

# Multiple Dwelling Design Guide (MDDG)

The Guide seeks to assist in delivering high quality urban design outcomes for multiple dwelling developments in the City.



A Multiple Dwelling is defined as containing three or more dwellings for separate households. It includes apartments, flats, units, townhouses, row houses and triplex.

## What is the relationship between the MDDG and the City Plan?

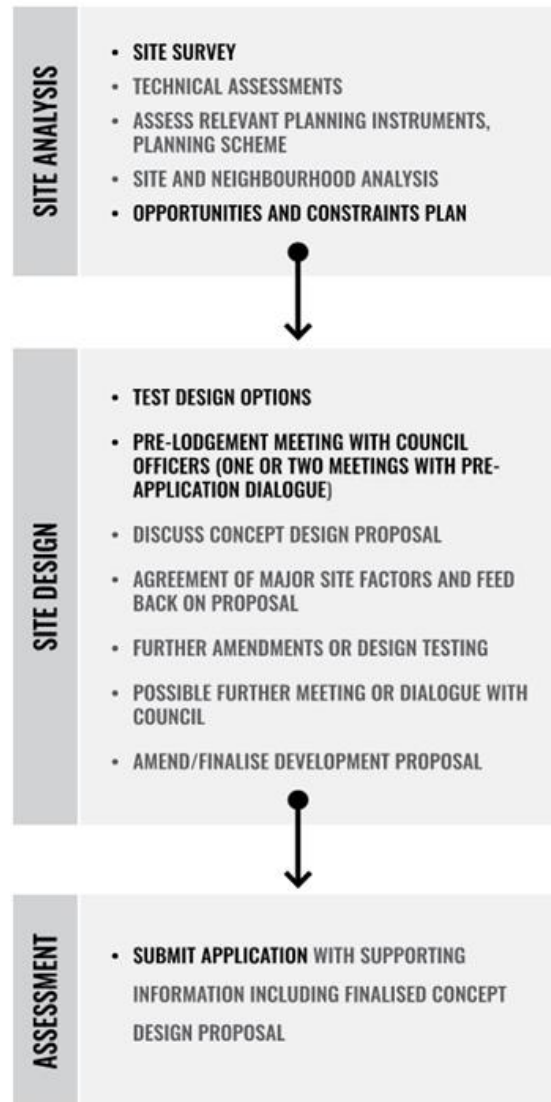
The MDDG seeks to complement the City Plan by identifying the critical design elements which contribute positively to the creation of attractive and liveable urban spaces reflective of Redlands character, identity and lifestyle.

The MDDG will be used as a reference document. It will assist applicants and assessors in addressing Performance Outcomes in the City Plan. It principally applies to development within the Low Medium Density (LMDR) and the Medium Density (MDR) zone.

## Development Applications and the Assessment Process

The MDDG advocates meeting early in the design and planning process to focus on how to achieve the best design outcome. The guide provides a resource for pre-lodgement discussions.

### DESIGN PROCESS



## How does a Concept Design Proposal add value to my application and development?

The MDDG provides advice on the provision of a Concept Design Proposal based on diagrams, illustrations and photographs, to support an application.

A well prepared application may reduce the need for officers to ask for further information during the application process. It can also help to avoid costly amendments to the proposals.

## What are the Design Principles?

- Street Presence/Built Form/Articulation;
- Solar Penetration;
- Natural Ventilation;
- Open Space;
- Landscaping;
- Access & Parking;
- Servicing.

These principles are applicable to all forms of multiple dwellings. Examples are provided for a range of residential lot sizes/configurations and a variety of built forms.

## Are there additional standards in the MDDG?

The Planning Scheme Policies within the City Plan provides guidance on the technical standards to meet acceptable outcomes in the City Plan codes. The MDDG does not duplicate or add additional standards.



**Disclaimer** This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.