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### **Case Study: Gold Coast Building Height Study**

The Gold Coast Building Height Study is a city-shaping document prepared and informed by rigorous research and an evidence-based approach to strategic policy formation.

The Gold Coast is a city that is widely recognised for its iconic skyline, golden beaches, world heritage hinterlands and world-class surf breaks. Today, it is still a relatively young city; one that is undergoing a period of significant transformation and growth.

The purpose of the study was therefore to inform the city's future urban form, with regard to the distribution of building height appropriate to the city's context.

This paper explores the way in which the Gold Coast Building Height Study used intrinsic citywide design values to provide strategic policy guidance on building height across the city. These values were translated into a suite of building height principles to guide the development of place-based buildings. The principles also seek to encourage development that aligns with the vision for the city's future image across its designated urban area.

The paper provides an in-depth analysis on the challenges and complexities which arise when shifting to design led regulation, that strives to enhance sense of place through an urban form that is responsive to the city's context and vision.

The paper details how the simplicity of the policy approach is critical in ensuring there is a robust, clear and consistent foundation to citywide building height policy. Further, the paper will examine how a design based statutory test can create a more long-term policy position and a framework that can evolve in a more agile manner, as circumstances change over time.

Ultimately, this paper aims to contribute to ensuring planning regulation has a strong design focus that increases the emphasis on the urban context and relies upon the harmonious application of design principles to deliver an intentional city shape.