Building our city

Light Rail Corridor 2015 Status Report
Prepared by the City of Gold Coast in conjunction with the Griffith University Cities Research Centre

The Building our City Light Rail Corridor 2013 Baseline Report. Available at cityofgoldcoast.com.au/buildingourcity

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The now operating G:link light rail system that began service on 20 July 2014 has become a resounding success in terms of passenger numbers and changing the way that people move around our city. But the light rail does not operate in a vacuum; it is a transformational piece of infrastructure that is also changing our city around it.

This report is the second in a series looking at how the area known as the Light Rail Corridor is changing, primarily as a result of the introduction of the light rail. This report follows on from the Light Rail Corridor 2013 Bassline Report and outlines changes that are taking place within the study area (see map left) that stretches from the Gold Coast University Hospital in Parkwood to Broadbeach.

These Building our City – Light Rail Corridor reports aim to quantify the “flow on” economic, social and environmental benefits that are being driven by the light rail in a way that is easy to measure and understand. The method is straightforward and simple. Record a number of metrics at regular intervals over the years and compare the changes.

“The Gold Coast Light Rail is more than just a transport project; it is a significant piece of city-building infrastructure…”
Gold Coast 2020

After extensive community and stakeholder engagement, commencing in September 2012, Council adopted the new corporate plan, known as Gold Coast 2020, on 11 March 2014. The plan provides clear direction on City priorities and programs of work for the next six years. Gold Coast 2020 supports the delivery of key corporate strategies and directs short term planning across the City.

Gold Coast 2020 is structured around three themes – Place, Prosperity and People:

- **The best Place to live and visit**
  - describing the city and how it will look.

- **Prosperity built on a strong diverse economy**
  - describing jobs and opportunities people will have.

- **People contribute to a strong community spirit**
  - describing the city, its culture and people coming together.

Each theme has a number of outcomes painting a picture of what we want to see, and each outcome is supported by performance measures that help us to understand our progress toward achieving this picture over the life of the plan. Each theme also lists signature actions that identify what will be underway by 2020.

The Building our city project can assist in the delivery of Gold Coast 2020 by showing the changes occurring in specific parts of the city over time.
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Overview

The Gold Coast offers an enviable lifestyle, a stunning environment and modern infrastructure that supports the city as it grows. With the population expected to increase by 320,000 over the next 20 years, the Gold Coast must build on its exceptional economic opportunities, lifestyle and environment to use this growth as a lever to become a prosperous, connected and liveable world-class city.

The light rail system is a key component of this future, and has already proven to be an immediate success in terms of ridership numbers and the way it is beginning to shape the city.

This spread shows the key changes that have occurred in the 2 years since the beginning of the light rail service. Further detail on these and other changes can be viewed in more detail throughout this document.
17,161 dwellings have been approved in the corridor as part of major development applications (excluding 1,252 dwellings in the Commonwealth Games™ Village).

29.3km of bicycle routes have been added since 2013.

29% increase at the Thomas Drive bridge to and from Chevron Island.

49% decrease in traffic volume along Scarborough Street in Southport.

6% increase in street trees from 10,898 to 11,560 between January 2013 and December 2015.
Place

Over the past 50 years, the Gold Coast has evolved from a quiet seaside holiday destination of connected villages to a vibrant and diverse international city.

Lifestyle is of paramount importance and the climate promotes a healthy, outdoor way of life. Add in a strip of world-class beaches, an expansive natural hinterland dotted with national parks and rainforest reserves, and you will be hard pressed to find a more inviting place to call home.

The next part of that evolution is now the creation of a stronger public transport network to support and manage population growth and the associated challenges whilst retaining that true Gold Coast lifestyle.

/01 Light Rail passengers
/02 Traffic counts
/03 Bicycle counts/bicycle routes
/04 Community facilities
/05 Building edges
/06 Mid-block links /bridges/pedestrian crossings
/07 Green buildings/solar power
/08 Street trees
/09 Pedestrian counts
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Light Rail passengers

Light Rail has provided an alternative way to move around the city. A fast, reliable and affordable public transport option not only moves many people to where they need to go, but also provides options other than car use. This is especially important for those who don’t have access to a car, or are unable to drive. Light Rail also benefits those who need to drive as it frees up road space by allowing for those who don’t need or want to drive to be able to catch public transport instead.

Method
TransLink provides the City of Gold Coast with patronage data.

Key findings
Since the commencement of light rail operations in July 2014, patronage has grown with the average network passenger numbers growing significantly between 2014 and 2015.

Source: TransLink
Traffic counts

Private vehicle access throughout the light rail corridor is essential, however as the city grows space for vehicles is likely to be constrained and a balance between private and public transport will need to be achieved. Keeping track of vehicle numbers will assist the City in planning to ensure access is not compromised.

Method

The City of Gold Coast undertakes regular traffic counts at multiple sites across the city.

Key findings

In the areas measured pre-tram there has been a general decrease in vehicle movements since the tram commenced operations. Some of these reductions have been significant, such as in Scarborough Street at Southport.
The City of Gold Coast is committed to improving the transport infrastructure throughout the city. The construction of the light rail didn’t just deliver a tram service, but also assisted in augmenting the bicycle network throughout the corridor. Bike sheds, end of trip facilities and more dedicated bicycle routes were delivered to help people to change the way they move.

### Method
The City of Gold Coast undertakes regular cycle counts at multiple sites across the city.

For each year indicated, the numbers consist of total number of cyclists across a consecutive Friday and Saturday from 10am to 10pm.

The City of Gold Coast publishes the ‘Gold Coast Cycling Guide’ which outlines the cycle routes throughout the city. It is available at: cityofgoldcoast.com.au/activetravel

### Key findings
There has been a significant expansion of the bicycle route network throughout the corridor. The number of cyclists has also steadily increased.
Community facilities

Well planned and coordinated social infrastructure is fundamental to the economic and social wellbeing of a community. The City maintains significant infrastructure throughout the light rail corridor, which is easier to access now the trams are running.

Key findings

There has been no change in the number of community centres, libraries or beach showers. Although there has been a drop in the overall number of pieces of play equipment; there are now 4 additional locations where play equipment is available compared to 2013.

Method

The City of Gold Coast maintains an inventory of infrastructure assets.
Case studies

The City of Gold Coast continues to invest in and provide community facilities and infrastructure throughout city.

Two significant projects have been completed in the last two years within the light rail corridor.

Broadwater Parklands – Stage 3

Broadwater Parklands Stage 3 was officially opened to the public in February 2016. Stage 3 continues the master plan vision for Broadwater Parklands, with the addition of 3.5 hectares of land to the north of the Gold Coast Aquatic Centre at Southport.

Stage 3 adds facilities for schools, the Southport Amateur Fishing Club, visitors and tourists including:

- the Northern Pavilion, a new community facility and home for the Southport Amateur Fishing Club
- an environmental education shelter
- a four-lane boat ramp
- 82 car parks and 90 car trailer parks.

Gold Coast Aquatic Centre

A $41 million redevelopment of the Southport Pool complex originally developed in the 1960’s resulted in the new Gold Coast Aquatic Centre (GCAC) being open to the public in June 2014. It is now a world-class swimming facility which will be the swimming and diving facility for the Gold Coast 2018 Commonwealth Games™. This outstanding facility provides many benefits to the Gold Coast and its resident.
Building edges

The way in which buildings ‘hit the street’ has a major impact on the amenity and safety of that location. Blank walls, driveways, and pleasant but uninteresting landscaping often result in streets devoid of activity and surveillance. However buildings with physical openings, retail and office uses and that are built right up to the footpath add interest and vibrancy to the street.

Method

The City regularly surveys the residential and commercial building edges close to the centres of activity.

- An active edge offers two-way visual and physical permeability at street level. The activities in these buildings add a sense of life and activity to the streetscape
- A moderate edge provides some visual and/or physical access to the interior, but is partially obscured by distance, small fences and gates, signage, or the scale and type of glazing
- An inactive edge provides no visual or physical interface due to solid walls, car parking, driveways or a lack of windows and doors. Also includes vacant lots.

Key findings

Across the corridor 1,479 metres of inactive frontages have been replaced with 1,052 metres of active and 427 metres of moderate frontages representing an improving relationship between buildings and street.
### Surfers Paradise & Chevron Island

**2013**
- **8,100m** EDGES SURVEYED in Chevron Island
  - 7,020m INACTIVE EDGES
  - 605m MODERATE EDGES
  - 475m ACTIVE EDGES

**2015**
- 6,886m INACTIVE EDGES
- 591m MODERATE EDGES
- 523m ACTIVE EDGES

**TOTAL CHANGE**
- 34m INACTIVE EDGES
- 14m MODERATE EDGES
- 48m ACTIVE EDGES

### Florida Gardens & Broadbeach

**2013**
- **6,900m** EDGES SURVEYED in Florida Gardens
  - 5,740m INACTIVE EDGES
  - 945m MODERATE EDGES
  - 215m ACTIVE EDGES

**2015**
- 5,790m INACTIVE EDGES
- 895m MODERATE EDGES
- 215m ACTIVE EDGES

**TOTAL CHANGE**
- 50m INACTIVE EDGES
- 50m MODERATE EDGES
- 0m ACTIVE EDGES

**2014**
- **22,300m** EDGES SURVEYED in Surfers Paradise
  - 17,000m INACTIVE EDGES
  - 895m MODERATE EDGES
  - 4,405m ACTIVE EDGES

**2015**
- 16,409m INACTIVE EDGES
- 1,241m MODERATE EDGES
- 4,650m ACTIVE EDGES

**TOTAL CHANGE**
- 591m INACTIVE EDGES
- 346m MODERATE EDGES
- 245m ACTIVE EDGES

**2013**
- **8,500m** EDGES SURVEYED in Broadbeach
  - 5,970m INACTIVE EDGES
  - 580m MODERATE EDGES
  - 1,950m ACTIVE EDGES

**2015**
- 5,609m INACTIVE EDGES
- 629m MODERATE EDGES
- 2,262m ACTIVE EDGES

**TOTAL CHANGE**
- 361m INACTIVE EDGES
- 49m MODERATE EDGES
- 312m ACTIVE EDGES
Mid-block links/bridges /pedestrian crossings

Increasing the ability for non-vehicle traffic to move through and around the corridor will increase the attractiveness of the light rail as a transport option. It will also link together communities and encourage more non-vehicle trips to be taken. These links include bridges across waterways, laneways opening up large city blocks and locations for pedestrians to cross busy roads.

Method

The City of Gold Coast regularly surveys the midblock links (laneways and arcades), bridges and pedestrian crossing points (pedestrian operated traffic lights and crossings) within corridor. Note that a change in methodology has resulted in a change in some of the 2013 counts as previously published.

Key findings

There has been a net increase of 1 pedestrian specific crossing point. While 11 crossings had to be removed from the corridor to make way for the light rail primarily through the installation of traffic signals, these were offset by the addition of 12 crossings which primarily increase access to and from the stations.

Pedestrian specific road crossing points

139 – 2013
140 – 2015

Mid-block links (not 24 hours)

8 – 2013
8 – 2015

Key findings

No new links have been created however significant redevelopments of existing areas where links exist such as Pacific Fair and Australia Fair (west) have occurred.

Mid-block links (24hours)

44 – 2013
45 – 2015

Key findings

One new mid-block link has been created, through the redevelopment of the Mark Building in Surfers Paradise (see page opposite).

Bridges

33 – 2013
(of which 6 are pedestrian/cycle only)
36 – 2015
(of which 9 are pedestrian/cycle only)

Key findings

Three new green bridges have been constructed as part of the light rail project. The major one is the bridge across the Nerang River (see page opposite) and two other smaller bridges across waterways between Surfers Paradise and Main Beach.
Case studies

The City of Gold Coast continues to work towards improved movement and access outcomes throughout the city. Two significant achievements have occurred within the corridor in the past two years.

Surfers Paradise arcade link
A multi-decade aim of the City to open up a new pedestrian link that stretches from the Nerang River to the Surfers Paradise foreshore has been completed. This link stretches through the Circle on Cavill, Hilton, Top of the Mark and Soul developments and provides an off-street pedestrian arcade system full of shopping, dining and entertainment options.

New bridge across the Nerang River at Southport
As part of the construction of the light rail system, a new pedestrian and cyclist bridge across the Nerang River between Main Beach and Southport was constructed to improve the non-vehicle access across the river.
Green buildings/ solar power

Well designed and energy efficient buildings provide an improved outcome for the local and global environment. They can also reduce building and maintenance costs helping business to be more competitive. Green buildings do not have to be new to be ‘green’; there are significant opportunities to retrofit existing buildings to make them more resilient.

Installing solar power is another way to make a positive impact upon the environment that is easily accessible for many homeowners and businesses.

Method

Green Buildings
Buildings as certified in the National Australian Built Environment Ratings System (NABERS) and the Green Building Council of Australia. Note that some buildings need to be rated over regular periods of time to continue their rating accreditation.

Solar Panels
Using aerial photography, identify and count the number of premises with solar power.

Key findings
The number of dwellings with solar panels has almost doubled since 2013. Southport has the highest concentration of ‘green buildings’ in the corridor.

1027
2015 Sites have roof top solar panels

519
2013 Sites have roof top solar panels

Key
Green Buildings:

1 ‘Bartercard House’
   121 Scarborough Street Southport

2 7 Bay Street Southport

3 26 Marine Parade Southport

4 12 Short Street Southport

5 ‘Seabank Building’
   12-14 Marine Parade Southport

6 25-27 Elkhorn Avenue Surfers Paradise

7 50 Cavill Avenue Surfers Paradise
Street trees

Street trees are an important ingredient in a quality public realm. They provide both the shade and shelter required in a subtropical climate and are an attractive landscaping element which softens the streetscape and fosters inviting spaces.

Method

The City of Gold Coast maintains an inventory of street trees.

(Note: This count is for street trees only, not trees in parks, conservation areas or on private land).

Key findings

Planting additional street trees was a key element of the streetscape works undertaken as part of the overall light rail project, and along with other plantings undertaken by the City, the net total increase of 662 street trees has been achieved since 2013.
Pedestrian counts

The number of pedestrians moving through and using a space is a good indicator of the social and economic health of a place. More pedestrians mean more customers, more vibrancy, increased safety and more opportunities for social interaction.

Method

The City of Gold Coast undertakes regular pedestrian counts at multiple sites across the city. For each year indicated, the numbers consist of total number of pedestrians across a consecutive Friday and Saturday from 10am to 10pm.

Key findings

Total numbers of pedestrians has remained relatively stable, however increases have generally been observed on ‘link’ routes between individual stations and activity centres, such as Tedder Avenue and on ‘feeder’ routes such as over the Thomas Drive and Hooker Boulevard bridges and along Monaco Street.
Southport and Main Beach

1. Nerang Street (between Garden and Davenport)
   - Standing: 3978
   - Sitting in café: 3072
   - Sitting in mall: 3462

2. Nerang Street Mall
   - Standing: 540
   - Sitting in café: 377
   - Sitting in mall: 374
   - Standing: 325
   - Sitting in café: 126
   - Sitting in mall: 211
   - Standing: 365
   - Sitting in café: 187
   - Sitting in mall: 160

3. Scarborough Street (between Hinze and Hicks)
   - Standing: 5604
   - Sitting in café: 4470
   - Sitting in mall: 4710

4. Scarborough Street (south of Young)
   - Standing: 22020
   - Sitting in café: 21468
   - Sitting in mall: 23938

5. Nerang River Bridge
   - Standing: 1074
   - Sitting in café: 858
   - Sitting in mall: 978

6. Tedder Avenue (between Cronin and Breaker)
   - Standing: 1866
   - Sitting in café: 1200
   - Sitting in mall: 2712

Key
- 2013
- 2014
- 2015

Standing
Sitting in café
Sitting in mall
Surfers Paradise

- **Thomas Drive Bridge**: 2013 - 5382, 2014 - 4500, 2015 - 6966
- **Elkhorn and Orchid Avenues**: 2013 - 20948, 2014 - 17946, 2015 - 20580
- **Cavill Avenue Mall**: 2013 - 2135, 2014 - 1698, 2015 - 3290
- **The Esplanade (between Clifford and Laycock)**: 2013 - 12282, 2014 - 10242, 2015 - 11928
- **Via Roma Bridge**: 2013 - 1050, 2014 - 1242, 2015 - 1188

Key:
- **Standing**
- **Sitting in café**
- **Sitting in mall**
Water edges/boat ramps / waterways grading

The Gold Coast is known for its beaches, rivers and canals. Access to that water, and its quality, is vital to the environmental, economic and social health of our city.

Method

Water edges
Measure access to the water in the corridor:
- Good access – public access is available with supporting facilities such as a defined park, pathway/oceanway and facilities
- Some access – public access is available however the adjacent space is undefined with no supporting facilities. Also includes semi-privatised spaces where private land has direct waterfront access
- No access – no public access available, such as canal front homes.

Boat ramps
Map and count boat ramps:
- Includes boat ramps and publicly available pontoons or mooring points

Healthy waterways grading
Waterway Health grade:
- The water quality information is sourced from the Healthy Waterways Environmental Health Monitoring Program (EHMP). Monitoring of selected sites throughout south-east Queensland is undertaken by the State government on a quarterly basis and a report card is produced annually.

Key findings

There has been no change to the quality of water access throughout the corridor; however some areas of existing good access have been improved further – such as the Kurrawa Terrace (see opposite page). There has been an increase in the number of boat facilities available to the public.

Broadwater catchment
2015 waterway health grade
2013: B-

“The overall environmental condition of Broadwater is excellent. Water quality and mangroves are in excellent condition and seagrass habitats in good condition, supporting local fisheries. However, the current condition is under pressure from sediment and nutrient loads.”

Source: healthywaterways.org

Nerang estuary catchment
2015 waterway health grade
2013: B-

“The overall environmental condition of Nerang is fair. Estuarine water quality is excellent and freshwater stream health is excellent. However, estuarine habitat is almost non-existent, riparian vegetation is poor and very high sediment and nutrient loads are being generated.”

Source: healthywaterways.org
The Kurrawa Terrace is an example of how the City is improving access to the water and taking advantage of our natural assets. It is the Gold Coast’s first fully serviced beachfront event space. Located just north of the Kurrawa Surf Lifesaving Club it will provide exciting new event opportunities for the city’s tourism and business event industries. It will also be a valuable community asset catering for activities like large yoga classes. The terrace and adjacent level beach have capacity for up to 1000 people standing or 500 at a formal sit-down event.
Prosperity

The Gold Coast economy has grown by 27 per cent over the last decade from $20.2 billion to $25.7 billion. This growth has been predominately underpinned by population growth with 122,000 new arrivals over that time. In 2015 the total population reached 555,608.

Traditionally, the city’s prosperity has been driven by a strong tourism industry and servicing local population and growth needs across industries such as construction, retail and services.

The light rail now links numerous key locations throughout the city including, retail, employment, education, residential and tourist areas. By providing easier access to these locations, the city is more connected and accessible.

/01 Development applications
/02 Broadbeach
/03 Surfers Paradise/Main Beach
/04 Southport
/05 Visitors/roadside dining/students/safety camera network
/06 Events and festivals
The light rail is more than just a transport project; it is a significant piece of city building infrastructure which has been recognised in the City's planning documents as a key spine along which development and growth can be accommodated. By encouraging new businesses, residents and activities to occur in and around the light rail corridor, transport and land uses are integrated to increase accessibility and connectivity across the city, reduce the cost of congestion and its impacts upon productivity, and provide alternatives to private car use.

**Method**

The City of Gold Coast keeps records about development approvals. The data shown represents major residential approvals of 4 or more dwellings throughout the study area across the period 1 January 2013 to 31 December 2015.

Other major developments such as the Commonwealth Games™ Village, Pacific Fair Shopping Centre redevelopment, Jupiter's Casino redevelopment are noted on each page but are not included in the total dwellings number when applicable.

**Stats**

As can be seen in the following pages there has been significant development activity in the light rail corridor over the past 3 years. This shows that the City of Gold Coast's planning aspirations are being recognised and acted upon by the development industry in meeting demand for people to live, work and recreate within the light rail corridor.

- Total number of dwellings have been approved in the corridor as part of major development applications: 17,161 (excluding 1,252 dwellings in the Commonwealth Games™ village).
Broadbeach

A mix of residential and tourist areas, this part of the Corridor is seeing development occurring to accommodate locals as well as visitors. In addition to the development approvals shown, other significant projects include:

- The redevelopment of the Pacific Fair shopping centre is a $670 million investment into transforming the centre into Queensland’s largest shopping destination for shopping, dining, entertainment and leisure. It retains the indoor/outdoor ambience the centre is famous for and provides space for over 420 retail providers.

- Jupiter’s Casino is undergoing a $345 million redevelopment which includes fully refurbishing the existing property, as well as constructing a new 6-star 17-storey hotel tower to position itself as a world class integrated resort.
Key

1. 13–17 Montana Road, “Elysium”
   - 9 apartments

2. 2595–2597 Gold Coast Highway
   - 116 apartments and café

3. 9 Hooker Boulevard
   - 57 apartments

4. 2663 Gold Coast Highway, “The Beach”
   - 219 apartments and tavern

5. 12–14 Philip Avenue
   - 131 apartments

6. 12–22 Albert Avenue
   - 244 apartments, retail and commercial

7. 4–6 Queensland Avenue
   - 34 apartments

8. 2–4 Jubilee Avenue, “QUBE”
   - 202 apartments and retail

9. 2729 Gold Coast Highway, “Synergy”
   - 137 apartments

10. 136 Old Burleigh Road
    - 91 apartments

11. 31 Broadbeach Boulevard,
    “Astoria on Broadbeach”
    - 16 apartments

12. 10 St. Kilda Avenue, “St. Kilda Rose”
    - 16 apartments

13. 13 St. Kilda Avenue
    - 9 apartments

Key:
- Approved
- Under construction
- Completed
Surfers Paradise/ Main Beach

This iconic part of the Corridor is experiencing significant development with a number of signature buildings adding to the already world famous skyline. In addition to the development approvals shown, other significant projects include:

- Renovation and adaptive re-use of the Surfers Paradise transit centre into the ‘4217’, a modern day urban village offering dining, art and lifestyle offerings.
- A significant renovation of the Capri on Roma retail and commercial centre including 60 specialist retailers, alfresco dining and even boat parking for those who wish to arrive by water.
14 19 Cannes Avenue
16 14 Cannes Avenue
15 2801-2833 Gold Coast Highway
16 36–44 Old Burleigh Road, “Jewel”
17 5–7 Peninsular Drive
18 2949–2957 Surfers Paradise Boulevard
19 5–7 Peninsular Drive
20 10–20 River Terrace, “Reve”
21 18 Remembrance Drive, “Essence”
22 40 Hamilton Avenue
23 2983–2993 Surfers Paradise Boulevard, “Markwell”
24 12–14 Hamilton Avenue
25 61–65 Peninsular Drive, “Waterglow”
26 4 Orchid Avenue
27 8–10 Cavill Avenue
28 52A The Esplanade
29 35–37 Tarcoola Crescent
30 17–21 Thomas Drive
31 2–8 Mawarra Street
32 9–11 Anembo Street, “St Thomas Place”
33 17 Anembo Street
34 34 Anembo Street
35 116 The Esplanade
36 103 Ferny Avenue
37 122 Ferny Avenue, “Ruby”
38 8–10 Acacia Avenue
39 3440 Surfers Paradise Boulevard, “Rhapsody”
40 180–184 Ferny Avenue
41 3531–3533 Main Beach Parade
42 3550–3552 Main Beach Parade
43 3565 Main Beach Parade

Key

- Approved
- Under construction
- Completed

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Southport

Southport is experiencing astonishing levels of development and growth, reinforcing its status as the new CBD of the Gold Coast. In addition to the development approvals shown, other significant projects include:

- Opened in 2013, the Gold Coast University Hospital is a $1.76 billion, 750 bed facility which also contains clinical and teaching facilities.

- Expansion of the Griffith University Gold Coast campus including the 7 storey Business School building, a new aquatic centre and the Griffith Health Centre in conjunction with the Gold Coast University Hospital.

- Development of the $230 million Gold Coast Private Hospital adjacent to the Gold Coast University Hospital.

- Construction is underway on the $550 million Gold Coast 2018 Commonwealth Games Village.

- Redevelopment of the Gold Coast Aquatic Centre on the Broadwater Parklands.
### Key

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<th>Building</th>
<th>Address</th>
<th>Type</th>
<th>Apartments/Rooms</th>
</tr>
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<tbody>
<tr>
<td>41 Como Street, &quot;Brighton on Broadwater&quot;</td>
<td>551 apartments and retail</td>
<td>Approved</td>
<td>551 apartments and retail</td>
</tr>
<tr>
<td>30 Brighton Parade, &quot;Lanikai&quot;</td>
<td>43 apartments</td>
<td>Completed</td>
<td>43 apartments</td>
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<td>40 5 Chester Terrace</td>
<td>27 apartments.</td>
<td>Completed</td>
<td>27 apartments.</td>
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<tr>
<td>11–13 Lenneberg Street</td>
<td>Aged person accommodation (40 high care beds)</td>
<td>Completed</td>
<td>Aged person accommodation (40 high care beds)</td>
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<td>4–8 Meron Street, “Marquee”</td>
<td>51 apartments.</td>
<td>Completed</td>
<td>51 apartments.</td>
</tr>
<tr>
<td>20 Queen Street</td>
<td>133 apartments</td>
<td>Completed</td>
<td>133 apartments</td>
</tr>
<tr>
<td>24–30 Queen Street</td>
<td>67 apartments</td>
<td>Completed</td>
<td>67 apartments</td>
</tr>
<tr>
<td>30 Lather Street</td>
<td>9 apartments</td>
<td>Approved</td>
<td>9 apartments</td>
</tr>
<tr>
<td>22–24 Lather Street, &quot;Ascent&quot;</td>
<td>30 apartments</td>
<td>Completed</td>
<td>30 apartments</td>
</tr>
<tr>
<td>43 Lenneberg Street, “Rise”</td>
<td>30 apartments</td>
<td>Completed</td>
<td>30 apartments</td>
</tr>
<tr>
<td>9–11 Andrews Street, “Niche”</td>
<td>54 apartments</td>
<td>Completed</td>
<td>54 apartments</td>
</tr>
<tr>
<td>15–17 Waverly Street</td>
<td>52 apartments</td>
<td>Completed</td>
<td>52 apartments</td>
</tr>
<tr>
<td>8–14 Waverly Street, “South Hampton”</td>
<td>50 apartments</td>
<td>Completed</td>
<td>50 apartments</td>
</tr>
<tr>
<td>59–73 Meron Street, “Imperial City”</td>
<td>2600 apartments, 200 room hotel, mixed use commercial, retail and restaurants (Preliminary approval)</td>
<td>Approved</td>
<td>2600 apartments, 200 room hotel, mixed use commercial, retail and restaurants (Preliminary approval)</td>
</tr>
<tr>
<td>11 Ferry Road</td>
<td>52 apartment building and retail</td>
<td>Completed</td>
<td>52 apartment building and retail</td>
</tr>
<tr>
<td>6 Spendelove Avenue</td>
<td>10 apartments</td>
<td>Completed</td>
<td>10 apartments</td>
</tr>
<tr>
<td>26 Spendelove Street, “Spen De Love Residences”</td>
<td>37 apartments</td>
<td>Under construction</td>
<td>37 apartments</td>
</tr>
<tr>
<td>35–37 White Street, “The Beacon”</td>
<td>177 apartments</td>
<td>Approved</td>
<td>177 apartments</td>
</tr>
<tr>
<td>22 White Street</td>
<td>88 room motel</td>
<td>Completed</td>
<td>88 room motel</td>
</tr>
<tr>
<td>24–26 Scarborough Street</td>
<td>221 apartments and retail</td>
<td>Approved</td>
<td>221 apartments and retail</td>
</tr>
<tr>
<td>15–21 Scarborough Street, “Iridium”</td>
<td>460 apartments and mixed use ground floor retail plaza</td>
<td>Approved</td>
<td>460 apartments and mixed use ground floor retail plaza</td>
</tr>
<tr>
<td>15 Young Street, “Cienna Square”</td>
<td>Mixed use development, apartments, retail and commercial (Preliminary approval)</td>
<td>Completed</td>
<td>Mixed use development, apartments, retail and commercial (Preliminary approval)</td>
</tr>
<tr>
<td>32–34 Garden Street</td>
<td>103 apartments</td>
<td>Completed</td>
<td>103 apartments</td>
</tr>
<tr>
<td>67–71 Nerang Street, “Sanbano”</td>
<td>555 apartments, restaurant, retail, medical, take away</td>
<td>Completed</td>
<td>555 apartments, restaurant, retail, medical, take away</td>
</tr>
<tr>
<td>127 Nerang Street</td>
<td>200 apartments (Preliminary approval)</td>
<td>Approved</td>
<td>200 apartments (Preliminary approval)</td>
</tr>
<tr>
<td>94–96 Eugariee Street</td>
<td>13 apartments</td>
<td>Completed</td>
<td>13 apartments</td>
</tr>
<tr>
<td>198 Queen Street</td>
<td>30 apartments</td>
<td>Approved</td>
<td>30 apartments</td>
</tr>
<tr>
<td>216 Queen Street</td>
<td>16 apartments</td>
<td>Completed</td>
<td>16 apartments</td>
</tr>
<tr>
<td>49 Ward Street</td>
<td>23 apartments</td>
<td>Completed</td>
<td>23 apartments</td>
</tr>
<tr>
<td>11 Water Street</td>
<td>10 apartments</td>
<td>Completed</td>
<td>10 apartments</td>
</tr>
<tr>
<td>9 Water Street</td>
<td>9 apartments</td>
<td>Completed</td>
<td>9 apartments</td>
</tr>
<tr>
<td>91 High Street</td>
<td>18 apartments</td>
<td>Completed</td>
<td>18 apartments</td>
</tr>
<tr>
<td>52 Railway Parade</td>
<td>200 apartments</td>
<td>Completed</td>
<td>200 apartments</td>
</tr>
<tr>
<td>113 High Street</td>
<td>12 apartments</td>
<td>Completed</td>
<td>12 apartments</td>
</tr>
<tr>
<td>104–114 Scarborough Street, “Grand Central”</td>
<td>265 apartments, 33 student accommodation units, 108 serviced apartments</td>
<td>Completed</td>
<td>265 apartments, 33 student accommodation units, 108 serviced apartments</td>
</tr>
<tr>
<td>58–60 Marine Parade, “Star of the Sea”</td>
<td>886 apartments, retail, hotel and commercial (Preliminary approval only)</td>
<td>Completed</td>
<td>886 apartments, retail, hotel and commercial (Preliminary approval only)</td>
</tr>
<tr>
<td>133–137 Scarborough Street, “One33 Scarborough”</td>
<td>42 apartment, restaurant and alfresco dining</td>
<td>Completed</td>
<td>42 apartment, restaurant and alfresco dining</td>
</tr>
<tr>
<td>139–141 Scarborough Street “Allergio”</td>
<td>114 apartments</td>
<td>Completed</td>
<td>114 apartments</td>
</tr>
<tr>
<td>163 Scarborough Street</td>
<td>8 apartments and café</td>
<td>Completed</td>
<td>8 apartments and café</td>
</tr>
<tr>
<td>6–10 Norman Street</td>
<td>51 apartments</td>
<td>Completed</td>
<td>51 apartments</td>
</tr>
<tr>
<td>11–15 Norman Street</td>
<td>44 apartments</td>
<td>Completed</td>
<td>44 apartments</td>
</tr>
<tr>
<td>23 Norman Street, “120 Marine Parade”</td>
<td>279 apartments</td>
<td>Completed</td>
<td>279 apartments</td>
</tr>
<tr>
<td>26–28 Gray Street, “Ocean”</td>
<td>27 apartments</td>
<td>Completed</td>
<td>27 apartments</td>
</tr>
<tr>
<td>15 Rose Street, “Aurora Pacific Apartments”</td>
<td>129 apartments</td>
<td>Completed</td>
<td>129 apartments</td>
</tr>
<tr>
<td>165 Marine Parade, “Sails on Broadwater”</td>
<td>242 apartments, café and wine bar</td>
<td>Completed</td>
<td>242 apartments, café and wine bar</td>
</tr>
<tr>
<td>Melia Court, “Southport Sharks Hotel”</td>
<td>resort hotel (162 rooms)</td>
<td>Completed</td>
<td>resort hotel (162 rooms)</td>
</tr>
<tr>
<td>6 Tonga Place, “Pinnacle on the Park”</td>
<td>58 apartments and café</td>
<td>Completed</td>
<td>58 apartments and café</td>
</tr>
</tbody>
</table>
Visitors/roadside dining/students/safety camera network

The light rail links together some of the key tourist, entertainment and educations precincts throughout the city. Tourists and students play an important part in the economy of the city and the light rail makes it easier, cheaper and safer to get around. The same applies for people visiting the entertainment precincts. Outdoor dining activates outdoor spaces and provides business owners with additional floorspace to benefit their business. And for revellers there is now another option to get around without having to drive whilst being kept safer under the watchful eye of the City’s expansive Safety Camera Network.

Method

Destination Queensland (a partnership between the Queensland Government and the tourism industry) keeps track of visitor numbers to the Gold Coast.

The City regulates outdoor dining and records existing permits.

Education institutions track the number of students at their campuses.

The City operates and maintains an extensive CCTV network in conjunction with the Queensland Police Service.

Key findings

Day, domestic overnight and international visitors to the City have all grown strongly over the past 2 years. Student enrolments have increased at the Southport campus of Griffith University. Roadside dining overall has declined with noticeable drops in Broadbeach and Main Beach, but increases in Surfers Paradise and Southport.
<table>
<thead>
<tr>
<th>Location</th>
<th>2013</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southport</td>
<td>24</td>
<td>28</td>
</tr>
<tr>
<td>Main Beach</td>
<td>26</td>
<td>17</td>
</tr>
<tr>
<td>Chevron Island</td>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td>Surfers Paradise</td>
<td>33</td>
<td>39</td>
</tr>
<tr>
<td>Broadbeach</td>
<td>59</td>
<td>54</td>
</tr>
<tr>
<td>Mermaid Beach</td>
<td>3</td>
<td>6</td>
</tr>
</tbody>
</table>

**Roadside dining**

<table>
<thead>
<tr>
<th>Location</th>
<th>2013 Total</th>
<th>2015 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>304sqm</td>
<td>287sqm</td>
</tr>
<tr>
<td></td>
<td>689sqm</td>
<td>390sqm</td>
</tr>
<tr>
<td></td>
<td>152sqm</td>
<td>140sqm</td>
</tr>
<tr>
<td></td>
<td>837sqm</td>
<td>1114sqm</td>
</tr>
<tr>
<td></td>
<td>1516sqm</td>
<td>1290sqm</td>
</tr>
<tr>
<td></td>
<td>35sqm</td>
<td>65sqm</td>
</tr>
</tbody>
</table>

**Safety camera network**

- Southport: 45
- Surfers Paradise: 100
- Broadbeach: 61

**Education institutions**

- Gold Coast Tafe (Southport) Students: 7,000 (2013), 6,900 (2015)
- Griffith University Students: 15,600 (2013), 18,800 (2015)
Events and festivals

Festivals and events not only attract tourists and stimulate the economy, but also act as bonding element for local communities to get together and enjoy everything that the Gold Coast has to offer. The light rail provides important transport function for many festivals and events, being able to move thousands of people per hour, whilst also spreading the economic benefits of hotel bookings and hospitality along the length of the route, instead of just in the immediate vicinity of the event.

Method
The City, Broadbeach Alliance, and Surfers Paradise Alliance monitor attendances at events and festivals across the Gold Coast.

Key findings
Attendance at events has been increasing throughout the corridor with the light rail playing a key role in moving large numbers of people. For example, during the 2015 three day V8 Supercar event, over 167,000 passengers used trams to access the race precinct.
People

The Gold Coast is considered one of Australia’s most rapidly growing cities. Our population has grown from 35,000 in the 1960’s to 555,608 in 2015. By 2036 it is expected that almost 900,000 people will call our city home. Our city has a diverse mix of residents who are proud to live, work and play here. We are a city of people both young and old, with a median age of 36.
Active and Healthy program

The City’s award winning Active and Healthy program encourages Gold Coasters to lead an active and healthy lifestyle. These activities are free (or very low cost), have qualified instructors, suit different ages and fitness levels and provide opportunities to meet new people and develop new interests. The city-wide program has multiple locations throughout the Corridor, which are now easier than ever to access due to the light rail.

Method

The City records the locations, sessions and number of participants twice a year.

Key findings

Participation numbers continue to grow slightly along the light rail route due to better access to locations and greater awareness of the activities on offer. The City runs an Active & Healthy Lifestyle Program from July to June each year for 40 weeks, plus school holiday activations in holiday periods.

- **Gold Coast Aquatic Centre, Southport**
  - 2012: 3 Activities, 96 Sessions, 2,776 participants
  - 2015: 3 Activities, 60 Sessions, 1,920 participants

- **Australia Fair Shopping Centre**
  - 2012:
    - 1 Activity, 26 Sessions, 75 participants
    - 2015:
      - 1 Activity, 20 Sessions, 90 participants

- **Southport Community Centre**
  - 2012:
    - 2 Activities, 46 Sessions, 1,044 participants
    - 2015:
      - 2 Activities, 40 Sessions, 1,900 participants

- **Evandale Park**
  - 2012:
    - 3 Activities, 93 Sessions, 1,389 participants
    - 2015:
      - 3 Activities, 60 Sessions, 909 participants

- **Surfers Paradise, Esplanade**
  - 2012:
    - 1 Activity, 1 Session, 10 participants
    - 2015:
      - Surfers Paradise Anglican Church Hall:
        - 3 Activities, 60 Sessions, 1,920 participants

- **Pratten Park, Broadbeach**
  - 2012:
    - 2 Activities, 18 Sessions, 126 participants
    - 2015:
      - 2 Activities, 25 Sessions, 750 participants

- **Broadwater Parklands, Southport**
  - 2012:
    - 5 Activities, 87 Sessions, 1,776 participants
    - 2015:
      - 6 Activities, 120 Sessions, 2,400 participants

- **Southport Library**
  - 2012:
    - 1 Activity, 1 Session, 30 participants
    - 2015:
      - 2 Activities, 2 Sessions, 50 participants

- **Hollindale Park, Main Beach**
  - 2012:
    - 2 Activities, 26 Sessions, 3,577 participants
    - 2015:
      - 1 Activity, 20 Sessions, 400 participants

- **Lionel Perry Park, Surfers Paradise**
  - 2012:
    - 1 Activity, 1 Session, 10 participants
  - 2015:
    - Surfers Paradise Anglican Church Hall:
      - 2 Activities, 40 Sessions, 600 participants

- **Kurrawa Park, Broadbeach**
  - 2012:
    - 3 Activities, 4 Sessions, 148 participants
    - 2015:
      - 2 Activities, 2 Sessions, 50 participants

- **Kurrawa Park, Broadbeach**
  - 2012:
    - 3 Activities, 4 Sessions, 148 participants
    - 2015:
      - 2 Activities, 2 Sessions, 50 participants

JULY–DECEMBER 2012

- **11,384 participants**
- **20 different activities**
- **410 sessions**

JULY–DECEMBER 2015

- **14,850 participants**
- **25 different activities**
- **469 sessions**
The Corridor community has a specific demographic profile that is different in a number of ways to the wider Queensland community. The Corridor has a higher proportion of people born overseas, double the proportion that speaks a language other than English at home, and has a higher percentage of households where there are couples without children.

There are significantly more group and lone person households; renting is the predominant form of household tenure, and over one third of residents are in the 20 to 34 years age range.

In addition to this the median household income is lower than the Queensland average; however the median personal income is higher.

Method:
ABS Census 2011; and ABS ERP 2014
Cat. 3235.0

Note SA2’s used include Main Beach, Southport, Surfers Paradise and Broadbeach – Mermaid Beach, which do not wholly match the study area.
### Cultural diversity

- Persons born overseas: 33.8%
- Speaks a language other than English at home: 20.5%
- 9.8%

### Age profile

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Light rail corridor</th>
<th>Queensland</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>3.9</td>
<td>6.7</td>
</tr>
<tr>
<td>5-9</td>
<td>3.1</td>
<td>6.7</td>
</tr>
<tr>
<td>10-14</td>
<td>3.1</td>
<td>6.4</td>
</tr>
<tr>
<td>15-19</td>
<td>5.0</td>
<td>6.6</td>
</tr>
<tr>
<td>20-24</td>
<td>12.1</td>
<td>7.1</td>
</tr>
<tr>
<td>25-29</td>
<td>12.7</td>
<td>7.2</td>
</tr>
<tr>
<td>30-34</td>
<td>9.1</td>
<td>7.0</td>
</tr>
<tr>
<td>35-39</td>
<td>6.4</td>
<td>6.6</td>
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<td>40-44</td>
<td>5.9</td>
<td>7.2</td>
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<tr>
<td>45-49</td>
<td>5.2</td>
<td>6.6</td>
</tr>
<tr>
<td>50-54</td>
<td>5.7</td>
<td>6.7</td>
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<td>55-59</td>
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<td>60-64</td>
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<tr>
<td>65-69</td>
<td>5.3</td>
<td>4.8</td>
</tr>
<tr>
<td>70-74</td>
<td>4.2</td>
<td>3.4</td>
</tr>
<tr>
<td>75-79</td>
<td>3.0</td>
<td>2.4</td>
</tr>
<tr>
<td>80-84</td>
<td>2.3</td>
<td>1.7</td>
</tr>
<tr>
<td>85+</td>
<td>2.2</td>
<td>1.7</td>
</tr>
</tbody>
</table>

Key:
- Light rail corridor
- Queensland

Median age 35: 8221
Median age 36: 8625
Public art

Public Art is an important expression of a city's individual style and history. It also plays a role in creating and supporting the Gold Coast's identity, increasing sense of place, improving the attractiveness of public spaces and providing a forum to record important cultural and historical events.

Method

The City of Gold Coast maintains a database of public art, which is defined as:

“Art practice generally located in public spaces, either outdoors or within buildings, but the definition excludes works that are part of museum, gallery or corporate collections. Public art can be classified as permanent artworks which are designed to last indefinitely or as temporary works which are designed to be ephemeral. It can encompass freestanding sculpture, artistically designed functional street furniture, aspects of festivals and events and many other outcomes across a range of art forms”.

Key findings

There has been a significant amount of investment in public art in and around the Gold Coast Health and Knowledge Precinct as part of the multiple construction projects occurring in the area.
Contact us
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Gold Coast MC 9729
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F 07 5596 3653
W cityofgoldcoast.com.au