Item 9 – Built form improvements

a. Refinements to deep planting requirements in the Low-medium, Medium and High density residential zone codes, the Light rail urban renewal area overlay and the High-rise accommodation codes

A review of the amendment package found that the minimum Deep planting requirements introduced into the Low-medium, Medium and High density residential zones and the Transition and Frame areas of the Light rail urban renewal area overlay were difficult to achieve, especially on narrow or irregular shaped lots.

A new Landscape area provision, which includes areas of Deep planting, is proposed to be included to provide some flexibility for how landscaping is delivered. A slight reduction in Deep planting percentages from 15% to 12% is also proposed in the Low-medium and Medium density residential zones.

Overall, the provisions will promote more area for landscaping in new developments to soften built form and provide a green streetscape. The Deep planting areas form a component of the total Landscape area sought by the updated provision. The table below summarises the proposed areas which are implemented through the Acceptable outcomes:

<table>
<thead>
<tr>
<th>Deep planting</th>
<th>Light rail urban renewal overlay code</th>
<th>High density residential</th>
<th>Medium density residential</th>
<th>Low-medium density residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Focus</td>
<td>Secondary Focus</td>
<td>Frame</td>
<td>Transition</td>
<td>10%</td>
</tr>
<tr>
<td>Landscape area</td>
<td>0%</td>
<td>0%</td>
<td>20%</td>
<td>20%</td>
</tr>
</tbody>
</table>

The provisions also allow for a case-by-case consideration of retained vegetation. Where this vegetation provides additional benefit, a reduced Deep planting area may be considered.
Refinements open for consultation

- Updates to the Low-medium, Medium and High density residential zone codes and the Light rail urban renewal area overlay code to incorporate revised Landscaping provisions as follows:
  - a new Acceptable outcome seeking landscape areas with a total of 25% of the site area in the Low-medium and Medium density residential zones and 20% in the High density residential zone and the Frame and Transition areas within the Light rail urban renewal area overlay
  - the Acceptable outcome for Deep planting will reduce in the Low-medium and Medium density residential zones from 15% to 12%. No reduction is proposed in the High density residential zone and the Light rail urban renewal area overlay.
- Updates to the Overall outcomes in the Low-medium, Medium and High density residential zone codes and the Light rail urban renewal area overlay code (to reflect the preferred location of Deep planting and landscaping). This will ensure landscaping softens the appearance of the built form to adjoining sites and reinforces a green streetscape.
- Update the Low-medium, Medium and High density residential zone codes and the Light rail urban renewal area overlay codes to allow for a case-by-case assessment of any retained Assessable vegetation. Where this vegetation provides additional benefit, a reduced deep planting area may be considered.

Sections of City Plan affected

The following sections are affected by the refinements:

- Low-medium density residential zone code
- Medium density residential zone code
- High density residential zone code
- Light rail urban renewal area overlay code
- High-rise accommodation code
- Schedule 1 - Definitions

Background paper

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

Sections of City Plan affected

The following sections are affected by the refinements:

- Centre zone code

Background paper

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- Round 4 Item 9 a - Built Form Improvements - Review of deep planting provisions.pdf

b. Changes to setback provisions in the Centre zone to ensure development provides Side and rear setbacks to residential zones, rather than all existing residential activities

A review of the amendment package noted that new developments in the Centre zone were required to be setback from adjoining sites with established dwelling houses. This was observed as being an inefficient use of Centre zoned land as the setback will become redundant when the site containing the older dwelling house is redeveloped in accordance with the Centre zone. The protection provided by these setbacks was also considered to delay the redevelopment of these undeveloped sites and potentially undermine the policy intent of the Centre zone, which could reduce the ability to achieve developments with continuous active frontages that promote commercial activity and create vibrant and attractive centres to visit.

The proposed refinements provide for setbacks for new development in the Centre zone where adjoining a residential zone, rather than where adjoining any residential activity.

The City Plan includes other provisions that relate to the interface between properties and buildings that will assist in addressing privacy, visual amenity and noise impacts.

Refinements open for consultation

Change the Setback provisions in the Centre zone to ensure development is setback from ‘residential zones’, rather than all ‘residential activities’.

Sections of City Plan affected

The following sections are affected by the refinements:

- Centre zone code
c. Update the Setback and Site cover provisions in Low-medium, Medium and High density residential zones, Centre zone, Neighbourhood centre zone, Mixed use zone and Light rail urban renewal area overlay codes to consider future development potential of adjoining sites when assessing alternative Setback and Site cover proposals

A review of the amendment package noted that some proposed Setback and Site cover provisions referred to development being responsive to existing and approved development only.

It was revealed that the proposed provisions do not include any consideration of the future development potential of adjoining sites. This could potentially allow development to encroach on side setbacks, which may compromise the future development of the adjoining property.

This was considered to have implications for the City's development objectives as some sites were unable to develop in accordance with planned building height and density provisions in City Plan.

Refinements open for consultation
• Updates to Setback and Site cover Overall and Performance outcomes in the Low-medium density residential, Medium density residential, High density residential, Centre, Neighbourhood centre and Mixed use zone codes and the Light rail urban renewal area overlay code to allow for the assessment of future development potential on adjoining sites to be taken into consideration when considering alternative Setback and Site cover proposals.

Sections of City Plan affected
The following sections are proposed to be amended by the refinements:
• Low-medium density residential zone code
• Medium density residential zone code
• High density residential zone code
• Centre zone code
• Neighbourhood centre zone code
• Mixed use zone code
• Light rail urban renewal area overlay code

d. Changes to provisions that contain the term ‘Towers’ to clarify the types of buildings the provisions apply to

A review of the amendment package noted that the term ‘Tower’ was uncertain in some instances, such as the ‘Tower separation’ provision. It was not always clear whether a proposal, or an existing neighbouring building is a tower. In some instances, the provisions apply expressly to ‘Towers’ where they could also apply to all buildings.

The changes propose to revise the provisions to be more specific to the types of buildings that certain provisions apply to. Rather than ‘tower separation’, nominating separation distances for buildings above 33 metres in height.

Refinements open for consultation
• Changes to provisions that reference ‘Towers’ to be more specific to the types of buildings these apply to, where appropriate in the context of the provisions.

Sections of City Plan affected
The following sections are proposed to be amended by the refinements:
• Strategic framework
• Innovation zone code
• Mixed use zone code
• High-rise accommodation code
• Commercial design code
• Light rail urban renewal area overlay code
• Light rail urban renewal area overlay map
• Schedule 1 - Definitions

Background paper
A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

• Round 4 Item 9 d & e - Built form improvements - Use of the term ‘tower’.pdf
**e. Change the term ‘Tower base’ to become ‘Building base’**

The amendment includes the term ‘Tower base’, which relies on an understanding of the term ‘Tower’. A review of the amendment package noted that the term ‘Tower’ was uncertain in some provisions.

Tower base provisions are primarily provided in the Light rail urban renewal area overlay code. By providing Setback and site cover provisions specifically linked to ‘Tower’ buildings, these provisions would not apply to other types of buildings.

The review of the amendment package noted that the reduced Front setback provisions that characterise commercial areas in Surfers Paradise were only achieved where a Tower is proposed. Different setback provisions would apply where a Tower was not proposed.

It also meant that some of the design controls, such as the strict height controls for Tower bases that were introduced with the amendment, would not apply to the base of a non-tower building.

The proposed change from ‘Tower base’ to ‘Building base’ expands the scope of the provisions to cover the ‘base’ of both Tower and non-tower buildings to ensure more consistent outcomes occur. The image below illustrates this concept.

---

**Refinements open for consultation**

- Change the use of the term ‘Tower base’ to become ‘Building base’. Note that this does not involve a change to the Setback or Height provisions of building bases, nor where building bases are envisaged in the City.

**Sections of City Plan affected**

The following sections are proposed to be amended by the refinements:

- [Strategic framework](#)
- [Innovation zone code](#)
- [Mixed use zone code](#)
- [High-rise accommodation code](#)
- [Commercial design code](#)
- [Light rail urban renewal area overlay code](#)
- [Light rail urban renewal area overlay map](#)
- [Schedule 1 - Definitions](#)

**Background paper**

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- [Round 4 Item 9 d & e - Built form improvements - Use of the term "tower".pdf](#)
f. Update the Built form and scale Performance outcomes in the Low-medium, Medium and High density residential zone codes to promote setbacks that increase in proportion to building height

Under the current version of City Plan, Side and Rear setback provisions increase progressively with height, ultimately creating a ‘wedding cake’ type of building envelope.

As part of the Our City Our Plan amendment package, the side setbacks increase in relation to the height of the proposed building and apply to the whole building. The move to a uniform setback for the entire building creates efficient building envelopes with greater space around buildings at the ground level. The image below illustrates this concept.

The proposed change involves refinements to the Performance outcomes to better reflect the new proposed setback outcomes in the amendment.

**Refinements open for consultation**

Updates to the provisions in the Low-medium, Medium and High density residential zone codes to promote setbacks that increase in proportion to building height.

**Sections of City Plan affected**

The following sections are proposed to be amended by the refinements:

- Low-medium density residential zone code
- Medium density residential zone code
- High density residential zone code

**Background paper**

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- [Round 4 Item 9 f - Built form improvements - Clarity in setback performance outcomes to promote separation distances increasing for taller buildings.pdf](#)
g. Refinements to Site context and urban design provisions to more clearly express the City’s expectations in relation to character and other site and contextual matters by providing that development should:

- support achievement of planned character
- complement important local character elements
- be orientated to address streetscape and support climatically responsive design
- be responsive to site conditions (e.g. slope) and other contextual matters (e.g. infrastructure connections).

A review of the amendment package found a potential tension between the promotion of planned development outcomes and remaining in-keeping with existing local character. For example, existing development around a site could be good, poor or informed by different zonings. Requiring a development to be in-keeping with the existing local character may lead to undesirable outcomes that are not in-keeping with the intent of the zone.

The proposed refinements clarify that City Plan is promoting the planned development outcomes.

The proposed refinements clarify the role of provisions requiring the identification and adaptation to existing local character to be in relation to design matters such as materials, colours, landscaping and streetscape interfaces. These should not affect primary elements of planned character, such as land use, height, site cover and setbacks.

The proposed refinements also include additional, high-level considerations of the full range of site and contextual matters captured in the Site context and urban design policy, including consideration of adjoining properties.

Refinements open for consultation

- Updates to provisions in Low-medium density residential, Medium density residential, High density residential, Neighbourhood centre, Centre, Mixed use and Innovation zone codes to:
  - support achievement of planned character
  - complement important local character elements
  - be orientated to address streetscape and support climatically responsive design
  - be responsive to site conditions (e.g. slope) and other contextual matters (e.g. infrastructure connections).

- In addition, the refinements include:
  - providing a description of what is meant by ‘planned character’, being the range of development outcomes that would be generally in accordance with the applicable City Plan provisions
  - removal of a ‘note’ that contemplated the Site context and urban design provisions may result in additional setbacks where a development complies with the Setback provisions.

Sections of City Plan affected

The following sections are proposed to be amended by the refinements:

- Low-medium density residential zone code
- Medium density residential zone code
- High density residential zone code
- Centre zone code
- Neighbourhood centre zone code
- Mixed use zone code
- Innovation zone code

Background paper

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- OCOP Rd 4 Background Reports/Round 4 Item 9 g - Built form improvements - Relationship between site context and urban design provisions with setbacks and site cover provisions.pdf
**h. Change the provisions used for assessing increased density in the Low-medium density, Medium density, High density, Centre, Neighbourhood centre, Innovation, and Mixed use zone codes to:**

- reintroduce consideration of proximity and access to transport, employment, services and amenity from the current City Plan
- remove references in the test relating to adequate available electricity and telecommunications infrastructure capacity.

A review of the amendment package noted previously proposed changes removed the current City Plan consideration of a site’s proximity and access to transport, employment, services and amenity when assessing increased densities.

The proposed refinements reintroduce these considerations as they are important when assessing additional density.

Feedback also noted that Council would not be able to assess or defend a decision based on the adequacy of electricity and telecommunications infrastructure capacity. Existing standard conditions require developers to address these networks. The proposed changes remove references to these networks from the assessment test.

**Refinements open for consultation**

- Change the Overall outcomes in the Low-medium density residential, Medium density residential, High density residential, Centre, Neighbourhood centre, Innovation, and Mixed use zone codes to:
  - reintroduce consideration of proximity and access to transport, employment, services and amenity from the current City Plan where increased densities are proposed; and
  - remove references in the test relating to adequate available electricity and telecommunications infrastructure capacity.

**Sections of City Plan affected**

The following sections are proposed to be amended by the refinements:

- Low-medium density residential zone code
- Medium density residential zone code
- High density residential zone code
- Centre zone code
- Neighbourhood centre zone code
- Mixed use zone code
- Innovation zone code

**Background paper:**

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- Round 4 Item 9 h - Built form improvements - Residential density assessment provisions.pdf

**i. Refinements to car parking provisions in the Centre zone to permit above ground parking for residential development, where it is fully integrated into the built form, consistent with commercial development**

The amendment introduces more specific requirements for the location and design of on-site car parking, as part of development applications, to improve amenity and street activation.

Under the amendment, in the Centre zone, commercial development can provide above ground car parking, however residential development is required to provide at-grade or below ground (basement) car parking. This has the potential to lead to inconsistent building forms within the same street or locality.

The refinements propose a consistent approach to on-site parking requirements for both commercial and residential developments in the Centre zone.

**Refinements open for consultation**

- Refine parking arrangements in the Centre zone, to allow residential parking above ground in the Centre zone, where it is fully integrated into the built form, with high quality layered and permeable facades so it is not visible from the street and adjoining sites, and promotes street activation.

**Sections of City Plan affected**

The following sections are proposed to be amended by the refinements:

- Strategic framework
- High-rise accommodation code
- Multiple accommodation code

**Background paper**

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- Round 4 Item 9 i - Built form improvements - Centre zone above ground car parking.pdf
j. Update the setbacks in the Low-medium density residential zone to allow the ‘tiered’ setback approach to apply to development up to 12 metres

The Low-medium density residential zone envisages building heights up to 16 metres. The zone code provides two setback regimes within the Acceptable outcomes. For development up to 9 metres, the traditional ‘tiered’ setback model applies, consistent with the current City Plan. For buildings above 9 metres, the amendment package proposed a uniform 3 metre side setback.

A review of the amendment package identified the 3 metre side setbacks required for development over 9 metres in the zone may restrict redevelopment opportunities on small or narrow sites.

The proposed refinement extends the ‘tiered’ setback model to apply to development up to 12 metres, consistent with the current City Plan. This will allow a dwelling house to be built with an attractive roof form without triggering non-compliance with the setbacks. Development over 12 metres would still have the 3 metre side setback Acceptable outcome.

The image below shows:

- how the uniform 3 metre side setbacks would limit the ability to build on a narrow lot (left)
- the proposed change to setbacks for buildings up to 12 metres in height, which is consistent with the current City Plan setback provisions (centre)
- for heights between 12 and 16 metres, the 3 metre side setbacks on a wider lot (right).

Refinements open for consultation

- Updates to the setback provisions in the Low-medium density residential zone to allow the ‘tiered’ setback model to apply to development up to 12 metres in height.

Sections of City Plan affected

The following sections are proposed to be amended by the refinements:

- Low-medium density residential zone code

Background paper

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- Round 4 Item 9 j - Built form improvements - Review of building setbacks for development over 9m in the Low-medium density residential zone.pdf

HAVE YOUR SAY

We are seeking your views on these City Plan updates. Public consultation is open from 9 March to 8 April 2021 inclusive.

To learn more about these updates, please visit gchaveyoursay.com.au/ourcityourplan

Due to legislative requirements, formal submissions must meet the following criteria:

- be relevant to the items listed in the refinement package
- be received by Thursday 8 April 2021
- detail the name and address of each person making the submission
- detail the grounds of the submission and the facts and circumstances relied upon to support the grounds.

To make a submission:

E cityplansubmissions@goldcoast.qld.gov.au
W gchaveyoursay.com.au/ourcityourplan

Post:
Chief Executive Officer City of Gold Coast
PO Box 5042, Gold Coast MC Qld 9726