



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 19 High Rise Residential and Tourist Accommodation

##### 1.0 Purpose

This code relates to accommodation towers exceeding four storeys, including apartments, resort hotels, residential hotels, hostels and residential mixed use buildings. It seeks to ensure that high rise developments, whilst making efficient use of land, are at a scale and intensity which maintains an open character within high rise areas of the City. Through the application of this code, such developments shall add visual interest to the streetscape and contribute positively to the local and wider City character. High rise developments will promote safe and convenient access, and ensure that adverse impacts on neighbouring properties and surrounding public spaces are maintained at acceptable limits.

Whilst high rise development will be predominantly located within the coastal high rise spine or designated Activity Centres, such development may, under certain circumstances, be considered appropriate outside of these areas. In such cases, development must be located on sites which, due to severe site constraints, are not suitable for the preferred land use pattern of the domain or Local Area Plan (LAP). Regard must be given to:

- location;
- topography;
- scenic landscape value;
- recreational use potential;
- relationship to nearby existing developments;
- physical site constraints;
- access and circulation; and
- nature conservation values.

Development of high rise accommodation towers (outside of the coastal strip and the major Activity Centres) will be sited within extensive open space surrounds, be consistent with the desired character of the area, and maintain a residential density which is within the maximum permitted for the specific domain or LAP in which the site is located.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

##### 2.0 Application

**2.1** This code applies to development for the purposes of High Rise Residential and Tourist Accommodation indicated as code or impact assessable by the Table of Development of the domain or LAP within which the High Rise Residential and Tourist Accommodation is proposed.

**2.2** Performance Criteria PC1-PC26 apply to all development subject to this code.



### 3.0 Development Requirements

Performance Criteria	Acceptable Solutions
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>Setbacks</b>	
<p>PC1</p> <p>All buildings and associated structures must provide for setbacks from the street frontage and the side and rear boundaries, having regard to:</p> <ol style="list-style-type: none"> <li>the efficient use of the site;</li> <li>the streetscape character of the local area;</li> <li>the existing and future built form of the adjoining sites;</li> <li>the separation from neighbouring properties and from frontages to roads.</li> </ol>	<p>AS1.1</p> <p>The building is set back not less than six metres from the frontage of the site and set back from the side and rear boundaries at not less than:</p> <ol style="list-style-type: none"> <li>1.5 metres to the outermost projection of that part of the building that is 4.5 metres or less above ground level;</li> <li>two metres to the outermost projection of that part of the building that is greater than 4.5 metres but not exceeding 7.5 metres above ground level;</li> <li>two metres plus 0.5 metres for every three metres or part thereof to the outermost projection of that part of the building that is more than 7.5 metres above ground level.</li> </ol> <p>AS1.2</p> <p>The building is in excess of 65 metres in height, and is set back six metres plus an additional one metre for every three metres of building height in excess of 65 metres.</p>
<p>PC2</p> <p>The development must provide appropriate separation from adjoining developments and from other buildings on the same site to maximise:</p> <ol style="list-style-type: none"> <li>sunlight penetration;</li> <li>ventilation;</li> <li>privacy.</li> </ol>	<p>AS2</p> <p>There are two or more buildings located on the same site, and the minimum separation between the buildings is in accordance with the side and rear boundary setbacks of <b>AS1.1</b> (as though there was a site boundary between the buildings), less 15%.</p>
<b>Site Coverage</b>	
<p>PC3</p> <p>All buildings must be designed to maximise the separation between buildings and open space around buildings, so as to maintain an open character within high rise residential areas.</p>	<p>AS3.1.1</p> <p>The development is an apartment, residential hotel, serviced apartment building or hostel accommodation, and the site coverage does not exceed 40%.</p> <p>OR</p> <p>AS3.1.2</p> <p>The development is a resort hotel, and the site coverage of the first two storeys, which contain exclusively non-residential uses, does not exceed 60%, and the site coverage for residential levels above the non-residential levels does not exceed 40%.</p>
<b>Building Services – Mechanical Equipment</b>	
<p>PC4</p> <p>All mechanical equipment must be located and housed so as to not cause disturbance to residents within or adjacent to the development.</p>	<p>AS4.1.1</p> <p>The mechanical equipment, including air conditioning plant and swimming pool pumps, is incorporated within the building.</p> <p>OR</p> <p>AS4.1.2</p> <p>The mechanical equipment, including air conditioning plant and swimming pool pump, is housed external to the principal building and is:</p> <ol style="list-style-type: none"> <li>contained within a solid structure;</li> <li>located no closer than 1.5 metres to any site boundary.</li> </ol>



Performance Criteria	Acceptable Solutions
<b>Building Services – Lift</b>	
<p>PC5</p> <p>All high rise residential and tourist accommodation buildings must provide sufficient passenger lifts to offer a high level of convenience and safety to occupants.</p>	<p>AS5</p> <p>The building is four storeys or greater in height, and contains:</p> <ul style="list-style-type: none"> <li>a) 1 lift for buildings of 10 storeys or less;</li> <li>b) 2 lifts for buildings of 10 to 20 storeys;</li> <li>c) 3 lifts for buildings of more than 20 storeys.</li> </ul>
<b>Building Services – Refuse Storage</b>	
<p>PC6</p> <p>Refuse storage areas must be designed and located to provide safe and convenient access for collection, while being screened from view and positioned to avoid nuisance to neighbours.</p>	<p>AS6.1.1</p> <p>The refuse storage area is located in the basement.</p> <p>OR</p> <p>AS6.1.2</p> <p>The refuse storage area is located within the required setback to the frontage and is designed as follows:</p> <ul style="list-style-type: none"> <li>a) no closer than three metres to any frontage and 1.5 metres to any other site boundary;</li> <li>b) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles;</li> <li>c) screened by dense planting and mounding.</li> </ul>
<b>Building Appearance</b>	
<p>PC7</p> <p>All buildings and ancillary structures must be designed to:</p> <ul style="list-style-type: none"> <li>a) contribute to the urban character of the local area;</li> <li>b) add visual interest to the streetscape;</li> <li>c) enable differentiation between buildings using articulation;</li> <li>d) avoid stark or austere appearance.</li> </ul>	<p>AS7.1</p> <p>The degree of reflection (both heat and light) of any reflective glass within the development does not exceed 20%.</p> <p>AS7.2</p> <p>All development is oriented so as to address and complement public streets and public areas.</p> <p>AS7.3</p> <p>Buildings show strong architectural themes that complement developments on adjoining sites and are climatically responsive.</p> <p>AS7.4</p> <p>Buildings located on a street corner are to address that corner in a consistent manner throughout that development.</p> <p>AS7.5</p> <p>All visible walls are articulated, or otherwise architecturally treated, to create visual interest and to avoid a broad expanse of featureless wall.</p> <p>AS7.6</p> <p>The massing and proportions of new buildings are consistent with those of adjoining buildings.</p> <p>AS7.7</p> <p>Buildings material, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>
<p>PC8</p> <p>All buildings must be designed to provide an elegant and distinctive appearance, with attractive articulated facades, clean-lined tower forms and a distinctive roofline or building top. The design must also visually integrate any service equipment or plant rooms with the design and finish of the rest of the building.</p>	<p>AS8</p> <p>No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC9 All buildings must be designed with ground floor and entrance areas which emphasise a human scale and clear legibility for access to the site by pedestrians and by vehicles.</p>	<p>AS9 No acceptable solution provided.</p>
<p><b>Ancillary Facilities</b></p>	
<p>PC10 All ancillary facilities, such as dining rooms, swimming pools and recreation rooms, must be designed and located to reduce external impacts on the amenity of the area.</p>	<p>AS10.1 The development contains dining rooms, resident lounges, recreation rooms and the like, and such ancillary facilities are contained within the residential building.</p> <p>AS10.2 All swimming pools and other outdoor recreational facilities are located to minimise any potential adverse impacts on the amenity of neighbouring premises.</p>
<p><b>Landscape Work</b></p>	
<p>PC11 The development must include landscaped areas adjoining the frontages of the site which enhance the streetscape and contribute to the desired character of the area.</p>	<p>AS11 The development includes a landscaped area of an average width of three metres, with a minimum width of 1.5 metres, which:</p> <ul style="list-style-type: none"> <li>a) adjoins all frontages of the site;</li> <li>b) is landscaped so as to be at the same level as, and integrated with, the footpath;</li> <li>c) comprises deep planting of at least fifty percent of this site area.</li> </ul>
<p><b>Minimum Site Area</b></p>	
<p>PC12 The site must have an appropriate area to accommodate the proposed use, landscaped buffer areas, and ancillary amenities and facilities.</p>	<p>AS12.1 The development is an apartment, residential hotel, serviced apartment building or hostel accommodation exceeding four storeys in height, and the site has a minimum area of 600m<sup>2</sup>.</p> <p>AS12.2 The development is a resort hotel, and the site has a minimum area of 2,500m<sup>2</sup>.</p>
<p><b>Road Frontage</b></p>	
<p>PC13 The site must have sufficient frontage to ensure that safe and convenient vehicular access can be provided, while maintaining adequate landscaping adjacent to the road frontage.</p>	<p>AS13.1 The development is an apartment, serviced apartment building or hostel accommodation and the site has a frontage of at least 20 metres.</p> <p>AS13.2 The development is a resort hotel and the site has a frontage of at least 40 metres.</p>
<p><b>Reconfiguration of Tourist Accommodation Building</b></p>	
<p>PC14 The reconfiguration (subdivision) of high rise residential and tourist accommodation developments must not compromise their continued use.</p>	<p>AS14.1 The development is a resort hotel or residential hotel which is reconfigured (subdivided), and is managed by a single operator.</p>



Performance Criteria	Acceptable Solutions
<b>Access</b>	
<p>PC15</p> <p>The roads from which access is proposed must be constructed to a standard that is capable of accommodating the traffic generated by the development, without causing a traffic hazard or otherwise impeding traffic movement.</p>	<p>AS15.1.1</p> <p>The development is an apartment, residential hotel or hostel accommodation, and the road from which vehicular access is provided has a pavement width of at least six metres.</p> <p>OR</p> <p>AS15.1.2</p> <p>The development is a resort hotel and the road from which vehicular access is provided has a reserve width of at least 20 metres.</p>
<p>PC16</p> <p>The design and arrangement of access, car parking and vehicle movements on the site must facilitate the safe and convenient use by guests and visitors.</p>	<p>AS16.1</p> <p>The main pedestrian access to the site is clearly marked, with the building name clearly identified and the route from the street to the front door easily discerned.</p> <p>AS16.2</p> <p>The vehicular access to the site is separate from the pedestrian access, with any areas of potential conflict between vehicles and pedestrians clearly marked by appropriate design features.</p>

<b>Plot Ratio</b>	
<p>PC17</p> <p>All development must achieve a level of intensity and scale which ensures that an open urban character is maintained, with some bonus in floor space available where identified public benefits are provided and accepted by Council. Regardless of whether bonus floor space is being sought, all development is expected to be designed to a high standard. Development seeking bonuses must have regard to <b>Planning Scheme Policy 18 – Using the Urban Design Bonus Provisions</b>. The maximum plot ratio is not to be exceeded in any circumstance.</p>	<p>AS17.1</p> <p>The basic plot ratio of the development does not exceed that determined by the addition of Parts A and B from the <b>Table to Acceptable Solution AS17.1</b>, provided that for a resort hotel or a mixed use building a bonus basic plot ratio of up to one can be awarded to accommodate any non-residential land uses located on the first three storeys, unless otherwise provided for by an LAP. (Part B calculations are not to include any storeys used exclusively for non-residential purposes).</p> <p>AS17.2</p> <p>The development contains two or more buildings on the same site, and the number of storeys used to calculate plot ratio will be that of the tallest building on the site.</p> <p>AS17.3</p> <p>The maximum plot ratio of the development does not exceed 4:1, unless a different maximum plot ratio is provided by a relevant LAP.</p>

**Table to Acceptable Solution AS17.1**

PART A		PART B	
Net Site Area	Ratio	Number of Storeys	Ratio
0 to 600m <sup>2</sup>	not applicable	1 storey	0.4
above 600m <sup>2</sup> to 1,600m <sup>2</sup>	0.001 for each 10m <sup>2</sup> of net site area in excess of 600m <sup>2</sup>	2 storeys	0.8
above 1,600m <sup>2</sup>	0.1 plus 0.002 for each 10m <sup>2</sup> of net site area above 1,600m <sup>2</sup>	3 or more storeys	0.8 plus 0.05 for each storey above two storeys



Performance Criteria	Acceptable Solutions
	<p>AS17.4 The development is a resort hotel or a mixed use building, and the allowable plot ratio is that derived from Parts A and B in the <b>Table to Acceptable Solution AS17.1</b> above (for the residential component), plus a maximum of one to accommodate any non-residential uses located on the first three storeys above ground level. (Part B calculations are not to include any storeys used exclusively for non-residential purposes).</p> <p>AS17.5 The development contains two or more buildings on the same site, and the number of storeys used to calculate plot ratio will be that of the tallest building on the site.</p> <p>AS17.6 The total plot ratio of the development does not exceed 4:1, unless a greater maximum plot ratio is allowed by a relevant LAP.</p>
<b>Shadow</b>	
<p>PC18 The building must be designed to minimise the impact and duration of its shadow on the surrounding area.</p>	<p>AS18 The shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.</p>
<p>PC19 The building must be located on the site so as to minimise the period of shadow intrusion onto surrounding sites or other buildings on the same site.</p>	<p>AS19 The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.</p>
<p>PC20 The building must be designed and located on the site to minimise the intrusion of shadow onto the ocean beach or Broadwater foreshore.</p>	<p>AS20 The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey. For the purpose of this acceptable solution, the ocean beach is defined as that area east of a line ten (10) metres east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.</p>
<p>PC21 The building must be designed and located on the site to minimise the intrusion of shadow onto or over riverbanks used for recreational purposes.</p>	<p>AS21 The shadow cast by the building in the direction of true south does not intrude more than ten metres into a riverside public open space reserve.</p>



Performance Criteria	Acceptable Solutions										
<b>Communal Open Space</b>											
<p>PC22</p> <p>The development must provide sufficient communal open space on the site, which:</p> <ol style="list-style-type: none"> <li>provides adequate and useable recreational areas required to service the needs of residents or guests of the development;</li> <li>aesthetically complements the buildings and enhances the attractiveness of the development.</li> </ol>	<p>AS22.1</p> <p>The development provides open space for recreation and landscaping purposes at the following rates:</p> <table border="0"> <tr> <td>11m<sup>2</sup></td> <td>for each habitable room within each guest suite of a residential hotel or resort hotel</td> </tr> <tr> <td>11m<sup>2</sup></td> <td>for every 10m<sup>2</sup>, or part thereof, of the area provided for sleeping within hostel accommodation</td> </tr> <tr> <td>22m<sup>2</sup></td> <td>for each one bedroom dwelling or bed sitting unit</td> </tr> <tr> <td>35m<sup>2</sup></td> <td>for each two bedroom dwelling</td> </tr> <tr> <td>45m<sup>2</sup></td> <td>for each dwelling of three or more bedrooms</td> </tr> </table> <p>AS22.2</p> <p>The development includes an open space area of at least 50% of the total open space requirement in one parcel and this parcel, has a maximum length to breadth ratio of 2.5:1.</p> <p>AS22.3</p> <p>The development includes a basement podium, which protrudes above ground level or, in the case of a resort hotel or mixed use development, has non-residential elements below the residential component, and the required open space is provided on top of basement podium or on top of the non-residential elements of the development.</p> <p>AS22.4</p> <p>The required open space:</p> <ol style="list-style-type: none"> <li>is kept clear of all non-recreational structures, driveways, car parking, clothes hoists and other obstacles;</li> <li>is available for the use of all occupants of the development;</li> <li>comprises deep planting of at least 10% of the site area.</li> </ol>	11m <sup>2</sup>	for each habitable room within each guest suite of a residential hotel or resort hotel	11m <sup>2</sup>	for every 10m <sup>2</sup> , or part thereof, of the area provided for sleeping within hostel accommodation	22m <sup>2</sup>	for each one bedroom dwelling or bed sitting unit	35m <sup>2</sup>	for each two bedroom dwelling	45m <sup>2</sup>	for each dwelling of three or more bedrooms
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<b>Building Services – Postal Facilities</b>											
<p>PC23</p> <p>Mail collection facilities must be designed and located to provide convenient access, while minimising their visual impact on the streetscape.</p>	<p>AS23.1.1</p> <p>A single group of mailboxes is provided, abutting and perpendicular to the frontage of the site, where they are incorporated into an entry feature that complements the design of the building and is readily accessible to Australia Post.</p> <p>OR</p> <p>AS23.1.2</p> <p>A single group of mailboxes is provided in the basement at a convenient unsecured point that is immediately accessible by motor vehicle.</p> <p>OR</p> <p>AS23.1.3</p> <p>A single group of mailboxes is provided within the foyer, in close proximity to the entry to the building, where that entry is readily accessible from the footpath.</p>										



Performance Criteria	Acceptable Solutions
<b>High Rise Tower in a Landscaped Setting</b>	
<p>PC24</p> <p>All high rise development located outside these areas:</p> <ol style="list-style-type: none"> <li>Tourist and Residential Domain,</li> <li>Residential Choice Domain;</li> <li>Beenleigh, Broadbeach, Burleigh, Bundall Central, Chevron Island, Coolangatta, Coomera Town Centre, Nerang, Palm Beach, Paradise Point, Southport and Surfers Paradise Local Area Plans;</li> </ol> <p>must be comprehensively planned to achieve a built form of a tower within an extensively landscaped setting. Such developments are to be designed and managed to minimise any impact on surrounding areas.</p>	<p>AS24.1</p> <p>A plan of development has been prepared for the site in accordance with the Plan of Development guidelines.</p> <p>AS24.2</p> <p>At least 70% of the site area is maintained as open space.</p> <p>AS24.3</p> <p>The minimum lot size for a 'tower in a landscaped setting' is five hectares.</p> <p>AS24.4</p> <p>Once developed for a 'tower in a landscaped setting', the site is not able to be further subdivided.</p> <p>AS24.5</p> <p>All buildings are set back a minimum of 50 metres from any boundary of the site.</p>
<p>PC25</p> <p>For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p>	<p>AS25.1</p> <p>A dual water reticulation system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> <p>AS25.2</p> <p>The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC26</p> <p>For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS26</p> <p>Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>