

Temporary Local Planning Instrument

No. 4 (Party houses) 2018

CITY OF
GOLDCOAST.

Version history

Document version	iSPOT version	Author	Comments	Date
1	1	Minter Ellison	For endorsement by Council	18/09/2015
2	2	Camille Kirwan	Amended to correct minor formatting issues	21/09/2015
3	3	Camille Kirwan	Amended to correct minor formatting issues and references to City Plan content	23/09/2015
4	4	Camille Kirwan	Amended to remove tracked changes	24/09/2015
5	5	Camille Kirwan	Amended to remove reference to 2015 *This is the version submitted for Ministerial consideration as per step 3.1 of MALPI*	28/09/2015
6	8	Nicole Willis Reviewed by Minter Ellison	Amended to incorporate changes resolved at Council meeting 11 December 2015 *This is the version to replace version 5 for Ministerial consideration as per step 3.1 of MALPI*	16/12/2015
7	2	Chris Harris	Amended to formalise TLPI No. 3 (Party houses) 2017 For endorsement by Council	03/08/2016
8	2	Alex Glassington Reviewed by Minter Ellison	Amendment to formalise TLPI No.4 (Party houses) 2018 For endorsement by Council	08/08/2017

Contents

Part 1 – Preliminary	3
1 Short title.....	3
2 Object	3
3 Dictionary.....	3
4 Interpretation.....	3
5 Duration of temporary local planning instrument	3
Part 2 – Application of the temporary local planning instrument	4
6 Area to which temporary local planning instrument applies.....	4
7 Relationship with City Plan	4
Part 3 – Party house restriction area.....	4
8 Identification of party house restriction area	4
Part 4 – Effect on the City Plan	4
Division 1 Relationship with the City Plan.....	4
9 Suspended provisions of the City Plan	4
10 Affected provisions of the City Plan	4
Division 2 Party house assessment provisions	6
11 Structure of assessment provisions.....	6
12 About the City Plan	6
13 Strategic framework.....	6
14 Tables of assessment.....	7
15 Purpose statement for zones.....	7
16 Party house code.....	8
17 Development codes	8
18 Overlay map	8
19 Definitions.....	8
Schedule 1 – Dictionary (Section 2)	9
Schedule 2 – Party house code (Section 16).....	10
Schedule 3 – Party house area overlay (Section 18)	14

Council of the City of Gold Coast Temporary Local Planning Instrument No. 4 (Party houses) 2018

Part 1 – Preliminary

1 Short title

This temporary local planning instrument may be cited as *Temporary Local Planning Instrument No. 4 (Party houses) 2018*.

2 Object

The object of the temporary local planning instrument is to enable the regulation of party house land use in the planning scheme area by—

- (a) identifying all of the planning scheme area as a party house restriction area;
- (b) affecting the operation of the City Plan by applying additional assessment provisions to development applications for material change of use for a party house;
- (c) suspending the operation of provisions of the City Plan where not consistent with additional assessment provisions to development applications for material change of use for a party house.

3 Dictionary

The dictionary in Schedule 1 defines particular words used in this temporary local planning instrument.

4 Interpretation

Where a term used in this temporary local planning instrument is not defined under section 3 (Dictionary), the term shall, unless the context otherwise indicates or requires, have the meaning assigned to it by—

- (a) The *Planning Act 2016*;
- (b) the City Plan, where the term is not defined in the *Planning Act 2016*.

5 Duration of temporary local planning instrument

This temporary local planning instrument will have effect in accordance with section 23(6) for a period not exceeding two years from the commencement date of this temporary local planning instrument.

Part 2 – Application of the temporary local planning instrument

6 Area to which temporary local planning instrument applies

This temporary local planning instrument applies to all of the planning scheme area.

7 Relationship with City Plan

If the City Plan is inconsistent with this temporary local planning instrument, this temporary local planning instrument—

- (a) prevails to the extent of the inconsistency; and
- (b) has effect in place of the City Plan, but only to the extent of the inconsistency.

Part 3 – Party house restriction area

8 Identification of party house restriction area

Pursuant to section 276(1)(c) of the *Planning Act 2016*, all of the planning scheme area is identified as a party house restriction area.

Editor's note—

Pursuant to section 276 of the *Planning Act 2016*, the effect of a party house restriction area is that—

- (2) *The use of a residence as a party house, in a party house restriction area, is not, and has never been, a natural and ordinary consequence of a residential development.*
- (3) *Neither of the following authorises, or has ever authorised, a material change of use for a party house to take place as part of a residential development in a party house restriction area—*
 - (a) *a development permit for the residential development;*
 - (b) *a planning scheme or TLPI that states residential development in the party house restriction area is accepted development.*
- (4) *Subsection (3) applies whether the development permit was given, or planning scheme or TLPI was made, before or after the commencement.*

Part 4 – Effect on the City Plan

Division 1 Relationship with the City Plan

9 Suspended provisions of the City Plan

This temporary local planning instrument suspends the operation of the following provisions of City Plan, in respect of material change of use for a party house, by applying Part 4 Division 2 (Party house assessment provisions) to the extent of any inconsistency with the affected provisions of the City Plan—

- (a) Part 9—Development codes, section 9.4.13, Transport code, section 9.4.13.3: Transport code – for assessable development, PO1 and AO1, PO20 and AO20.

10 Affected provisions of the City Plan

This temporary local planning instrument affects the operation of the following provisions of the City Plan, in respect of material change of use for a party house, by applying Part 4 Division 2 (Party house assessment provisions) to the extent of any inconsistency with the affected provisions of the City Plan—

- (a) Part 1—About the City Plan:
 - (i) section 1.6—Local government administrative matters, paragraph (2)(c);

-
- (b) Part 3—Strategic framework:
- (i) section 3.3—Creating liveable places, section 3.3.3—Element – Suburban neighbourhoods, section 3.3.3.1—Specific outcomes, paragraph (9);
 - (ii) section 3.4—Making modern centres, section 3.4.3—Element – Specialist centres, section 3.4.3.1—Specific outcomes, paragraph (3);
 - (iii) section 3.4—Making modern centres, section 3.4.4—Element – Mixed use centre and specialist centre design and operation, section 3.4.4.1—Specific outcomes, paragraph (3);
 - (iv) section 3.8—A safe, well designed city, section 3.8.1—Strategic outcomes;
 - (v) section 3.8—A safe, well designed city, section 3.8.6—Element – Environmental health and amenity, section 3.8.6.1—Specific outcomes;
- (c) Part 5—Tables of assessment, section 5.5—Categories of development and assessment – Material change of use, Tables 5.5.1 to Table 5.5.23 inclusive;
- (d) Part 6—Zone code purpose statements:
- (i) section 6.2.1 – Low density residential zone code, paragraph 6.2.1.2(2)(a)(vi);
 - (ii) section 6.2.2 – Medium density residential zone code, paragraph 6.2.2.2(2)(a)(vi);
 - (iii) section 6.2.3 – High density residential zone code, paragraph 6.2.3.2(2)(a)(vi);
 - (iv) section 6.2.4 – Centre zone code, paragraph 6.2.4.2(2);
 - (v) section 6.2.20 – Rural zone code, paragraph 6.2.20.2(2)(a)(ii);
 - (vi) section 6.2.21 – Rural residential zone code, paragraph 6.2.21.2(2)(a)(ii);
- (e) Part 8—Overlays, section 8.1(7);
- (f) Part 9—Development codes:
- (i) section 9.1(1);
 - (ii) section 9.3—Use codes;
 - (iii) section 9.4.11.1—Application;
- (g) Schedule 1—Definitions:
- (i) Table SC.1.1.1: Index of use definitions;
 - (ii) Table SC.1.1.2: Use definitions;
 - (iii) Table SC.1.1.1.2: Defined activity groups;
 - (iv) Table SC.1.2.1: Index of administration definitions;
 - (v) Table SC.1.2.2: Administrative definitions; and
- (h) Schedule 2—Mapping:
- (i) SC2.1: Map index;
 - (ii) SC2.6: Overlay maps.

Division 2 Party house assessment provisions

11 Structure of assessment provisions

- (1) The party house assessment provisions in Division 2 comprise the following—
 - (a) About the City Plan;
 - (b) strategic framework;
 - (c) tables of assessment;
 - (d) purpose statement for zones;
 - (e) the party house code;
 - (f) development codes; and
 - (g) overlay map; and
 - (h) definitions.

12 About the City Plan

- (1) Part 1—About the City Plan, section 1.6—Local government administrative matters, paragraph (2)(c) is to read:

‘cannot include any industrial or residential activities or a Party house; and’.

13 Strategic framework

- (1) For the City Plan, Part 3—Strategic framework, section 3.3—Creating liveable places, section 3.3.3—Element – Suburban neighbourhoods, section 3.3.3.1—Specific outcomes, paragraph (9) is to read:

‘Uses that compromise the amenity of suburban neighbourhoods, including service stations, short-term holiday accommodation, party houses, hotels or medium-to-large scale places of worship are not established’

- (2) For the City Plan, Part 3—Strategic framework, section 3.4—Making modern centres, section 3.4.3—Element – Specialist centres, section 3.4.3.1—Specific outcomes, paragraph (3) is to read:

‘**Surfers Paradise** maximises its proximity to the beachfront and high frequency public transport services, and is the city’s premier tourist destination. It accommodates tourist, retail, entertainment and events, short-term accommodation, party houses and recreation facilities in a relaxed urban lifestyle setting that is fun, entertaining, stylish and cultured. Its core area maintains a range of activities and a vibrant day and night time economy.

Surfers Paradise supports higher-order services and retail not normally associated with specialist centres and accommodates an increasing permanent residential population and improved amenity. To protect this amenity, specific night-time uses and party houses are either controlled or have their operations restricted.

Surfers Paradise is free from a building height designation to encourage innovative high rise towers that advance the Gold Coast’s iconic skyline. Appropriate height will be determined by design criteria and site context.

Improvements in connectivity between the beach and the river linking Chevron Island to the Gold Coast Cultural Precinct will improve access, amenity and lifestyle opportunities.’

- (3) For the City Plan, Part 3—Strategic framework, section 3.4—Making modern centres, section 3.4.4—Element – Mixed use centre and specialist centre design and operation, section 3.4.4.1—Specific outcomes, paragraph (3) is to read:

‘(3) Mixed use centres and specialist centres contain higher intensity housing usually in a mixed use building format. Residential amenity may reduce as a result of the intended intensity and mix of day and night time activity in these areas. Residential amenity will be protected by locating party houses only in the party house area identified on the **Party house area overlay map** and regulating the operation of party houses to ensure the residential amenity of the surrounding area is maintained.’

-
- (4) For the City Plan, Part 3—Strategic framework, section 3.8—A safe, well designed city, section 3.8.1—Strategic outcomes, there is an additional paragraph, to read:

‘Party houses only occur within the party house area identified on the **Party house area overlay map** due to their impacts on existing and planned development, including sensitive uses.’

- (5) For the City Plan, Part 3—Strategic framework, section 3.8—A safe, well designed city, section 3.8.6—Element – Environmental health and amenity, section 3.8.6.1—Specific outcomes, there is an additional paragraph, to read:

‘The amenity intended for Urban neighbourhoods, Suburban neighbourhoods, New communities, Merrimac/Carrara flood plan special management area, Townships, Rural residential areas, Mixed use centres, Neighbourhood centres and Industry and business areas is protected by locating local party houses only in the party house area identified on the **Party house area overlay map** and regulating the operation of Party houses to ensure the residential amenity of the surrounding area is maintained.’

14 Tables of assessment

- (1) For the City Plan, Part 5—Tables of assessment, section 5.5—Categories of development and assessment – Material change of use, tables 5.5.1 – 5.5.3 and tables 5.5.5 – 5.5.23, a material change of use for Party house is not individually listed.
- (2) For the City Plan, Part 5—Tables of assessment, section 5.5—Categories of development and assessment – Material change of use, table 5.5.4: Material change of use – Centre zone, Party house is a listed use in the Tourism and entertainment activities activity group.
- (3) For the City Plan, Part 5—Tables of assessment, section 5.5—Categories of development and assessment – Material change of use, table 5.5.4: Material change of use – Centre zone, Tourism and entertainment activities activity group, a material change of use for Party house if in the party house area identified on the **Party house area overlay map** is listed as development that requires impact assessment.
- (4) For the City Plan, Part 5—Tables of assessment, section 5.5—Categories of development and assessment – Material change of use, table 5.5.4: Material change of use – Centre zone, Tourism and entertainment activities group, the assessment benchmarks for a material change of use for a Party house is the City Plan, including—
- (a) Strategic framework, as affected by this temporary local planning instrument;
 - (b) any overlay code triggered by an overlay map;
 - (c) Centre zone code, as affected by of this temporary local planning instrument;
 - (d) Party house code;
 - (e) General development provisions code;
 - (f) Driveways and vehicular crossings code;
 - (g) Healthy waters code;
 - (h) the Social and health impact assessment (SHIA) code;
 - (i) the Transport code (except as suspended by section 9 of this temporary local planning instrument); and
 - (j) the Vegetation management code.

15 Purpose statement for zones

- (1) For the City Plan, Part 6—Zone codes, section 6.2.1 – Low density residential zone code, paragraph 6.2.1.2(2)(a)(vi) is to read:

‘(vi) that are incompatible, such as Party houses, Service stations, Short-term accommodation, Hotels, medium-to-large-scale Places of worship or Tourist attractions are not located in the zone; and’

- (2) For the City Plan, Part 6—Zone codes, section 6.2.2 – Medium density residential zone code, paragraph 6.2.2.2(2)(a)(vi) is to read:

- ‘(vi) involving tourist-related development such as Short-term accommodation and Tourist parks but not Party houses, may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and
- (3) For the City Plan, Part 6—Zone codes, section 6.2.3 – High density residential zone code, paragraph 6.2.3.2(2)(a)(vi) is to read:
 - ‘(vi) involving tourist-related development such as Tourist parks but not Party houses, may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and
- (4) For the City Plan, Part 6—Zone codes, section 6.2.4 – Centre zone code, the following paragraph is included in the purpose paragraph (2)(a) Land uses:
 - ‘include Party houses only in the party house area identified on the **Party house area overlay map.**’
- (5) For the City Plan, Part 6—Zone codes, section 6.2.20 – Rural zone code, paragraph 6.2.20.2(2)(a)(ii) is to read:
 - ‘(ii) provide low rise, very low intensity residential accommodation such as Dwelling houses and Short-term accommodation (farm stays) but not Party houses;’
- (6) For the City Plan, Part 6—Zone codes, section 6.2.21 – Rural residential zone code, paragraph 6.2.21.2(2)(a)(ii) is to read:
 - ‘(ii) provide low rise, very low intensity residential accommodation such as Dwelling houses and Short-term accommodation (farm stays) but not Party houses;’

16 Party house code

- (1) For the City Plan, Part 9—Development codes, section 9.1(1), the use codes for the City Plan include the Party house code.
- (2) For the City Plan, Part 9—Development codes, section 9.3, the Party house code in Schedule 2 Party house code of this temporary local planning instrument applies.

17 Development codes

- (1) For the City Plan, Part 9—Development codes, section 9.4.11, Social and health impact assessment code, section 9.4.11.1—Application, Party house is listed as a use to which the code applies.

18 Overlay map

- (1) For the City Plan, Part 8—Overlays, section 8.1(7), the overlays for the City Plan also include:

Mapping overlays	Overlay codes
Party house area overlay	No overlay code

- (2) For the City Plan, Schedule 2—Mapping, the map in Schedule 3 of this temporary local planning instrument applies.

19 Definitions

- (1) For the City Plan, Schedule 1—Definitions, Table SC1.1.1: Index of use definitions, Party house is a listed use;
- (2) For the City Plan, Schedule 1—Definitions, Table SC1.1.2: Use definitions, the following use definition applies:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Party house	<p>Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p> <p>Note— For the purpose of this definition, the term 'regularly use' is defined by an administrative definition.</p>		Function facility, Short-term accommodation

- (3) For the City Plan, Schedule 1—Definitions, Table SC1.1.1.2: Defined activity groups, Party house is listed in the Tourism and entertainment activities group.
- (4) For the City Plan, Schedule 1—Definitions, Table SC1.2.1: Index of administrative definitions, 'Regularly use' is a listed definition;
- (5) For the City Plan, Schedule 1—Definitions, Table SC1.2.2: Administrative definitions, the following administrative definition applies:

Column 1 Term	Column 2 Definition
Regularly use	<p>For the purpose of the Party house use definition:</p> <p>(a) is taken to mean more than twice in any consecutive 12 months, excluding:</p> <p>(i) use of premises within the Party house area identified on the Party house area overlay map by schoolies during the Gold Coast Schoolies period;</p> <p>(ii) use of premises within a major event area during a major event prescribed under the <i>Major Events Act 2014</i> held within the planning scheme area.</p>

Schedule 1 – Dictionary (Section 2)

Planning scheme means the City Plan.

Schedule 2 – Party house code (Section 16)

Party house code

Application

This code applies to assessing material change of use for a Party house where indicated within **Part 5 Tables of assessment** (either specifically or by the expression ‘Any other relevant code’).

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Purpose

- (1) The purpose of the Party house code is to seek to ensure that the location and operation of Party house premises is not detrimental to the amenity and character of the neighbourhood.
- (2) This code seeks to limit the establishment of Party house premises to within the party house area identified on the Party house area overlay map and regulate the operation of a Party house.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The purpose of the Party house code is to provide for regulated operation of limited Party house use in areas of the City that are suitable for accommodating entertainment activities without compromising the amenity of the surrounding area.
 - (b) A Party house is located only in that part of the City Plan area that is identified as a party house area on the Party house area overlay map.
 - (c) The streetscape presentation of the Party house is consistent with the prevailing character of the surrounding area.
 - (d) The establishment and operation of the Party house maintains a high level of amenity expected in the surrounding area;
 - (e) A Party house is managed to maintain a level of traffic that is consistent with the prevailing character of the area;
 - (f) A Party house is managed by the owner and/or agent and used by guests and visitors responsibly.

Criteria for assessment

Part A applies only to accepted development subject to requirements.

Part B applies only to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table: Party house code – for assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO1 A Party house is located only in a party house area identified on the party house area overlay map.	AO1 No acceptable outcome provided.
Design and appearance	
PO2 The streetscape presentation of the premises is consistent with the prevailing character of the surrounding area.	AO2.1 The external appearance of the premises is consistent with the character and appearance of a residence. Note: Residence is defined in section 276(5) Planning Act 2016.

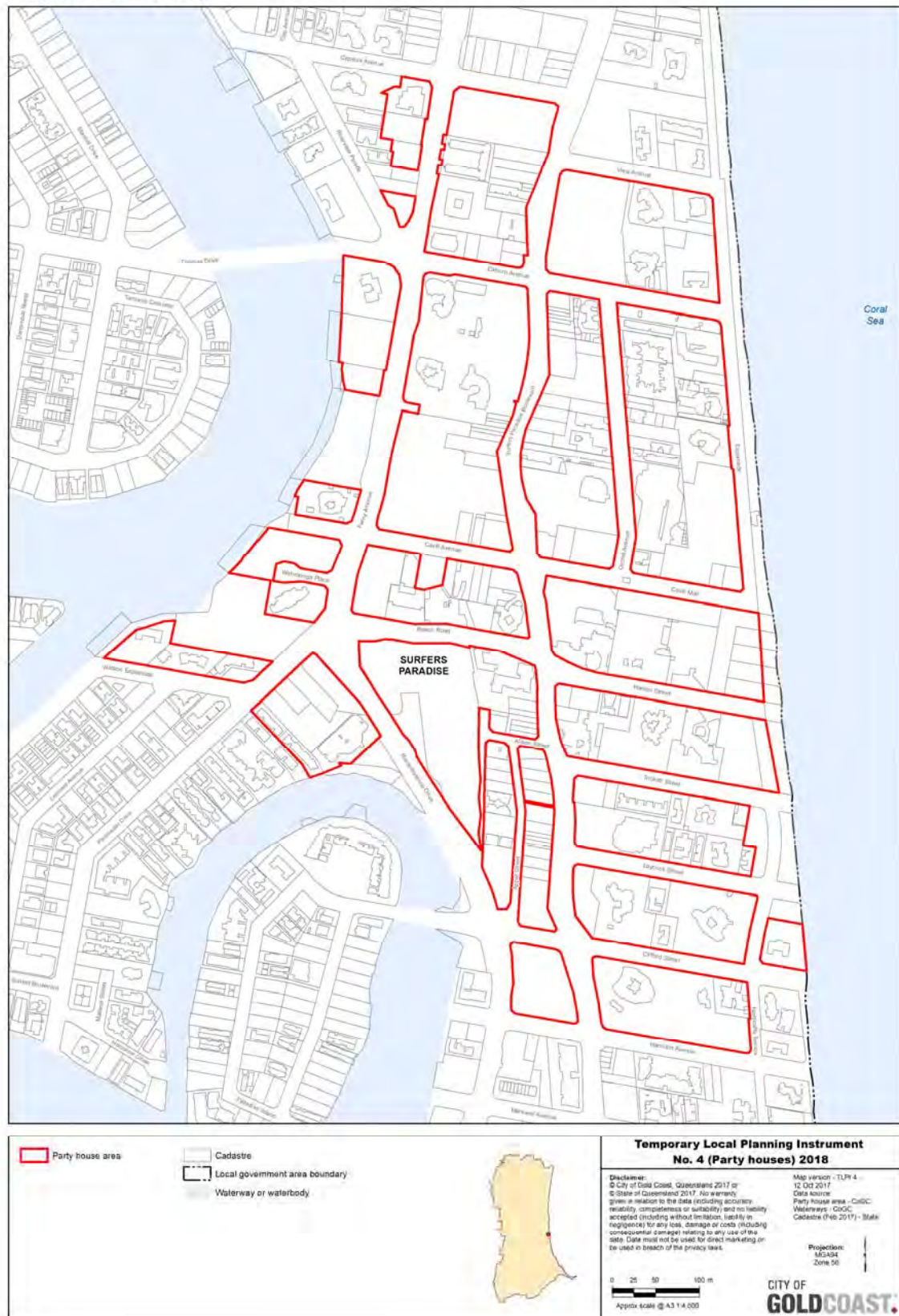
Performance outcomes	Acceptable outcomes
	<p>AO2.2</p> <p>If the Party house use is proposed in an existing residence, the residence as viewed from the street is not altered to accommodate the use.</p> <p>Note: Residence is defined in section 276(5) Planning Act 2016.</p>
Amenity	
<p>PO3</p> <p>The number of guest and visitors on the premises does not exceed:</p> <p>(a) more than two adults per bedroom staying overnight ('guests') at any time; and</p> <p>(b) in respect of visitors (being persons other than guests) – the number of persons which are permitted to lawfully occupy the premises for its class of buildings (having regard to any <i>BCA classification or use change</i> as defined under the <i>Building Act 1975</i>).</p>	<p>AO3</p> <p>No acceptable outcome provided.</p>
<p>PO4</p> <p>Hours of operation and occupation are limited so that visitors (being persons other than guests permitted under PO3(a)), service providers and suppliers are not on the premises between:</p> <p>(a) 11.00pm Friday or Saturday night and 7.00am the following morning; and</p> <p>(b) 9.00pm on a Sunday to Thursday night and 7.00am the following morning.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>
<p>PO5</p> <p>Use of the premises must not cause adverse impact on the amenity of the neighbourhood by reason of:</p> <p>(a) use of outdoor areas; or</p> <p>(b) noise from guests, visitors, entertainers or amplified devices; or</p> <p>(c) the arrival, departure or congregation of:</p> <p>(i) guests or visitors or their vehicles;</p> <p>(ii) vehicles for the delivery and collection of goods, equipment or services.</p>	<p>AO5.1</p> <p>Outdoor areas (including but not limited to swimming pools/spas, outdoor decking/balconies and pontoons) must not be used in any way that creates audible noise beyond the boundary of the premises:</p> <p>(a) after 9.00pm on a Sunday to Thursday night and before 7.00am the following morning; and</p> <p>(b) after 11.00pm on a Friday or Saturday night and 7.00am the following morning.</p> <p>AO5.2</p> <p>Guests, visitors or suppliers must not congregate at the entrance to the premises, on the footpath or in the street.</p>
<p>PO6</p> <p>Any activities of an adult entertainment nature (including but not limited to live performances or screening of movies or other recordings) must not be able to be viewed and heard from neighbouring premises or from a public place.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>
Traffic and car parking management	
<p>PO7</p> <p>Traffic and car parking associated with the use of the premises complies at all times with a traffic and car parking management plan, which at a minimum specifically provides for:</p> <p>(a) sufficient on-site car parking spaces and must be provided to meet the on-site car parking needs of the Party House having regard to:</p> <p>(i) the maximum permitted number of guests and visitors;</p> <p>(ii) use of alternative transportation (for example, shuttle bus) to transport guests and visitors to and</p>	<p>AO7.1</p> <p>On-site carparking is provided at a rate of:</p> <p>(a) one (1) space per bedroom; plus</p> <p>(b) one (1) space per two (2) visitors based on the number of persons which are permitted to lawfully occupy the premises for its class of building (having regard to any <i>BCA classification or use change</i> as defined under the <i>Building Act 1975</i>).</p> <p>AO7.2</p> <p>No more than one (1) vehicle delivering or collecting equipment, goods, food and drinks or catering is to be on the premises at any one time.</p>

Performance outcomes	Acceptable outcomes
<p>from the premises;</p> <p>(iii) regulated public parking available within the vicinity of the premises;</p> <p>(b) specified times before and after each party that equipment and goods and food and drinks or catering may only be delivered and collected; and</p> <p>(c) staggered arrival and departure of delivery and pick-up vehicle and visitor vehicles so as to minimise disturbance and inconvenience to residents in the neighbourhood.</p>	<p>AO7.3</p> <p>Vehicles waiting to be loaded or unloaded must stand entirely within the site.</p>
Pedestrian access	
<p>PO8</p> <p>The pedestrian access to the entry of the premises must be safe, convenient and sufficiently illuminated.</p>	<p>AO8</p> <p>No acceptable outcome provided.</p>
Crowd management	
<p>PO9</p> <p>A crowd management plan is implemented and complied with, which such plan at a minimum to specify crowd control arrangements having regard to:</p> <p>(a) each type of party contemplated at the premises; and</p> <p>(b) the number of visitors for each type of party.</p>	<p>AO9</p> <p>A minimum of one (1) crowd controller licensed under the <i>Security Providers Act 1993</i> is on the premises at all times during the party.</p>
Lighting	
<p>PO10</p> <p>External lighting for the premises is designed to ensure safety and security of guests and visitors without adversely affecting the amenity of neighbouring premises.</p>	<p>AO10</p> <p>The premises provides external lighting that:</p> <p>(a) is static;</p> <p>(b) facilitates surveillance; and</p> <p>(c) is hooded and directed downwards and away from neighbouring premises so that neighbouring premises are not affected by spill or glare.</p>
Waste management and collection	
<p>PO11</p> <p>Waste storage facilities and collection measures must be implemented and maintained so that:</p> <p>(a) sufficient capacity is provided on the premises for waste to be stored in bins on-site pending collection;</p> <p>(b) arrangements are made for the prompt collection of waste by a private waste collection service after each party; and</p> <p>(c) waste storage and collection areas are screened and are not located adjacent to neighbouring premises.</p>	<p>AO11.1</p> <p>Waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with SC6.13 City Plan policy – Solid waste management are provided.</p>
	<p>AO11.1</p> <p>Excess waste must not be left on premises (including in any common areas) and must be promptly disposed of lawfully off-site.</p>
	<p>AO11.2</p> <p>The owner of the premises must make arrangements for collection of waste by a private waste collection service within one (1) business day of each party or the end of each booking period, whichever is sooner.</p>
Compliance with conditions	
<p>PO12</p> <p>The owner of the premises is responsible for ensuring:</p> <p>(a) the terms and conditions on which the owner provides the premises for use by guests expressly states all conditions of any development approval relating to the use of the premises;</p> <p>(b) those terms and conditions are expressly notified to and accepted by the guest prior to occupation of the premises; and</p>	<p>AO12.1</p> <p>The terms and conditions upon which the owner provides the premises for use by guests and visitors must ensure compliance with the conditions of any development approval, by expressly stating the development approval conditions.</p>
	<p>AO12.2</p> <p>Signed acceptance of the terms and conditions must be obtained prior to occupation of the premises.</p>

Performance outcomes	Acceptable outcomes
<p>(c) those terms and conditions are displayed prominently within the premises.</p>	<p>AO12.3 The terms and conditions must be displayed in a prominent location within the premises where it is easily noticeable by guests and visitors.</p> <p>AO12.4 Signage advising the permitted hours of use of outdoor areas must be affixed to the entry to outdoor areas.</p>
<p>Complaint management</p>	
<p>PO13 The owner or agent of the premise must permanently display their contact phone number in a prominent location where it is visible to the public and be contactable at all times to receive complaints regarding the use of the premises.</p>	<p>AO13.1 A sign stating the owner or agent's business and after hours phone number and which is to be identified on the sign as a complaint contact number must:</p> <p>(a) be displayed externally on the premises where it is clearly visible to neighbours and the public from outside the premises; and</p> <p>(b) have a minimum face area of 0.3m² and a maximum face area of 0.3m².</p> <p>AO13.2 The owner or agent of the premises must be available at all times at the numbers displayed in accordance with AO13.1 to receive complaints.</p>
<p>Record keeping</p>	
<p>PO14 The owner of the premise must establish a process for written records to be made and maintained of:</p> <p>(a) each booking, including the name and details of the person making the booking, the period of the booking and the purpose for which the booking was made;</p> <p>(b) the signed acceptance of the terms and conditions; and</p> <p>(c) any complaints received, including the name and contact details of the complainant, the date and time of the complaint, the nature of the complaint, the response to the complaint and any action taken to address the complaint.</p>	<p>AO14 No acceptable outcome provided.</p>

Schedule 3 – Party house area overlay (Section 18)

Party house area overlay



For more information

P 1300 GOLDCOAST (1300 465 326)

W cityofgoldcoast.com.au

CITY OF
GOLDCOAST.