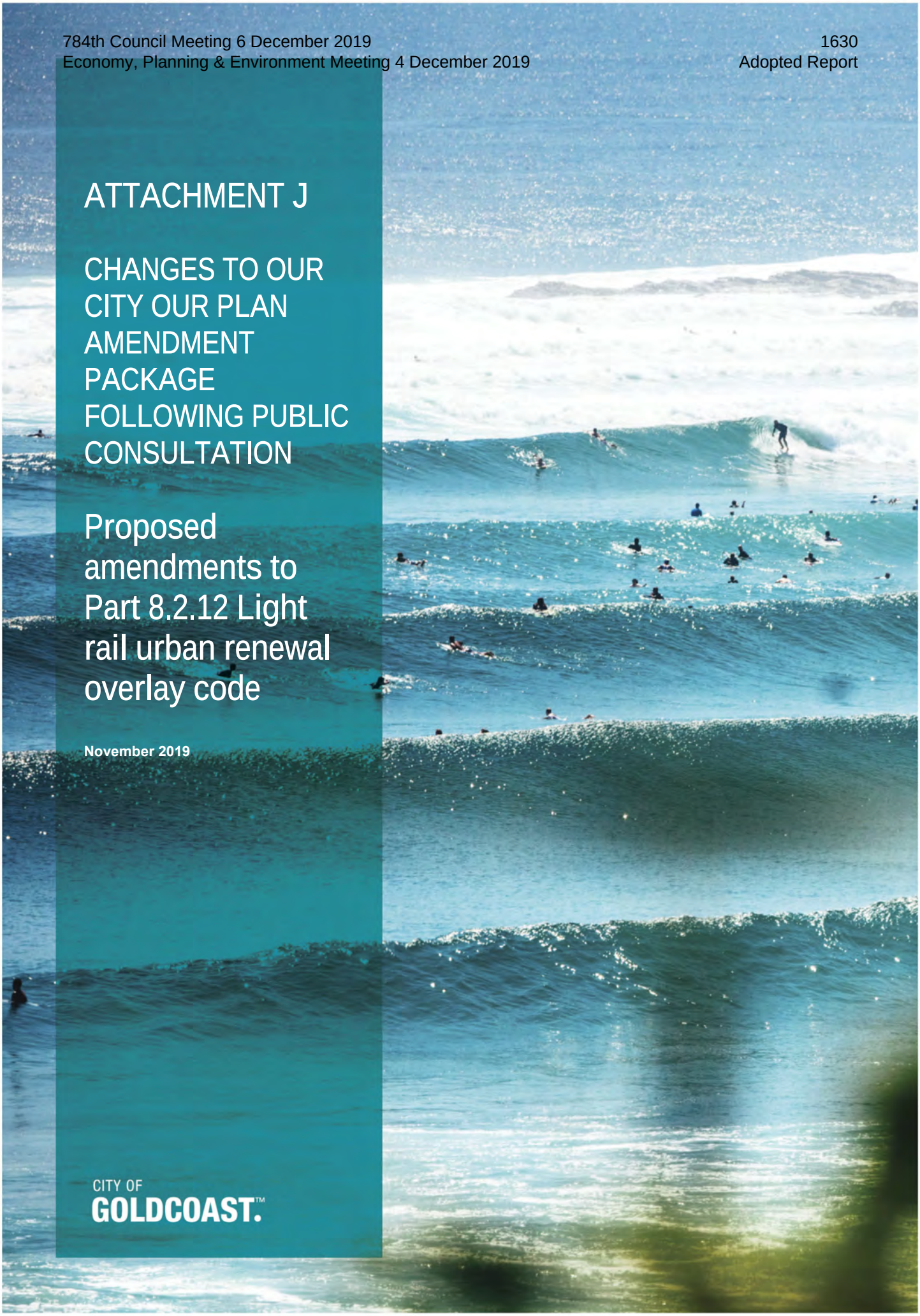


ATTACHMENT J

CHANGES TO OUR CITY OUR PLAN AMENDMENT PACKAGE FOLLOWING PUBLIC CONSULTATION

Proposed amendments to Part 8.2.12 Light rail urban renewal overlay code

November 2019

CITY OF GOLDCOAST™

8.2.12 Light rail urban renewal area overlay code

Photograph 8.2.12-1
View of light rail in Surfers Paradise. Photo by City of Gold Coast.

8.2.12.1 Application

This code applies to assessing any code or impact assessable material change of use for development subject to the Light rail urban renewal area overlay and indicated within **Part 5.10 Categories of development and assessment – Overlays**.

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

8.2.12.2 Purpose

(1) The purpose of this overlay code is to facilitate the renewal and transformation of the Light rail urban renewal area, as identified on the **Light rail urban renewal area overlay map**, into a corridor of distinctive and high quality urban environments.

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

Responsive

(a) Development has a bulk, scale, form and intensity that is reflective of the role and function of the relevant focus area in which it is located.

(b) Scale and intensity of development deliberately transitions from the **Primary focus area** to the **Transition focus area** to create distinctive and high quality urban environments.

(c) To facilitate the renewal and transformation of the Light rail urban renewal area, development is not required to provide a sensitive interface to existing lower intensity built form, including a Dwelling house on an adjoining site, unless it is specifically intended that such a building remain in the Light rail urban renewal area.

(d) Building separation distances deliberately increases from the **Primary focus area** to the **Transition focus area** to create a sense of spaciousness in the urban environment.

(e) Where incorporating a tower base:

(i) it does not exceed the tower base height as identified on the **Light rail urban renewal area overlay map**;

(ii) in the **Primary focus area** and the **Secondary focus area**, it is built to the street edge to provide a sense of enclosure at the lower levels;

(iii) in the **Secondary focus area**, it is setback to the side and rear to allow for natural light penetration, natural ventilation around the building, maintenance access, adequate space for services and utilities and landscaping between buildings.

(iv) in the **Frame focus area** and the **Transition focus area**, it is setback:

A. from the street to allow for high quality landscaping (including deep planting and open space areas; and

B. from the side and rear boundaries to allow for natural light penetration, natural ventilation around the building, adequate space for services and utilities and maintenance access.

(f) Tower forms in all focus areas:

(i) achieves appropriate building separation in relation to its building height to allow for adequate access to natural light and natural ventilation;

(ii) have tower separation between buildings, increasing with building height, to create an open skyline; and

(iii) has a site cover that support tall slender towers; and

(iv) does not have large floor plates.

Connected

(g) Development creates a well-connected and convenient pedestrian network with:

(i) safe and accessible street environment where pedestrians take priority over private cars; and

(ii) high quality pedestrian environment that is adequately spaced between the built form and kerb to safely and comfortably accommodate movement and streetscape elements.

(h) Development is connected to adjacent streets, open space, and transit stations with safe and accessible pedestrian and cycling connections.

(i) Development connects to the public realm, with a permeable and legible built form that increases the quality, scale and usability of the public realm.

(j) Where provided, cross block links, courtyards and open spaces provide permeability and facilitate pedestrian movement.

Engaged

(k) Development provides an attractive, vibrant and varied public realm by:

(i) promoting street activation at ground level and within the tower base through creating opportunities for social interaction and public art;

(ii) incorporating well defined entrances;

(iii) promoting opportunities for passive surveillance;

(iv) interspersing open space and landscaped areas; and

(vi) incorporating adaptive and flexible spaces to support uses and activity changes over time.

(l) Design of car parking and servicing areas are reflective of the role and function of the area in which it is located, as outlined below.

Primary focus areas, Secondary focus areas and Frame areas

(i) Car parking and servicing is located underground or only occurs above ground where it promotes street activation within the tower base or 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.

Transition area

(ii) At grade car parking is only appropriate, where generous deep planting provide an attractive street interface.

(iii) Above ground car parking is not provided in Transition areas.

(m) The visual and physical impact of the vehicle crossover, servicing, utilities and loading areas on the pedestrian environment is minimised.

Subtropical

(n) Built form incorporates subtropical design elements to support the comfort of its occupants and encourage outdoor living opportunities.

(o) Landscaping supports the establishment of high-quality subtropical streetscapes.

Attractive

(p) Buildings have a high level of modulation, articulation and detailing with a range of high quality materials, patterns, textures and colours.

(q) Towers contribute to a varied and interesting skyline.

Adaptable

(r) In Primary and Secondary focus areas, the ground level of all buildings are designed to comprise occupiable spaces to support uses that can adapt and change to market demands throughout the life of the building.

(s) Development incorporates flexible design solutions within the tower base, where including above ground car parking, to support adaptation and change throughout the life of the building.

Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m. Above the ground floor, within the tower base, Council recommends an internal floor to ceiling height of 3.5m.

8.2.12.3 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

There are no requirements for accepted development in this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

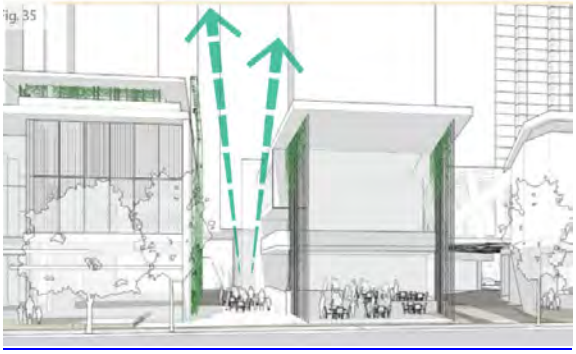
Table 8.2.12-1: Light rail urban renewal area overlay code – for assessable development in Light rail urban renewal area

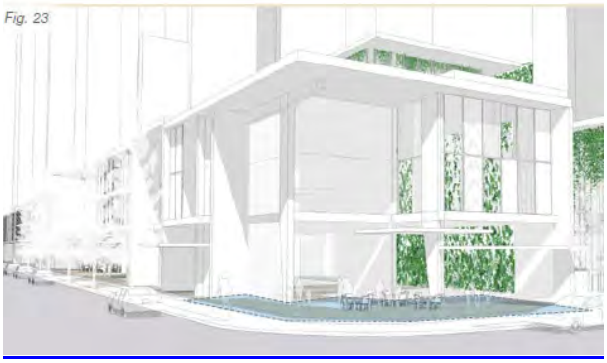
Performance outcomes	Acceptable outcomes
Role and function of the Focus areas	
PO1 Development provides an attractive design that positively contributes to the role and function of the Focus area in which it is located.	**AO1** No acceptable outcome provided.
Built form and scale	
PO2 Development, where involving a tower base: (a) incorporates modulation and articulation; (b) defines the site through building form, expression, profile and materials; (c) reinforces a sense of arrival and provides a clear and identifiable connection to the public realm; and (d) positively contributes to the immediate streetscape and pedestrian environment with highly articulated building facades.	**AO2.1** Modulation depth and width is not less than 25% of the tower base height. **AO2.2** Development, in at least one instance, brings the form of the tower to the ground, combined with a significant ground plane space (i.e. the building entry court). **Figure 8.2.12-1** Example of a tower touching the ground **AO2.3** A continuous façade length along any street frontage does not exceed 20 metres.
Tower base	
PO3 A tower base does not exceed the maximum tower base height specified in **the Light rail urban renewal area overlay map**.	**AO3** No acceptable outcome provided.
PO4 Development provides a ground level and tower base built form that addresses the street and creates interaction.	**AO4** Development incorporates: (a) direct entrance from the street at ground level; and (b) a permeable façade.

Performance outcomes	Acceptable outcomes
	 Figure 8.2.12-2 Example of a development providing direct entrances from the street
Public realm and streetscape interface	
PO5 Development: (a) increases the quality and usability of the public realm; and (b) creates safe and accessible street environments.	**AO5** No acceptable outcome provided.
PO6 Development, relevant to the role and function of the Focus area in which it is located, provides weather protection to pedestrians in the public realm and for pedestrian entrances to the development.	**AO6** Development provides awnings: (a) in the **Primary focus area** and the **Secondary focus areas**, to the full extent of the built form frontages; and (b) in the **Frame focus area** and the **Transition focus area**, to building entrances. **Figure 8.2.12-3** Example of a development providing protection from rain, solar heat and glare
PO7 Servicing, utilities and loading activities are either located underground or integrated into the built form to maintain an attractive streetscape.	**AO7** Service functions and mechanical plant are not visible from the street.

Performance outcomes	Acceptable outcomes
	 Figure 8.2.12-4 Example of a development with services located away from the street
Flexible reuse of above ground car parking	
PO8 If above ground car parking is proposed, development incorporates design solutions to provide for its flexible reuse throughout the life of the building. **Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m. Above the ground floor, within the tower base, Council recommends an internal floor to ceiling height of 3.5m.**	**AO8** No acceptable outcome provided.

Table 8.2.12-2: Additional provisions for assessable development in the Primary focus area and Secondary focus area

Performance outcomes	Acceptable outcomes
Tower base	
PO9 Development where involving a tower base is sited and designed in a manner, which: (a) is built to the street edge to create a sense of enclosure; and (b) the site cover allows the tower base, at ground level, to be open to the sky.  **Figure 8.2.12-5** Example of a development with a tower base that is open to the sky **Additional provisions that apply to Secondary focus area** (c) is setback to the side and rear to allow for: (i) natural light penetration to the ground; (ii) natural ventilation around the tower base;	**AO9.1** In **Primary focus area**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-3: Setback, site cover and floor plate requirements – Primary focus areas**. **OR** **AO9.2** In **Secondary focus area**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-4: Setback, site cover and floor plate requirements – Secondary focus areas**.

Performance outcomes	Acceptable outcomes
(iii) maintenance access, services and utilities (iv) opportunities for: A. horizontal and vertical landscaping; or B. cross block links to facilitate pedestrian movement; or C. activated edges at ground level.	
Tower	
PO10 Tower form is sited and designed in a manner, which: (a) is appropriately separated in relation to its height to achieve natural ventilation and allow light to penetrate into buildings; (b) orientates and positively responds to the streetscape and adjoining buildings intended to remain in the Light rail urban renewal area (existing and approved); (c) has a site cover that provides slender tower forms; (d) has tower separation that promotes an open skyline; and (d) avoids large floor plates by dividing a single building into multiple buildings.	**AO10.1** In **Primary focus area**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-3: Setback, site cover and floor plate requirements – Primary focus areas**. OR **AO10.2** In **Secondary focus area**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-4: Setback, site cover and floor plate requirements – Secondary focus areas**.
Flexible reuse of the ground level	
PO11 Development at the ground level of all buildings comprises occupiable and flexible spaces to support uses that can adapt and change to market demands throughout the life of the building. **Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m. Above the ground floor, within the tower base, Council recommends an internal floor to ceiling height of 3.5m.**	**AO11** No acceptable outcome provided.
Corner treatment	
PO12 Development within the **Primary focus area** and the **Secondary focus area** provide a built form response that enhances and activates corners.	**AO12** Built form edges are stepped back from corners with a minimum dimension equal to the width of the typical verge. Fig. 23  **Figure 8.2.12-6** Example of a built form stepped back from the corner **OR** Development provides truncated corners, with a minimum dimension equal to the width of the typical verge, to create plazas.

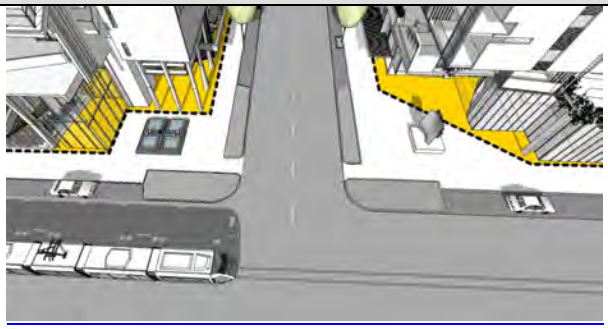
Performance outcomes	Acceptable outcomes
	 **Figure 8.2.12-7** Example of a truncated corner response
Landscaping	
PO13 Development provides landscape features, which extends horizontally and vertically, on-site to: (a) support the establishment of subtropical streets and planting; (b) incorporates substantial landscaped subtropical spaces on the roof tops and top of tower bases; (c) encourages an outdoor lifestyle where habitable spaces have direct access to natural light and ventilation; and (d) reduce glare and manage heat.	**AO13** No acceptable outcome provided.
Car parking	
PO14 Car parking and servicing is located underground or only occurs above ground where: (i) it promotes street activation within the tower base; or (ii) 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.	**AO14** No acceptable outcome provided.

Table 8.2.12-3: Setback, site cover and floor plate requirements – Primary focus areas

This table sets out the minimum front, side and rear setbacks, maximum site cover and maximum floor plate requirements for development within the Primary focus areas of the Light rail urban renewal area.

Note: Setbacks, site cover and floor plate requirements apply to the entire building where the proposed maximum building height falls within one of the development categories listed below.

Note: Where more than one building is proposed on the same site, the highest proposed building height is deemed to be the relevant building height to determine the appropriate development category.

Note: Where development includes a tower base, two or more buildings above the tower base are considered to be unattached.

Note: For buildings up to 9m in height, the relevant zone code provisions apply.

Development Category	Front setback (m)	Side setback (m)	Rear setback (m)	Site cover	Maximum floor plate	Setbacks between on-site habitable buildings (where not attached)
Tower base (up to 16m in height)	0m	0m	0m	90%	No provisions	Not applicable

Development Category	Front setback (m)	Side setback (m)	Rear setback (m)	Site cover	Maximum floor plate	Setbacks between on-site habitable buildings (where not attached)
Buildings greater than 9m and up to 16m in height	4m For covered car parking at grade: 6m	3m	4m	60%	No provisions	Double the applicable side setback
Buildings greater than 16m and up to 33m in height	4m For covered car parking at grade: 6m	4m	4m	50%	No provisions	Double the applicable side setback
Buildings greater than 33m and up to 55m in height	4m For covered car parking at grade: 6m	5m	5m	40%	750m^2 (excluding balconies)	Double the applicable side setback
Buildings greater than 55m in height	4m For covered car parking at grade: 6m	6m	6m	30%	750m^2 (excluding balconies)	Double the applicable side setback
All ancillary structures up to 9m in height and Buildings associated with communal open space up to 9m in height	4m	For that part up to 4.5m in height: 1.5m For that part between 4.5m – 7.5m in height: 2m For that part exceeding 7.5m: 2.5m		Applicable development category identified in this table	NA	NA

Table 8.2.12-4: Setback, site cover and floor plate requirements – Secondary focus areas

This table sets out the minimum front, side and rear setbacks, maximum site cover and maximum floor plate requirements for development within the Secondary focus areas of the Light rail urban renewal area.

Note: Setbacks, site cover and floor plate requirements apply to the entire building where the proposed maximum building height falls within one of the development categories listed below.

Note: Where more than one building is proposed on the same site, the highest proposed building height is deemed to be the relevant building height to determine the appropriate development category.

Note: Where development includes a tower base, two or more buildings above the tower base are considered to be unattached.

Note: For buildings up to 9m in height, the relevant zone code provisions apply.

Development Category	Front setback (m)	Side setback (m)	Rear setback (m)	Site cover	Maximum floor plate	Setbacks between on-site habitable buildings (where not attached)
Tower base (up to 12m in height)	0m	3m	3m	80%	No provisions	Not applicable
Buildings greater than 9m and up to 16m in height	4m	3m	4m	60%	No provisions	Double the applicable side setback
Buildings greater than 16m and up to 33m in height	4m For covered car parking at grade: 6m	4m	4m	50%	No provisions	Double the applicable side setback
Buildings greater than 33m and up to 55m in height	4m For covered car parking at grade: 6m	6m	6m	40%	750m^2 (excluding balconies)	Double the applicable side setback
Buildings greater than 55m	4m For covered car parking at grade: 6m	8m	8m	30%	750m^2 (excluding balconies)	Double the applicable side setback
All ancillary structures up to 9m in height and Buildings associated with communal open space up to 9m in height	4m	For that part up to 4.5m in height: 1.5m For that part between 4.5m – 7.5m in height: 2m For that part exceeding 7.5m: 2.5m		Applicable development category identified in this table	NA	NA

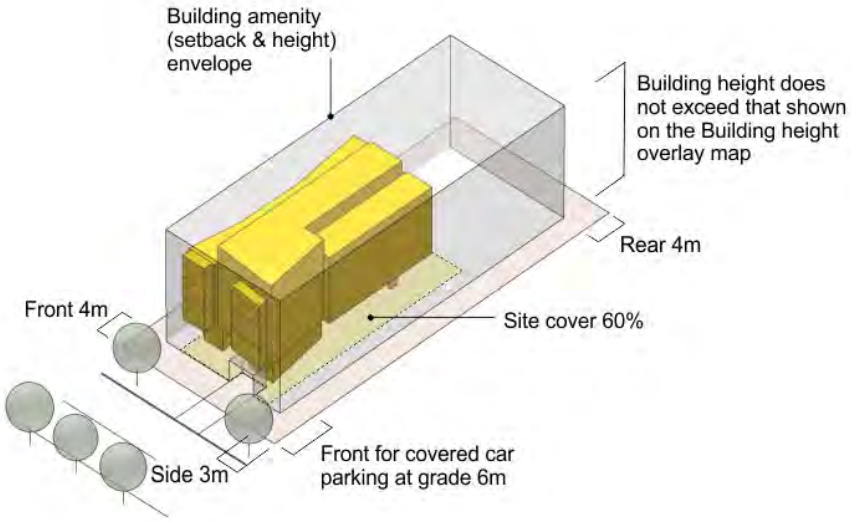


Figure 8.2.12-8

Illustration showing buildings greater than 9m and up to 16m in height contained within building amenity envelope

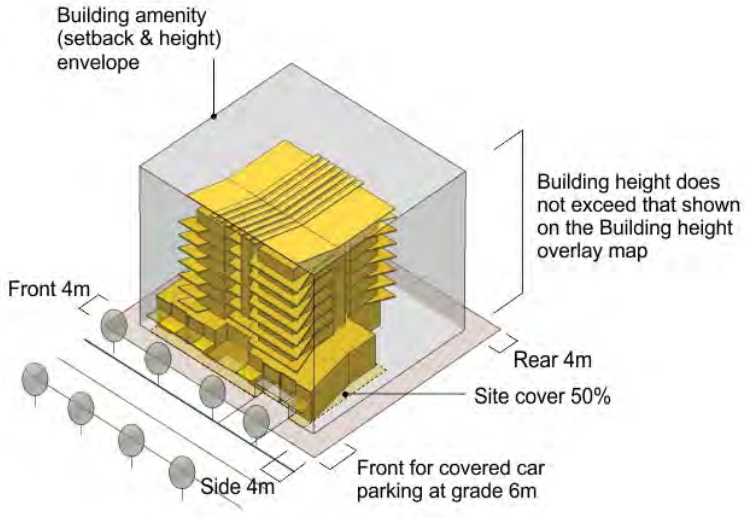


Figure 8.2.12-9

Illustration showing buildings greater than 16m and up to 33m in height contained within building amenity envelope

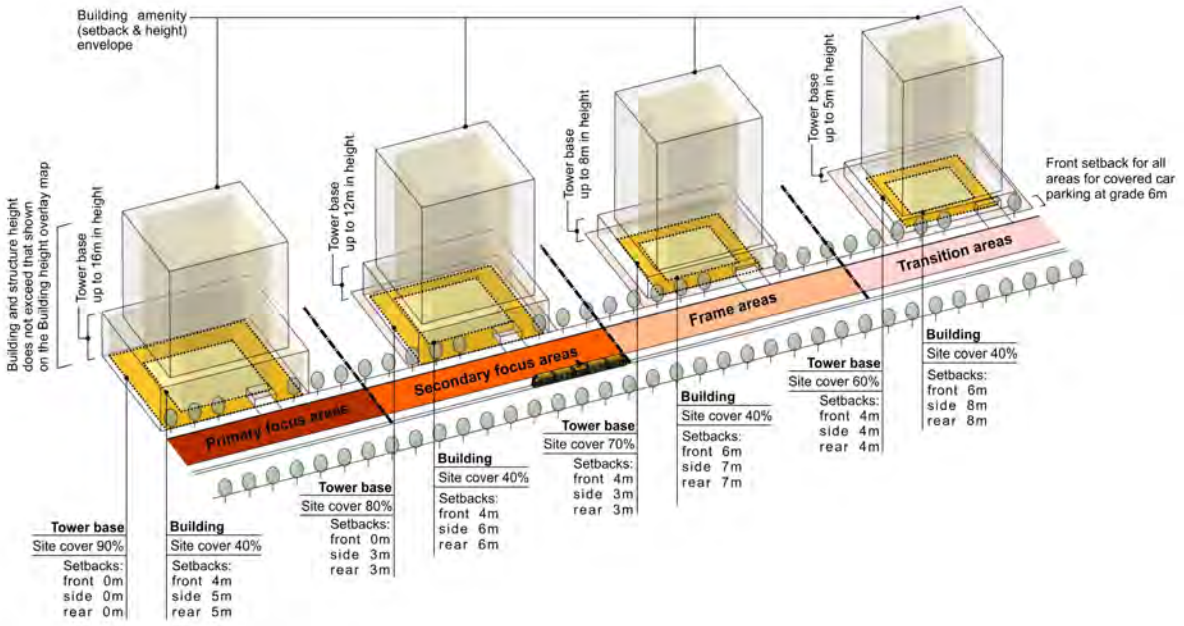


Figure 8.2.12-10

Illustration showing building amenity envelope, setbacks and site cover outcomes for buildings greater than 33m and up to 55m in height

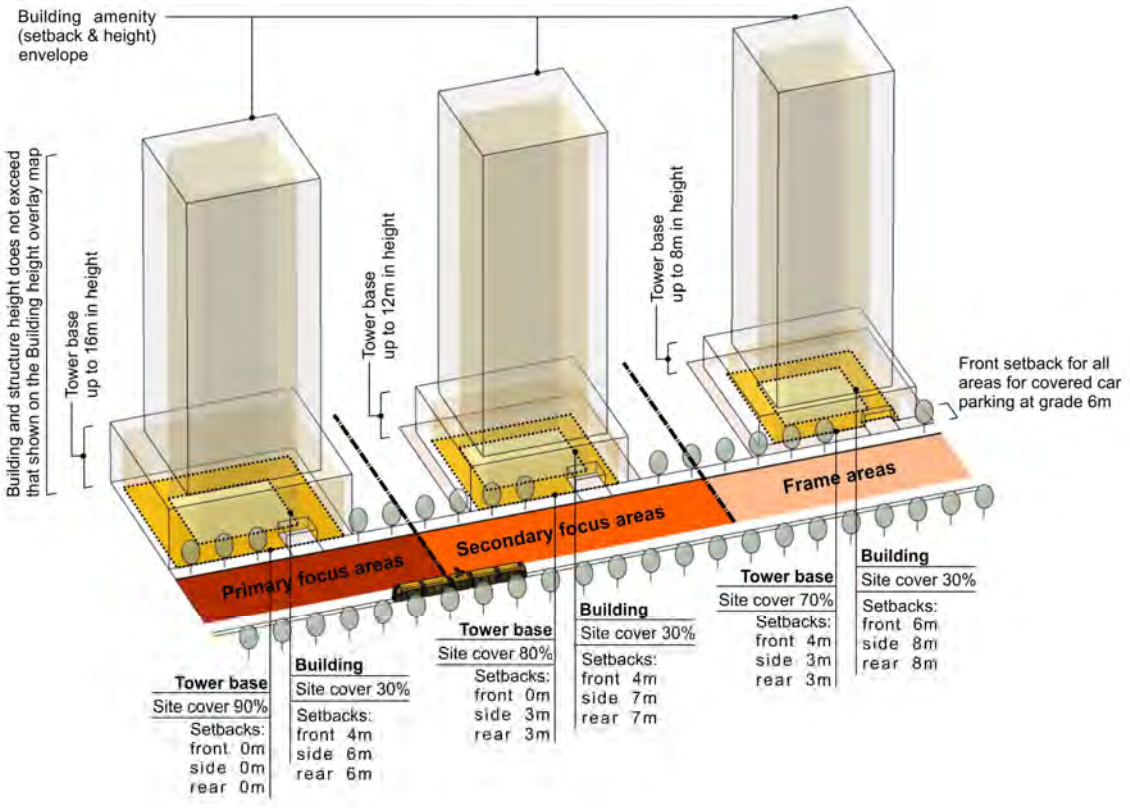
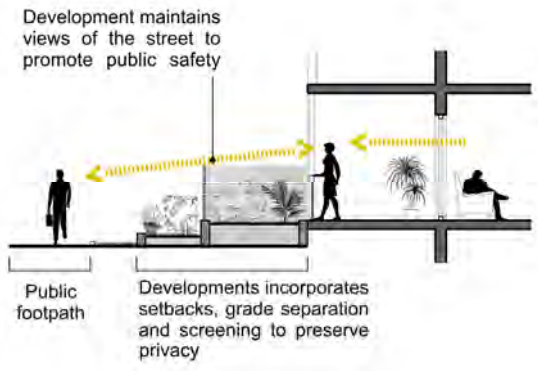


Figure 8.2.12-11

Illustration showing building amenity envelope, setbacks and site cover outcomes for buildings greater than 55m in height

Table 8.2.12-5: Additional provisions for assessable development in the Frame Area and Transition Area

Performance outcomes	Acceptable outcomes
Tower base	
PO15 Development where involving a tower base is sited and designed in a manner, which: (a) is setback from the street to allow for high quality landscaping (including deep planting); (b) is setback to the side and rear to create a sense of spaciousness and allows for: (i) natural light penetration to the ground; (ii) natural ventilation around the tower base; and (iii) maintenance access, services and utilities. (c) the site cover allows the tower base, at ground level, to be open to the sky.	**AO15.1** In **Frame focus areas**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-6: Setback, site cover and floor plate requirements – Frame focus areas**. **OR** **AO15.2** In **Transition focus areas**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-7: Setback, site cover and floor plate requirements – Transition focus areas.**
Tower	
PO16 Tower form is sited and designed in a manner, which: (a) is appropriately separated in relation to its height to achieve natural ventilation and allow light to penetrate into buildings; (b) orientates and responds to the streetscape and adjoining buildings intended to remain in the Light rail urban renewal area (existing and approved); (c) has a site cover that provides slender tower forms; (d) has tower separation that promote an open skyline; and (e) avoids large floor plates by dividing a single building into multiple buildings.	**AO16.1** In **Frame focus areas**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-6: Setback, site cover and floor plate requirements – Frame focus areas**. **OR** **AO16.2** In **Transition focus areas**, development provides minimum front, side and rear building setbacks, maximum site cover and maximum floor plates in accordance with **Table 8.2.12-7: Setback, site cover and floor plate requirements – Transition focus areas.**
Ground level residential use interface	
PO17 Development with residential uses at the ground level incorporates setbacks, grade separation and screening to preserve privacy to ground floor spaces whilst maintaining views of the street to promote public safety.  **Figure 8.2.12-12** Example of how to satisfy PO17.	**AO17** No acceptable outcome provided.
Landscaping	
PO18 Development provides landscape features, which	**AO18** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
extends horizontally and vertically, on-site to: (a) support the establishment of subtropical streets and planting; (b) contributes positively to amenity and creates shade within the site, streetscape and public spaces; (c) encourages an outdoor lifestyle where habitable spaces have direct access to natural light and ventilation; and (d) reduce glare and manage heat.	
PO19 Development provides deep planting that: (a) has an area proportionate to the site area which supports mature tree growth; (b) softens the impact of buildings and hardstand areas; (c) provides natural shade; (d) retains assessable vegetation where possible; and (e) is open to the sky.	**AO19** Development provides deep planting areas that are: (a) a minimum of 10% of the site area; or (b) a minimum of 7% of the site area if existing assessable vegetation are retained in the deep planting area. **AO19.2** Deep planting areas are designed to be: (a) a minimum width of 3m; and (b) 100% open to the sky.
Car parking	
PO20 **Frame Area** Car parking and servicing is located underground or only occurs above ground where: (i) it promotes street activation within the tower base; or (ii) 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.	**AO20** No acceptable outcome provided.
PO21 **Transition Area** Car parking above the ground level is not provided.	**AO21** No acceptable outcome provided.
PO22 **Transition Area** At grade car parking only occurs where generous deep planting provides screening to adjoining sites and the development provides an attractive street interface.	**AO22** No acceptable outcome provided.

Table 8.2.12-6: Setback, site cover and floor plate requirements – Frame focus areas

This table sets out the minimum front, side and rear setbacks, maximum site cover and maximum floor plate requirements for development within the Frame focus areas of the Light rail urban renewal area.

Note: Setbacks, site cover and floor plate requirements apply to the entire building where the proposed maximum building height falls within one of the development categories listed below.

Note: Where more than one building is proposed on the same site, the highest proposed building height is deemed to be the relevant building height to determine the appropriate development category.

Note: Where development includes a tower base, two or more buildings above the tower base are considered to be unattached.

Note: For buildings up to 9m in height, the relevant zone code provisions apply.

Development Category	Front setback (m)	Side setback (m)	Rear setback (m)	Site cover	Maximum floor plate	Setbacks between on-site habitable buildings (where not attached)
Tower base (up to 8m in height)	4m	3m	3m	70%	No provisions	Not applicable
Buildings up to 9m in height	4.5m to wall and balcony	For that part up to 4.5m in height: 1.5m to wall	4m	50%	No provisions	Double the applicable side setback
	For a secondary frontage of a corner lot: 4m (not including projections up to 2m)	For that part between 4.5m – 7.5m in height: 2m to wall				
	For covered car parking at grade: 6m	For that part exceeding 7.5m: 2.5m to wall				
		1m to eaves, sun hoods and screens				
Buildings greater than 9m and up to 16m in height	4m	3m	4m	60%	No provisions	Double the applicable side setback
	For covered car parking at grade: 6m					
Buildings greater than 16m up to 33m in height	4m	4m	4m	50%	No provisions	Double the applicable side setback
	For covered car parking at grade: 6m					
Buildings greater than 33m up to 55m in height	6m	8m	8m	40%	750m^2 (excluding balconies)	Double the applicable side setback
All ancillary structures up to 9m in height; and Buildings associated with communal open space up to 9m in height	4m	For that part up to 4.5m in height: 1.5m		Applicable development category identified in this table	NA	NA
		For that part between 4.5m – 7.5m in height: 2m				
		For that part exceeding 7.5m: 2.5m				

Table 8.2.12-7: Setback, site cover and floor plate requirements – Transition focus areas

This table sets out the minimum front, side and rear setbacks, maximum site cover and maximum floor plate requirements for development within the Transition focus areas of the Light rail urban renewal area.

Note: Setbacks, site cover and floor plate requirements apply to the entire building where the proposed maximum building height falls within one of the development categories listed below.

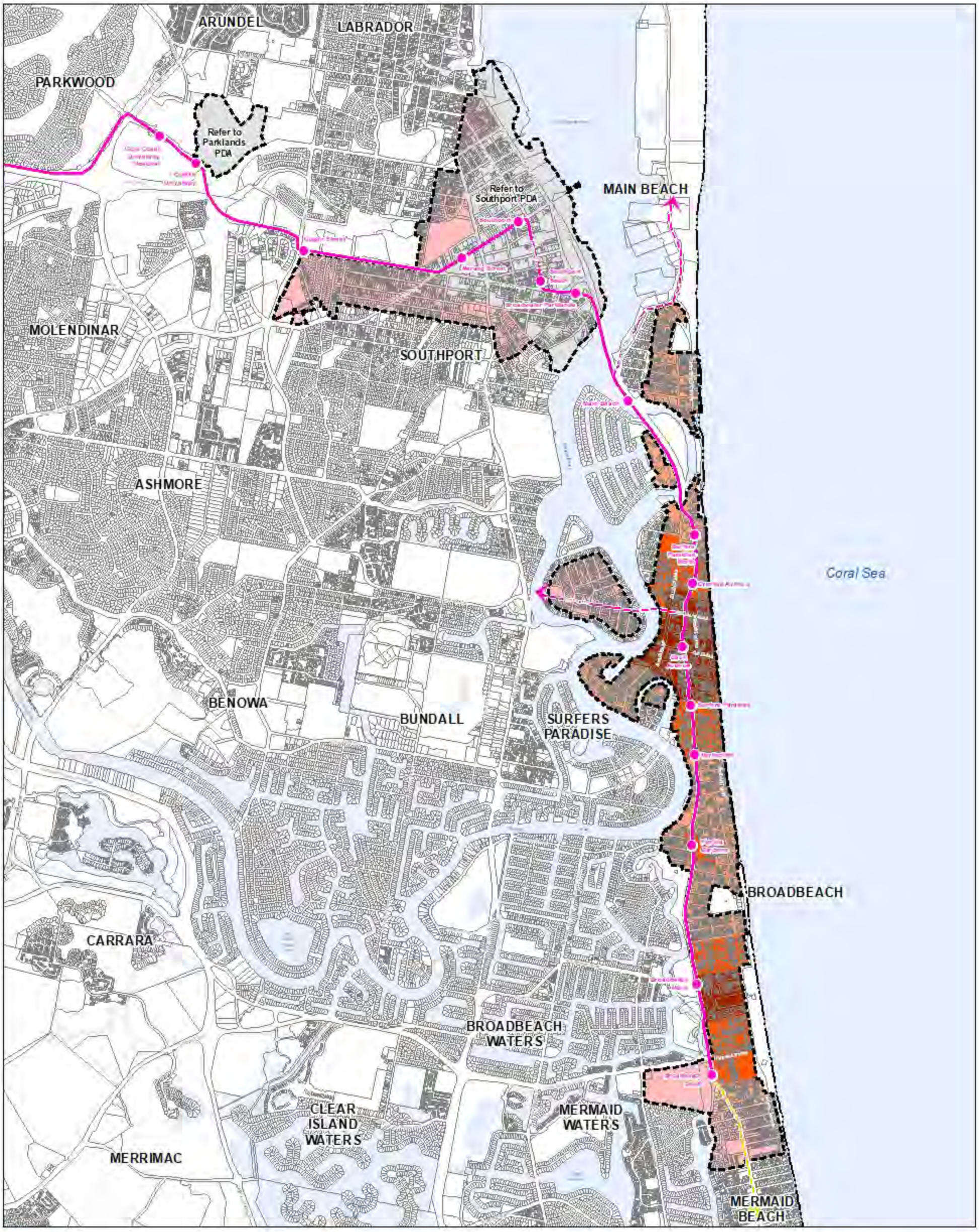
Note: Where more than one building is proposed on the same site, the highest proposed building height is deemed to be the relevant building height to determine the appropriate development category.

Note: Where development includes a tower base, two or more buildings above the tower base are considered to be unattached.

Note: For buildings up to 9m in height, the relevant zone code provisions apply.

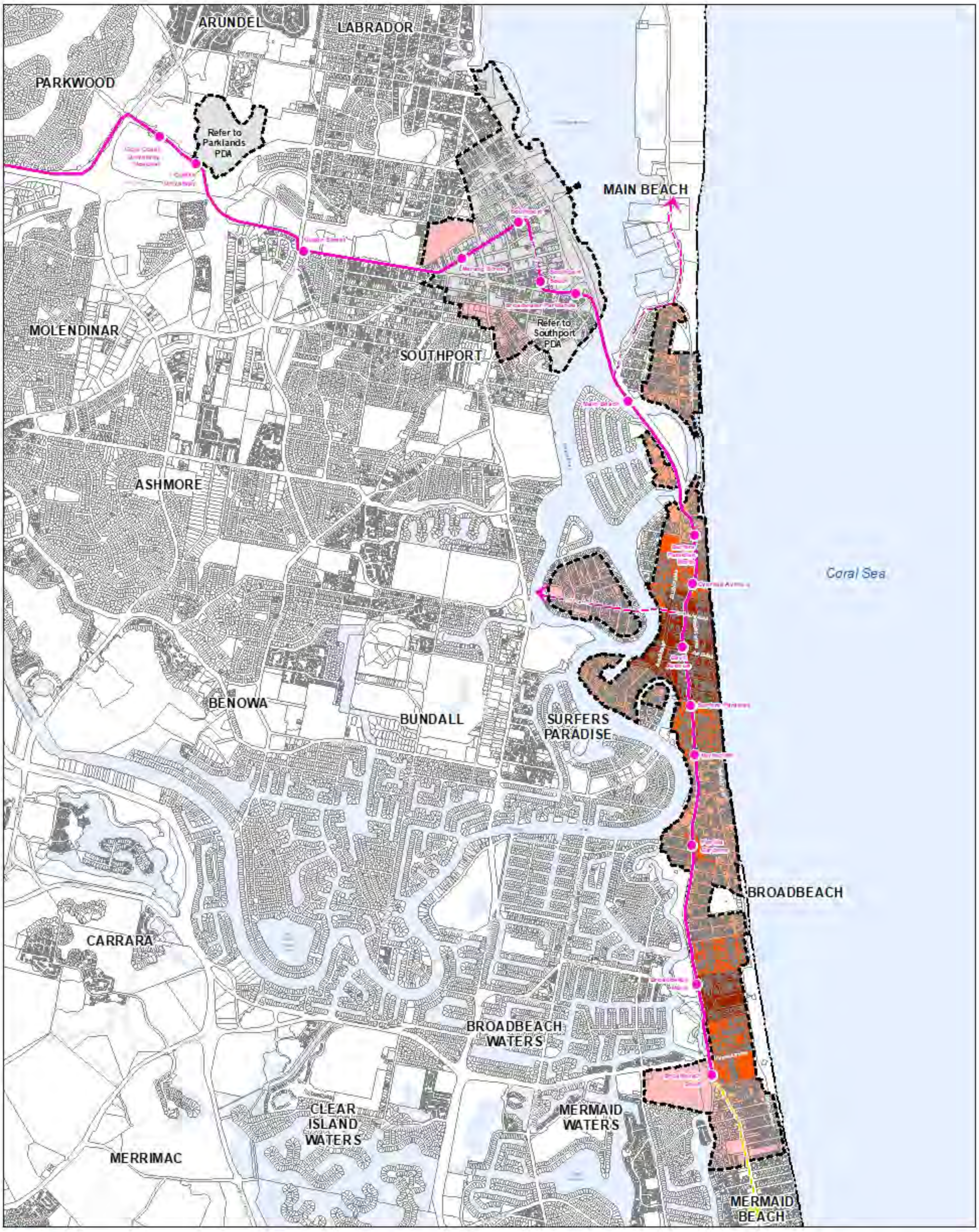
Development Category	Front setback (m)	Side setback (m)	Rear setback (m)	Site cover	Maximum floor plate	Setbacks between on-site habitable buildings (where not attached)
Tower base (up to 5m in height)	4m	4m	4m	60%	No provisions	Not applicable
Buildings greater than 9m and up to 16m in height	4m For covered car parking at grade: 6m	3m	4m	60%	No provisions	Double the applicable side setback
Buildings greater than 16m and up to 33m in height	4m For covered car parking at grade: 6m	4m	4m	50%	No provisions	Double the applicable side setback
Buildings greater than 33m and up to 55m in height	6m	9m	9m	40%	750m^2 (excluding balconies)	Double the applicable side setback
All ancillary structures up to 9m in height and **Buildings associated with communal open space up to 9m in height**	4m	For that part up to 4.5m in height: 1.5m For that part between 4.5m – 7.5m in height: 2m For that part exceeding 7.5m: 2.5m		Applicable development category identified in this table	NA	NA

Light rail urban renewal area overlay map



OML 2

Light rail urban renewal area overlay map



OML 2