



Part 7 Codes

Division 2 Specific Development Codes

Chapter 23 Low Rise Commercial Tourist Accommodation

1.0 Purpose

This code seeks to ensure that the provision of Low Rise Commercial Tourist Accommodation uses, including motels, residential hotels, resort hotels, serviced apartments and hostel accommodation, all not exceeding four storeys in height, meets the needs of visitors to the City, while contributing to the character and amenity of local areas. This code also seeks to protect existing residential amenity through the careful design of Low Rise Commercial Tourist Accommodation establishments.

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 an 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 a Low Rise Commercial Tourist Accommodation indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Low Rise Commercial Tourist Accommodation is proposed.

2.2 Performance Criteria PC1-PC12 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Building Services – Refuse Storage	
<p>PC1 Refuse storage areas must be designed and located to provide convenient access for collectors, while being screened from view and positioned to avoid nuisance to neighbours.</p>	<p>AS1.1.1 The refuse storage area is located in the basement. OR AS1.1.2 The refuse storage area is located within the required setback to the frontage and is designed as follows: a) no closer than three metres to any frontage and 1.5 metres to any other site boundary; b) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; c) screened by dense planting and mounding.</p>
Building Appearance	
<p>PC2 All buildings and ancillary structures must be designed to: a) contribute to the urban character of the local area; b) add visual interest to the streetscape; c) differentiate between buildings by means of articulation; d) avoid stark or austere appearance.</p>	<p>AS2.1 The building design and materials visually integrate with the prevailing or proposed character of the area. AS2.2 The building facade is designed and treated to avoid a stark or austere appearance. AS2.3 The horizontal length of any wall in a single plane, irrespective of any projections such as balconies or offsets of less than one metre, does not exceed 15 metres, unless a separation of at least 25 metres is provided.</p>



Performance Criteria	Acceptable Solutions
	<p>AS2.4 The degree of reflection (both heat and light) of any reflective glass does not exceed 20%.</p> <p>AS2.5 The fence is designed to complement the building and existing streetscape, and to allow an outlook from the site to the street.</p>
Shadow Controls	
<p>PC3 The building must be designed to ensure that the intrusion of shadow to adjoining properties is minimised.</p>	<p>AS3 The shadow cast by the building does not cover any part of any site other than the site where the building is located, when the direction of the shadow is due south and the length of the shadow is 0.25 times the height of the building, as measured from ground level at the southern site boundary to the top of the topmost storey.</p>
Building Services – Mechanical Equipment	
<p>PC4 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 The mechanical equipment, including air conditioning plant and swimming pool pumps, is incorporated within the building.</p> <p>OR</p> <p>AS4.1.2 The mechanical equipment, including air conditioning plant and swimming pool pumps, is housed external to the principal building and is:</p> <ol style="list-style-type: none"> contained within a solid structure; located no closer than 1.5 metres to any site boundary.
Landscape Buffer	
<p>PC5 The Low Rise Commercial Tourist Accommodation use must maintain a reasonable standard of amenity, and must not adversely affect the amenity of adjacent premises.</p>	<p>AS5.1 The Low Rise Commercial Tourist Accommodation use provides landscaped buffers within the site between the non-residential and residential components of the use and adjoining residential sites.</p> <p>AS5.2 The landscape buffers are located abutting the common boundaries, and have:</p> <ol style="list-style-type: none"> a length consistent with the extent of the non-residential component; a minimum width of 5 metres; dense planting. <p>AS5.3 A screen fence two metres high is provided on the common boundary to any residential development on an adjoining site.</p>
Use and Site Area	
<p>PC6 The site must have an appropriate area to accommodate the proposed use, landscaped buffer areas, and ancillary amenities and facilities.</p>	<p>AS6.1 The proposed use is a motel, residential hotel, serviced apartment or hostel accommodation, and the site area is not less than 600m².</p> <p>AS6.2 The proposed use is a resort hotel, and the site area is not less than 2,500m².</p>



Performance Criteria	Acceptable Solutions
Road Frontage	
<p>PC7</p> <p>The site must have sufficient frontage to ensure that:</p> <ol style="list-style-type: none"> safe and convenient vehicular access can be provided; adequate landscaping is provided adjacent to the road frontage; the crossover or driveway is proportional to the property frontage; sufficient on street car parking spaces can be provided. 	<p>AS7</p> <p>The road frontage for the Low Rise Commercial Tourist Accommodation development is a minimum 15 metres.</p>
Location	
<p>PC8</p> <p>The Low Rise Commercial Tourist Accommodation use must be located in close proximity to recreational facilities or commercial services, and must have good access to transport.</p>	<p>AS8.1</p> <p>The Low Rise Commercial Tourist Accommodation use is located within 400 metres of a major recreation facility or a shopping centre.</p> <p>AS8.2.1</p> <p>The Low Rise Commercial Tourist Accommodation use is located within 400 metres of a public transport service point.</p> <p>OR</p> <p>AS8.2.2</p> <p>The Low Rise Commercial Tourist Accommodation use has direct access to a major arterial road.</p>
Communal Open Space	
<p>PC9</p> <p>The Low Rise Commercial Tourist Accommodation use must provide suitable open space that is useable, safe and attractive to meet the needs of guests.</p>	<p>AS9</p> <p>The communal open space is provided at a rate of 11m² for each guest room and:</p> <ol style="list-style-type: none"> is readily accessible to all residents; has a maximum gradient not exceeding one in ten; is designed and located so that it is subject to informal surveillance; utilises hard and soft landscape treatment.
Access	
<p>PC10</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>AS10.1</p> <p>The main pedestrian access from the street to the building is easily identified.</p> <p>AS10.2</p> <p>The vehicular access to the site is separate from the pedestrian access.</p> <p>AS10.3</p> <p>Design features are used to delineate areas of potential conflict between vehicles and pedestrians.</p> <p>AS10.4</p> <p>On-site provision is made for the parking, loading and unloading of tourist coaches, shuttle buses and taxis, in an area that does not interfere with other on-site traffic flows or car parking.</p>



Performance Criteria	Acceptable Solutions
<p>PC11 For premises identified on Overlay Map OM25 – Future Water Innovations 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>AS11.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS11.2 The development is connected to Council’s potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC12 For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS12 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>