

6.2.20~~19~~ Mixed use zone code



Photograph 6.2.20~~19~~-1
Example of intended Mixed use zone outcomes at Varsity Lakes. Photography by Remco Jansen.

6.2.20~~19~~.1 Application

This code applies to assessing all development in the Mixed use zone.

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

Where development is identified in the **Fringe business precinct** or **Bermuda Point precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.20~~19~~.2 Purpose

(1) The purpose of the Mixed use zone code is to provide for: ~~a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses.~~

- (a) a mix of activities, including business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses;
- (b) urban consolidation to maximise the efficient use of physical and social infrastructure; and
- (c) well-designed, safe and accessible street environments that respond to its urban context, including significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.

Editor's note: The purpose statement for the zone has been changed in accordance with Section 6(3) of the Planning Regulation 2017. The changed purpose statement took effect on INSERT DATE.

(2) The purpose of the code will be achieved through the following overall –outcomes:

~~(a)~~ Land uses –overall outcomes

- (~~ia~~) **Development** includes a mix of uses such as convenience retail, residential and low key commercial and service industry that are not easily accommodated in mixed use centres and specialist centres and specific to the role and function of the individual area;

Comment [SC6 Align1]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU3- CP2]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU3- CP3]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - Minor administrative and editorial improvements

~~(ii) that include~~ Development may include multiple dwelling residential development where integrated with business activities and residential residential dwellings development are located above ground level. ~~at an appropriate scale to minimise conflicts between residential and low key commercial and service industry uses;~~

Comment [MU3- CP4]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

~~(iii) Development may~~ include creative industry related activities such as community art and cultural projects;.

Comment [MU3- CP5]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - Minor administrative and editorial improvements

~~(iv) such as~~ Large format supermarkets, discount department stores and department stores are not envisaged in the zone; and.

Comment [MU3- CP6]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - Minor administrative and editorial improvements

(e) Development includes opportunities for a flexible range of business activities and flexible re-use of non-residential space.

Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.

~~(v) do not detract from residential amenity;~~

Comment [MU3- CP7]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - Minor administrative and editorial improvements

Amenity overall outcomes

(f) Development achieves a level of amenity reasonably expected in a mixed use environment, having regard to:

Comment [MU3- CP8]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

- (i) the qualities of the locality;
- (ii) built form and scale;
- (iii) noise, privacy, safety, glare, odour and light; and
- (iv) traffic, parking, servicing and hours of operation.

~~(b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied.~~

Comment [MU3- CP9]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Orderly and economically efficient settlement pattern

- ~~(i) degree of public transport service within a 400 metre walking distance, being the most desirable distance for pedestrian access, and the ease and safety of pedestrian access to that service;~~
- ~~(ii) proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland;~~
- ~~(iii) capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities;~~

Comment [MU3- CP9]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Housing needs

~~(iv) delivery of a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality;~~

Comment [MU3- CP10]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Design and amenity

- ~~(v) whether intended outcomes for building form/ city form and desirable building height patterns are negatively impacted, including the likelihood of undesirable local development patterns to arise if the cumulative effects of the development are considered;~~
- ~~(vi) retention of important elements of neighbourhood character and amenity, and cultural heritage;~~
- ~~(vii) whether adjoining residential amenity is unreasonably impacted;~~
- ~~(viii) achievement of a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces;~~

Comment [MU3- CP11]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Environment

~~(ix) the impacts of any site constraints, including natural hazard and environmental based constraints; and~~

Comment [MU3- CP12]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Community Benefit

~~(x) where the development;~~

- ~~(A) is appropriate having regard to overall outcome (b) (i) to (ix);~~
- ~~(B) meets all other overall outcomes for the zone; and~~
- ~~(C) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this City Plan or reasonably required in relation to the development or use of premises as a consequence of the development);~~

~~development bonuses are applied in accordance with the **SC6.5 City Plan policy – Community benefit bonus elements.**~~

~~**Note: SC6.5 City Plan policy – Community benefit bonus elements provides guidance on what might constitute additional community benefits and the supporting material that may be required to demonstrate the degree of benefit.**~~

~~**Note: Development is not required to incorporate community benefits in order to demonstrate that housing has been provided at a form, scale and intensity that is appropriate having regard to overall outcome (b) (i) to (ix).**~~

- ~~(c) Character consists of –~~
 - ~~(i) a strong sense of enclosure at the street edge, with little or no building setback to the street;~~
 - ~~(ii) buildings are visually attractive, address the streets and are punctuated by meeting places including squares, open spaces and urban parks; and~~
 - ~~(iii) streets are lined with street trees and may contain awnings for sun protection.~~
- ~~(d) **Built form and character – overall outcomes**~~
- ~~(g) The built form and scale of development:~~
 - ~~(i) does not exceed the building height and structure height identified on the **Building height overlay map**;~~
 - ~~(ii) positively contributes to its urban context, by:~~
 - ~~(A) reinforcing the planned character of the locality, with buildings that are of scale and form to support mixed use development, while transitioning sensitively to surrounding residential areas;~~
 - ~~(B) creating an interesting, varied and attractive street environment;~~
 - ~~(C) responding to the streetscape, neighbouring buildings (existing and approved) and site conditions; and~~
 - ~~(D) responding appropriately to significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.~~
 - ~~(iii) is responsive to site characteristics and neighbouring buildings (existing and approved), ensuring adequate access to natural light, natural ventilation, amenity and privacy;~~
 - ~~(iv) has a site cover that maximises the use of the land, while providing adequate space for services, utilities, maintenance and landscaping;~~
 - ~~(v) has limited or no building setback to the street to promote street activation and create a positive and engaging interface with the street, while allowing for the integration of vertical landscaping with the built form; and~~
 - ~~(vi) is setback from side and rear boundaries to:~~
 - ~~(A) maintain the reasonable amenity and privacy of adjoining premises;~~
 - ~~(B) provide generous landscaped interface to adjoining premises; and~~
 - ~~(C) provide adequate space for services, utilities and maintenance.~~
 - ~~(i) includes buildings that are of an intensity and form to support mixed use development that transitions sensitively to surrounding residential areas;~~
 - ~~(ii) includes retail and commercial interfacing with street frontages to provide an active, safe and pedestrian focused environment;~~

Comment [MU3- CP13]: Theme: Built form and urban design - the importance of a well-designed city;
Item 8 - Community Benefit Bonus Elements Policy Removal

Comment [MU3- CP14]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Comment [Amend-15]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - minor administrative and editorial improvements

Comment [SC6 Align16]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU3- CP17]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

- ~~(iii) for retail and commercial uses, allows for a flexible range of opportunities;~~
- ~~(iv) is flexible in the re-use of non-residential spaces at the ground level;~~
- ~~(v) is setback from side and rear boundaries to protect the amenity of any adjoining residences or open space;~~
- ~~(vi) locates or screens storage areas to eliminate visual impacts; and~~
- ~~(vii) has a building height that does not exceed that indicated on the **Building height overlay map**.~~

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

Comment [MU3- CP18]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

(h) The ground level of development:

- (i) promotes street activation;
- (ii) incorporates pedestrian connections and well defined entrances;
- (iii) incorporates doorways, entrances and windows at frequent intervals;
- (iv) promotes opportunities for passive surveillance;
- (v) intersperses open space and landscaped areas; and
- (vi) is adaptive and flexible to support uses and activity changes over time.

Comment [MU2 - CP19]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

(i) ~~(i)~~ Development is designed to respond to the city's subtropical climate.

Comment [MU3- CP20]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Infrastructure capacity overall outcomes

- (j) Development demonstrates adequate available infrastructure capacity to support the development density, including water, sewer, stormwater, transport, social and community facilities, electricity and telecommunications.
- (k) Development density does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

Comment [MU3- CP21]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

~~(e) Lot design overall outcomes~~

- (l) Lot design supports the flexible range of uses envisaged in the zone.
- ~~(i) supports the flexible range of uses envisaged in the zone.~~

Comment [Amend-22]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 minor administrative and editorial improvements

Variations in the zone

~~(fm)~~ Variations to zone –

- (i) **Fringe business precinct;** and
- (ii) **Bermuda Point precinct**

Comment [MU3- CP23]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 minor administrative and editorial improvements

Comment [MU3- CP24]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 minor administrative and editorial improvements

(3) The purpose of the **Fringe business precinct** will be achieved through the following additional overall outcomes:

(a) Land uses –

- (i) consist mainly of high quality showrooms, bulky goods retailing, service and low-impact industry uses and outdoor sales yards that are easily accessible by a wide catchment of consumers;
- (ii) involving sensitive land uses are designed to mitigate amenity impacts from other uses that exist, or may be established in the precinct;
- (iii) for shops and offices are very small tenancies that service only the immediate area;
- (iv) involving industry uses are located, designed and managed to maintain safety to people, and avoid adverse effects on amenity of adjacent land uses;
- (v) that are for residential purposes do not compromise the primary function of the area;

- (vi) do not detract from the health or amenity of nearby sensitive land uses or land zoned for sensitive land uses; and
- (vii) for adult shops only occur in Fringe business precincts.
- (b) Character consists of –
 - (i) a mix of outdoor commercial activities, bulk retailing, service and low-impact industry and smaller commercial tenancies that are visually attractive, utilise a distinctive urban design and clearly address streets and public areas.
- (c) Built form –
 - (i) includes buildings of a scale and bulk to allow for a flexible range of activities from light industrial to bulk retailing while not impacting on the amenity of any nearby sensitive land uses;
 - (ii) is setback from motorway and rail corridors to provide a substantial landscape buffer;
 - (iii) includes visual interest and presents well to the street; and
 - (iv) is setback from boundaries to sensitive land uses.
- (4) The purpose of the **Bermuda Point precinct** will be achieved through the following additional overall outcome:
 - (a) Land uses –
 - (i) include a gourmet food, drink and lifestyle emporium, used for the display and sale of specialty goods, comprising a collection of high quality eateries, fresh produce sales and retail in a market style building format located around a centralised tenancy not exceeding 750m² in GFA.
 - (b) Character consists of –
 - (i) development that provides an active edge to Lake Orr, including pedestrian access along the interface and an inlet; and
 - (ii) development does not cause adverse flooding impacts on other land to the extent likely to be actionable.
 - (c) Built form –
 - (i) is compact and intense; and
 - (ii) is up to 45 metres with 20 metre high podium, that reduces to 27 metres for buildings along the waterfront.

6.2.2019.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.2019-1: Mixed use zone code – for accepted development subject to requirements

Required outcomes			
Setbacks	RO1		
		Setbacks are as follows:	
	Setback	Minimum distances measured in metres (m)	
		Building height	Setback
	Frontage	up to 9.5m and not more than 2 storeys	0m (maximum 2m)
		for that part exceeding 9.5m or 2 storeys	2m
	Side	up to 9.5m and not more than 2 storeys	0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed-use zone 2m otherwise

- Comment [MU2 - CP25]: Theme: Height and density - creating a sustainable city shape;**
Item 1&2 – Building height overlay map and new building height categories
- Comment [MU2 - CP26]: Theme: Height and density - creating a sustainable city shape;**
Item 1&2 – Building height overlay map and new building height categories
- Comment [MU2 - CP27]: Theme: Height and density - creating a sustainable city shape;**
Item 1&2 – Building height overlay map and new building height categories

Required outcomes

	for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m
Rear	up to 9.5m and not more than 2 storeys	2m
	for that part exceeding 9.5m or 2 storeys	6m

Comment [MU2 - CP28]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

**RO2
Fringe business precinct**

Setbacks are as follows:

Setback	Minimum distances measured in metres (m)	
Frontage	3m	
Side and rear	Building height	Setback
	up to 9.5m and not more than 2 storeys	0m
	for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m
Side and rear (where the site abuts a residential zone or open space)	6m	
Side and rear (where the site abuts the rail corridor or motorway)	10m	

Comment [MU2 - CP29]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP30]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP31]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP32]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

**RO3
Bermuda Point Precinct**

Setbacks are as follows:

Setback	Minimum distances measured in metres (m)	
Frontage	Building height	Setback
	up to 20m and not more than 4 storeys	0m (maximum 2m)
	for that part exceeding 20m or 4 storeys	2m
Side	up to 20m and not more than 4 storeys	0m
	for that part exceeding 20m or 4 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 20m
Rear	up to 20m and not more than 4 storeys	2m
	for that part exceeding 20m or 4 storeys	6m

Comment [MU2 - CP33]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP34]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP35]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Note: The building setback provisions do not apply to any recreational structures over or adjoining Lake Orr, for example a boardwalk.

Site cover

RO4

Site cover does not exceed:

- (a) 750m² (per tower above ~~54 metres~~ ~~15 storeys~~); and
- (b) a cumulative area of all towers calculated at:
 - (i) 50% of net site area for that part of buildings up to ~~33 metres~~ ~~8 storeys~~;
 - (ii) 40% of net site area for that part of buildings at a height ranging from ~~over 33 metres and up to 54 metres~~ ~~9 to 15 storeys~~; and
 - (iii) 30% of net site area for that part of buildings at a height of ~~54 metres~~ ~~16 storeys~~ and greater.

Comment [MU2 - CP36]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP37]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

RO5

Fringe business precinct

Site cover does not exceed 70%.

Comment [MU2 - CP38]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP39]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Required outcomes

RO6

Bermuda point precinct

Site cover does not exceed the following:

Building height	Site cover
for that part up to 20m	100%
for that part above 20m	60%

Height

RO7

~~Building height and structure height does not exceed that shown on the Building height overlay map. Building height does not exceed 2 storeys and a maximum of 9.5m or as shown on the Building height overlay map.~~

~~AND~~

~~Structures do not exceed a height of 9.5m or that shown on the Building height overlay map.~~

RO8

Fringe Business Precinct

~~Building height does not exceed 2 storeys and a maximum of 14m or as shown on the Building height overlay map.~~

~~AND~~

~~Structures do not exceed a height of 14m or that shown on the Building height overlay map.~~

RO9RO8

Bermuda Point precinct

Building height and structure height does not exceed 45 metres with a lower base podium up to 20 metres that reduces to 27 metres along the waterfront or 33 metres in the northwest portion of the site (land to the north of the boat ramp).

Comment [MU2 - CP40]: Theme: Height and density - creating a sustainable city shape; Item 1&2 – Building height overlay map and new building height categories

Comment [Amend-41]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 32 minor administrative and editorial improvements

Comment [Amend-42]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 32 minor administrative and editorial improvements

Density

RO10RO9

For development outside of the fringe business precinct

Density does not exceed that shown on Residential density overlay map.

OR

Where not identified on the overlay map, density does not exceed one dwelling per 400m².

Amenity

RO11RO10

For non-residential activities, business hours are from 6am to 10pm.

RO12RO11

Fringe business precinct

Landscaping is provided along street frontages with a minimum width of 1.5m and an average width of 3m. The area is planted with large trees that have a minimum pot size of 100L every 6m and a variety of shrubs.

RO13RO12

Storage areas are:

- (a) set back at least 10m from roads;
- (b) not visible to any sensitive land uses; and
- (c) screened with solid fencing or vegetation.

Land use

RO14RO13

The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies.

Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.

Required outcomes

**Filling and
excavation**

RO15RO14

Bermuda point precinct

Filling and excavation of the precinct meets the following cut and fill ratios such that the Flood Storage and Flood discharge capacity is not reduced from the Approved Development model: fill at RL4.1 or above, is at 76%; filling at 2.5 is at 7%; and excavation of the site to Lake Orr water level is at 13%, with transition between these levels completing the balance of the site area.

Note: Any subdivision application must demonstrate how the above ratios will be divided between resulting lots.

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.2019-2: Mixed use zone code – for assessable development

Performance outcomes	Acceptable outcomes												
Land use													
<p>PO144 Residential land uses do not compromise the activation of ground floor storeys. Development outside of the Fringe business precinct may include multiple dwelling residential development where integrated with business activities and residential units are located above ground level.</p>	<p>AO144 No acceptable outcome provided For development outside of the Fringe business precinct, residential uses are located above ground floor.</p>												
<p>PO242 Ground floor spaces are designed to enable the flexible reuse of non-residential floor area to support changing community and business needs.</p>	<p>AO242 The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies. Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.</p>												
<p>PO343 Tenancy sizes for uses commercial in nature are limited to small specialised tenancies.</p>	<p>AO343.1 GFA of tenancies for the following uses does not exceed 400m²: (a) Garden centre; (b) Hardware and trade supplies; (c) Office; (d) Shop; (e) Showroom; and (f) Theatre.</p> <p>Bermuda Point Precinct AO343.2 Within the gourmet food and drink emporium, GFA of a Shop does not exceed 750m²</p>												
<p>PO444 Fringe business precinct Tenancy sizes for shops and office land uses are limited to very small tenancies that service only the immediate locality.</p>	<p>AO444 Fringe business precinct GFA of tenancies for the following uses does not exceed:</p> <table border="1"> <thead> <tr> <th>Land use</th> <th>Tenancy size restriction</th> </tr> </thead> <tbody> <tr> <td>Garden centre</td> <td>no limit</td> </tr> <tr> <td>Hardware and trade supplies</td> <td>no limit</td> </tr> <tr> <td>Shop</td> <td>150m²</td> </tr> <tr> <td>Showroom</td> <td>no limit</td> </tr> <tr> <td>Office</td> <td>200m²</td> </tr> </tbody> </table>	Land use	Tenancy size restriction	Garden centre	no limit	Hardware and trade supplies	no limit	Shop	150m ²	Showroom	no limit	Office	200m ²
Land use	Tenancy size restriction												
Garden centre	no limit												
Hardware and trade supplies	no limit												
Shop	150m ²												
Showroom	no limit												
Office	200m ²												
Amenity													
<p>PO5 Development achieves a level of amenity reasonably expected in a mixed use environment, having regard to: (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour and light; and (d) traffic, parking, servicing and hours of operation.</p>	<p>AO5 No acceptable outcome provided.</p>												
<p>PO69 Non-residential activities operate within appropriate hours to minimise nuisance to nearby, existing or intended</p>	<p>AO69 Non-residential activities business hours are from 6am to 10pm.</p>												

Comment [MU3- CP43]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 minor administrative and editorial improvements

Comment [MU3- CP45]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU3- CP44]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes				
sensitive land uses.					
PO740 Storage areas are not visible from a public place or a sensitive land use.	AO740 Storage areas are: (a) setback at least 10m from roads or public open space; (b) not visible to any sensitive land uses; and (c) screened with solid fencing or vegetation.				
Height Built form and scale					
PO5PO8 Building height and structure height does not exceed that shown on the Building height overlay map . AND Bermuda Point precinct Building height and structure height does not exceed 45 metres with a tower base up to 20 metres that reduces to 27 metres along the waterfront or 33 metres in the northwest portion of the site (land to the north of the boat ramp). Height: (a) is consistent with the surrounding built form; (b) allows for the effective operation of the use; (c) does not have a negative visual impact on adjacent uses; and (d) does not have a negative impact on the character of the area.	AO5AO8.4 No acceptable outcome provided. Building height does not exceed 2 storeys and a maximum of 9.5m or as shown on the Building height overlay map. AND Structures do not exceed a height of 9.5m or that shown on the Building height overlay map. AO5.2 Fringe Business Precinct Building height does not exceed 2 storeys and a maximum of 14m or as shown on the Building height overlay map . AND Structures do not exceed a height of 14m or that shown on the Building height overlay map . AO5.3 Bermuda Point precinct Building height does not exceed 45 metres with a podium up to 20 metres that reduces to 27 metres along the waterfront or 33 metres in the northwest portion of the site (land to the north of the boat ramp).				
PO9 Development positively contributes to its urban context by: (a) reinforcing the planned character of the mixed use environment; (b) creating an interesting, varied and attractive street environment; (c) responding to the streetscape, neighbouring buildings (existing and approved) and site conditions; and (d) responding appropriately to significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces. Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome. Note: The requirements of this performance outcome are in addition to the requirements of any other performance outcomes or acceptable outcomes in this code. For example, even if a development complies with the setback requirements of performance outcome PO10, or acceptable outcome AO10, additional setbacks may be required to comply with this performance outcome.	AO9 No acceptable outcome provided.				
Setbacks					
PO10 Setbacks: (a) allow buildings to address and actively interface with	AO10.1 Setbacks are as follows: <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres		
Setback	Minimum distances measured in metres				

Comment [MU2 - CP46]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [SC6 Align47]: Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes		
<p>streets and public spaces;</p> <p>(b) provide additional width to the public realm and additional space for road side dining opportunities;</p> <p>(c) assist in the protection of adjacent amenity; and</p> <p>(d) are substantial to the motorway and rail corridors to enable wide landscape buffers.</p> <p>Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.</p>	Frontage	(m)	
		Building height	Setback
		up to 9.5m and not more than 2 storeys	0m (2m maximum)
		for that part exceeding 9.5m or 2 storeys	2m
	Side	0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone	
		2m otherwise	
	Rear	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m	
		Building height	Setback
	up to 9.5m and not more than 2 storeys	2m	
	for that part exceeding 9.5m or 2 storeys	6m	
AO10.2			
Bermuda point precinct			
Setbacks are as follows:			
Setback	Minimum distances measured in metres (m)		
Frontage	Building height	Setback	
	up to 20m and not more than 4 storeys	0m (maximum 2m)	
Side	for that part exceeding 20m or 4 storeys		
	2m		
Rear	up to 20m and not more than 4 storeys		
	0m		
Side	for that part exceeding 20m or 4 storeys		
	2m plus an extra 0.5m for every 3m in height or part thereof over 20m		
Rear	up to 20m and not more than 4 storeys		
	2m		
Side	for that part exceeding 20m or 4 storeys		
	6m		

Comment [MU2 - CP49]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP50]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [SC6 Align48]: Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Comment [MU2 - CP51]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP52]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP53]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP54]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP55]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP56]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP57]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP58]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP59]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP60]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Performance outcomes	Acceptable outcomes																				
<p>PO2PO11 Fringe business precinct Setbacks: (a) allows for areas of high quality landscaping; (b) assist in the protection of adjacent amenity; and (c) are substantial to the motorway and rail corridors to enable wide landscape buffers.</p> <p>Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.</p>	<p>AO2AO11.1 Fringe business precinct Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Frontage</td> <td colspan="2">3m</td> </tr> <tr> <td rowspan="2">Side and rear</td> <td>Building height</td> <td>Setback</td> </tr> <tr> <td>up to 9.5m and not more than 2 storeys</td> <td>0m</td> </tr> <tr> <td></td> <td>for that part exceeding 9.5m or 2 storeys</td> <td>2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m</td> </tr> <tr> <td>Side and rear (where the site abuts a residential zone or open space)</td> <td>6m</td> <td></td> </tr> <tr> <td>Side and rear (where the site abuts the rail corridor or motorway)</td> <td>10m</td> <td></td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)		Frontage	3m		Side and rear	Building height	Setback	up to 9.5m and not more than 2 storeys	0m		for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m	Side and rear (where the site abuts a residential zone or open space)	6m		Side and rear (where the site abuts the rail corridor or motorway)	10m	
Setback	Minimum distances measured in metres (m)																				
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Side and rear (where the site abuts a residential zone or open space)	6m																				
Side and rear (where the site abuts the rail corridor or motorway)	10m																				
<p>Site cover</p> <p>PO3PO12 Site cover: (a) ensures adequate space for storage, car parking and other necessary facilities required to support the land use; (b) allows for areas of high quality landscaping and streetscaping treatments;</p> <p>Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.</p>	<p>AO3AO12.1 Site cover does not exceed: (a) 750m² (per tower above 54 metres 15 storeys); and (b) a cumulative area of all towers calculated at: (i) 50% of net site area for that part of buildings up to 33 metres 8 storeys; (ii) 40% of net site area for that part of buildings at a height ranging from over 33 metres and up to 54 metres 9 to 15 storeys; and (iii) 30% of net site area for that part of buildings at a height of 54 metres 16 storeys and greater.</p> <p>AO3AO12.2 Bermuda Point precinct Site cover does not exceed the following:</p> <table border="1"> <thead> <tr> <th>Building height</th> <th>Site cover</th> </tr> </thead> <tbody> <tr> <td>for that part up to 20m</td> <td>100%</td> </tr> <tr> <td>for that part above 20m</td> <td>60%</td> </tr> </tbody> </table>	Building height	Site cover	for that part up to 20m	100%	for that part above 20m	60%														
Building height	Site cover																				
for that part up to 20m	100%																				
for that part above 20m	60%																				
<p>PO4PO13 Fringe business precinct Site cover: (a) ensures adequate space for storage and other necessary facilities required to support the land use; (b) allows for areas of high quality landscaping and streetscaping treatments; and (c) contributes to neighbourhood character.</p> <p>Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.</p>	<p>AO4AO13 Fringe business precinct Site cover does not exceed 70%.</p>																				

Comment [MU2 - CP62]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [SC6 Align61]: Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Comment [MU2 - CP63]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP65]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [SC6 Align64]: Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Comment [SC6 Align66]: Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Performance outcomes

Acceptable outcomes

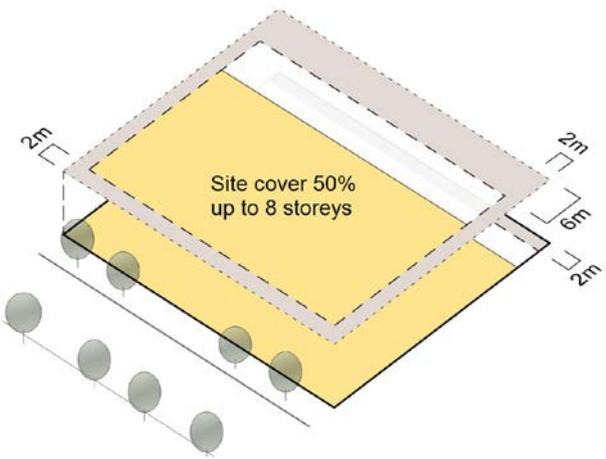


Figure 6.2.2019-1

Illustration Mixed use zone setback and site cover outcomes

Performance outcomes	Acceptable outcomes
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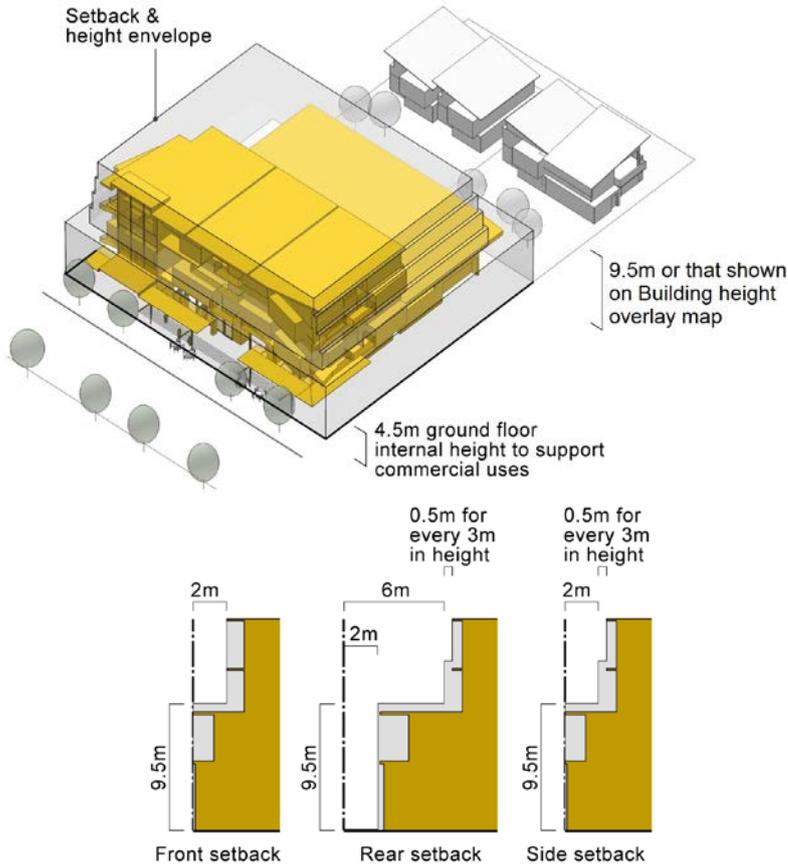


Figure 6.2.2019-2
Illustration Mixed use zone setback and height outcomes

Awnings

PO148

For development outside of the Fringe business precinct

Commercial buildings present well to the street and provide awnings for the comfort of pedestrians.

AO148.1

For development outside of the Fringe business precinct

Development provides awnings which are a minimum width of 1.5m over the pedestrian access/footpath.

AO148.2

Footpath awnings are designed to complement and integrate with the façade and the streetscape.

Performance outcomes

Acceptable outcomes



Figure 6.2.2019-3
Illustration Mixed use zone outcomes

Subtropical design

PO15

Development is designed to exhibit subtropical design elements to support the City of Gold Coast's subtropical design character and sustainable subtropical living.

AO15

No acceptable outcome provided.

Density

PO6PO16

Density does not exceed that shown on **Residential density overlay map**.
OR
Where not identified on the overlay map, density does not exceed one dwelling per 400m².
OR
For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m².

AO6AO16

No acceptable outcome provided.

PO7PO17

Fringe business precinct

New residential uses do not compromise the primary function of the area.

AO7AO17

Fringe business precinct

No acceptable outcome provided.

Lot design (for subdivision only)

PO45PO18

Lot sizes support development that:
(a) clusters commercial and retail tenancies;
(b) orientates buildings to address and activate streets;
and
(c) maximises the separation between individual vehicle

AO45AO18.1

Minimum lot size is 1,000m².

OR

For rear lots the minimum lot size is 2,000m².

AO45AO18.2

Minimum road frontage is 25m.

Comment [LB67]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes
<p>crossovers to maintain a pedestrian friendly environment.</p> <p>OR</p> <p>Fringe business precinct</p> <p>Lot sizes support development that:</p> <p>(a) provides large format footprints; and</p> <p>(b) maximises the separation between individual vehicle crossovers to maintain the efficiency of the road network.</p>	<p>OR</p> <p>For rear lots the average minimum lot width is 25m (excluding access strip).</p>
<p>Filling and excavation</p>	
<p>PQ16PO19</p> <p>Bermuda Point precinct</p> <p>The development does not cause changes to the Flood discharge capacity that would adversely affect land and/or premises external to the site to an extent likely to be actionable.</p>	<p>AQ16AO19</p> <p>Bermuda point precinct</p> <p>Filling and excavation of the precinct meets the following cut and fill ratios such that the Flood Storage and Flood discharge capacity is not reduced from the Approved Development model: fill at RL4.1 or above, is at 76%; filling at 2.5 is at 7%; and excavation of the site to Lake Orr water level is at 13%, with transition between these levels completing the balance of the site area.</p> <p>Note: Any subdivision application must demonstrate how the above ratios will be divided between resulting lots.</p>