Infrastructure Maps



Appendix C

Yield Factor Maps