

## 19.1 MEDIUM DENSITY RESIDENTIAL ZONE CODE REVIEW - PRELIMINARY FINDINGS AND RECOMMENDATIONS

### Objective Reference:

**Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services

**Responsible Officer:** Chris Vize, Acting Group Manager City Planning & Assessment

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**Attachments:**

1. MDR zone spatial analysis summary table
2. Key preliminary recommendations

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (g) *any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.*

### PURPOSE

To outline the key preliminary findings and recommendations of the review of the medium density residential (MDR) zone code undertaken in accordance with the General Meeting resolution of 29 January 2020 (Item 17.1).

### BACKGROUND

At the General Meeting on 29 January 2020 Council resolved:

1. To undertake an urgent review of the design and built form outcomes being delivered in accordance with the MDR zone code in the City Plan.
2. To ensure the review includes an assessment of the effectiveness of the Multiple Dwelling Design Guide and consider whether the design guide should be included in City Plan.
3. To request officers, undertake the following:
  - a) Prepare a report to Council outlining the findings of the review, as well as recommended changes to City Plan within three months;
  - b) Prepare a major amendment if required incorporating the proposed changes to City Plan supported by Council by the end of June 2020.

The background provided for the above resolution is as follows:

*'The Medium Density Zone Code had significant changes in provisions in the drafting of the City Plan, including parking, setbacks, site coverage and density. The City Plan has now been implemented for over 12 months and a review would allow Council to identify if these changes are achieving the intent of the zone, including design outcomes and liveability to the community's expectation.'*

### ISSUES

#### Purpose of the MDR zone

The MDR zone provides opportunity for medium density living in close proximity to centres and/or public transport. The MDR zone is primarily intended for townhouses and apartment development (multiple dwellings) but also supports dwelling houses and dual occupancies.

The MDR zone is a critical element in achieving the following broad planning objectives for the city:

- providing sufficient housing for the growing Redland City community within a contained settlement pattern;
- providing a diversity of housing to support housing choice and affordability and meet the diverse and changing needs of the community; and
- supporting the viability of high frequency public transport services and the economic viability of centres.

Ensuring the MDR zone code (and related parts of the City Plan) delivers a high-quality medium density built form consistent with Redland City's character, and with community views and expectations, is essential if the above planning objectives are to be delivered.

### **MDR code review scope**

The MDR zone code review involved the following key activities:

- Spatial analysis of the MDR zone in terms of total area, lot size, proximity to high frequency public transport and centres and identification of lots currently undeveloped for multiple dwellings.
- Review of approved multiple dwelling applications since commencement of the City Plan on 8 October 2018 to identify/confirm built form and design outcomes that may require improvement.
- Review of other MDR zone codes in South East Queensland (SEQ) to identify alternative multiple dwelling assessment frameworks and specific assessment criteria and guide changes recommended to the MDR zone code. The review focused on the Brisbane City (BCC), Logan City (LCC), City of Gold Coast (CGC) and Moreton Bay Regional Council (MBRC) planning schemes.

### **MDR zone code review preliminary key findings**

This section of the report provides a summary of the key findings of the MDR code review under four categories:

- MDR zone spatial analysis
- Review of multiple dwelling development applications approved under the City Plan MDR zone code including considering the effectiveness of the Multiple Dwelling Design Guide (MDDG)
- Review of the performance and acceptable outcomes of the MDR zone code
- Review of other planning scheme MDR zone codes

In summary, the MDR code review has identified opportunities to improve the operation and multiple dwelling development outcomes delivered by the MDR zone code by better coordinating the MDR code outcomes, refining existing assessment criteria to be more comprehensive in the outcomes sought, including new assessment criteria to better manage multiple dwelling outcomes and, where appropriate, benchmarking outcomes with other SEQ planning schemes.

In presenting the key preliminary key findings it is important to note that:

- Development applications are assessed against the performance outcomes and overall outcomes of the MDR zone code.
- The acceptable outcomes provide an example of how to acceptably meet the performance outcome.

- If an application does not adopt the acceptable outcome – or no acceptable outcome is nominated – the application must address the performance outcome.
- If, however, an application adopts the acceptable outcome, it meets the performance outcome and no further assessment is undertaken. For this reason, it is essential that acceptable outcomes suitably achieve the associated performance outcome. In addition, the acceptable outcomes must, in combination, be capable of delivering a high-quality medium density built form consistent with Redland City's character, and with community views and expectations.

#### MDR zone spatial analysis

A review of the spatial extent of the MDR zone has been undertaken to identify the total area of the MDR zone, lot size mix, proximity to high frequency public transport and centres and identification of lots currently undeveloped for multiple dwellings.

Key findings of the spatial analysis include:

- The MDR zone has a total area of 402.6 hectares and is made up of 2624 lots.
- Building height in the MDR zone is predominately three (3) storey/13m with (94% of lots in MDR zone) with greater building heights limited to specific precincts which make up 6% of the zone.
- A high proportion of lots in the MDR zone are 800m<sup>2</sup> or less (59%) with almost half the total lots in the MDR zone (49%) being 700m<sup>2</sup> or below.
- The majority of lots that are 800m<sup>2</sup> or less have a maximum building height of three (3) storey/13m (95%).
- There are opportunities for significant further development of multiple dwellings in the MDR zone with only a small proportion of lots (17%) currently accommodating a multiple dwelling (3 or more dwellings). The remaining lots typically contain existing dwelling houses.
- MDR lots are generally well located with respect to centres and/or public transport with the majority of lots (90%) being located within 400m of a centre or high frequency public transport (rail station or bus stop on high frequency public transport route).
- The analysis highlights the current limited extent of existing multiple dwelling development in the MDR zone and relatively small lot size within the zone with 59% of the lots being 800m<sup>2</sup> or less and 49% being 700m<sup>2</sup> or below.

Further details on the MDR zone spatial analysis are provided in Attachment 1.

#### Review of multiple dwelling development applications approved under the City Plan MDR zone code

Since the commencement of the City Plan on 8 October 2018, five (5) multiple dwelling applications have been assessed and approved under the MDR zone code. A review of the five (5) multiple dwelling applications has been undertaken. Key findings of the review of development applications include:

- To date, multiple dwelling developments approved under City Plan have been for apartments, primarily between two (2) or three (3) storeys in height and on lots between 800m<sup>2</sup> to 1200m<sup>2</sup>.
- The majority of applications (four (4)) did not provide any dwelling diversity with all dwellings in each development being only one bedroom or two bedroom dwellings.
- The multiple dwellings have a site dwelling density of one dwelling/85m<sup>2</sup> or 117 dwellings per hectare. This dwelling density is equivalent to a net residential density of approximately 80 dwellings per hectare, which is higher than the Local Government Infrastructure Plan (LGIP) in

the City Plan which assumes a dwelling density of 44 dwellings per hectare in the MDR zone (up to three storeys in height) or independent land supply and demand studies that have used the same density as the LGIP of 44 dwellings per hectare for lots greater than 1200m<sup>2</sup> but 35 dwellings per hectare for lots less than 1200m<sup>2</sup>.

- The MDDG does not appear to have been consistently used by applicants in preparing multiple dwelling applications with one applicant advising that the MDDG would not be considered as it was not part of the City Plan.
- Some of the approved applications appear to have used standard building design (i.e. 'cookie cutter' design) rather than a design that has considered and responded to the site as promoted by the MDDG.
- Two apartment applications on lots with a significant street frontage length adopted a building design that contained limited architectural elements to reduce the visual impact and bulk of the building and roof.
- Most applications were approved with lesser side setbacks than the acceptable outcome based on an assessment against the performance outcome. For example, the side setback acceptable outcome is 3-3.5m for a building between 7.5m and 13m in height whereas a side setback of less than 2m has been supported in 4 of the 5 applications. This may indicate that the performance outcome for side setbacks needs to be strengthened or made clearer.
- The bin storage location in one application was located in the side setback (1.6m) and included a large number of mobile bins (wheelie bins) rather than a bulk bin.

#### Review of the operation and performance and acceptable outcomes of the MDR zone code

A review of the operation of the performance and acceptable outcomes of the MDR zone code was undertaken to identify any matters that may prejudice the delivery of high-quality medium density built form consistent with the Redlands character, and with community views and expectations.

The review found a number of issues with the coordination of outcomes, the comprehensiveness of performance and acceptable outcomes and the inconsistent inclusion of acceptable outcomes based on building height.

The following outlines the key findings:

- The MDR zone code assessment criteria need to be coordinated and work together in order to be able to deliver the desired multiple dwelling outcomes. In reviewing the MDR zone code there are examples where the outcomes of the code are arguably not appropriately coordinated leading to assessment criteria seeking outcomes that may be inconsistent with other outcomes. This includes coordination between elements of the code (e.g. built form, design, and open space and amenity elements) and coordination within the assessment criteria of an element itself (e.g. built form element).
- Some key examples to illustrate this point include:
  - The built form and design elements coordination may be improved to effectively manage the scale and bulk of a multiple dwelling development. In particular, the acceptable outcome for site cover supports a multiple dwelling building to cover the majority of a site (75% site cover where building height is equal or below 13m in height) as achieving the performance outcome to mitigate the scale and bulk of development. At the same time other design outcomes in the code also seek a similar outcome to reduce the visual impact of the built

form. However this may be difficult to achieve when the site cover assessment criteria allows a building covering 75% of the site.

- The private open space performance outcome requires development to provide open space that has a high level of privacy for residents and neighbours. The related acceptable outcome however does not include an example of where it is acceptable for private open space to be located. As a result, private open space for a multiple dwelling, particularly a one storey villa style multiple development, can be located on the street frontage and provide privacy by a solid fence/wall adjoining the street which is inconsistent with the delivery of other code outcomes like casual surveillance and an attractive and interesting streetscape.
- The boundary setback (front, side and rear) and site cover acceptable outcomes could be better coordinated. The site cover (building footprint) should be able to sit within the area of a site available after boundary setbacks are addressed. The site cover acceptable outcome is, however, set at a proportion that is unachievable on the majority of lots in the MDR zone without compromising boundary setbacks. This lack of coordination results in a site cover acceptable outcome that can be ineffective in mitigating the mass and scale of multiple dwellings.
- The performance outcomes of the MDR zone code should comprehensively address the full range of relevant outcomes. The review of the MDR zone code found that some key performance outcomes are limited in the outcomes addressed.

For example, the site cover performance outcome considers mitigating the bulk and scale of development and providing substantial landscaping whereas it may be more appropriate for a broader range of site cover outcomes to be addressed. This broader range of outcomes could include ensuring the multiple dwelling is consistent with the intended form, character and streetscape of the area and supports the achievement of other outcomes (e.g. boundary setbacks, open space, residential amenity). Similarly, the site cover performance outcome currently only addresses the street frontage width whereas it may be more desirable to ensure that a lot has sufficient area to accommodate a multiple dwelling development and boundary setbacks, open space and residential amenity.

- Acceptable outcomes should comprehensively address the performance outcome. The review of the MDR zone code found that in some instances the acceptable outcomes only partially achieved the performance outcome. Ensuring that acceptable outcomes fully meet the performance outcome is particularly important in recognising that if an application adopts the acceptable outcomes the performance outcome is also considered to be met.

An example that illustrates this point is the communal open space performance outcome, which seeks that development is to provide sufficient communal open space to:

- (1) create usable, flexible spaces suitable for a range of activities; and
- (2) provide facilities including seating, landscaping and shade.

However, the acceptable outcome only addresses the first part of the performance outcome of providing sufficient communal open space but does not include any acceptable examples for how development can provide usable, flexible spaces or facilities like seating, landscaping and shade.

- The MDR zone code applies to a range of housing and building heights from single storey townhouses to multi-storey apartment buildings. The MDR zone addresses this variation in the

acceptable outcomes by varying the outcome based on building height. For example, the side boundary setback increases with building height. This approach is, however, not consistently applied to the acceptable outcomes of the zone code with the front setback being a key example. The front setback does not vary with building height and is the same for a single storey as for a six-storey building.

- It should also be noted that the MDR zone code lacks any contemporary high-quality images or diagrams for key assessment criteria to illustrate how to achieve key performance outcomes.

#### Review of other planning scheme MDR zone codes

The MDR review considered the multiple dwelling assessment framework and assessment criteria of the BCC, LCC, MBRC and CGC planning schemes. The review of other planning schemes found a range of approaches and assessment criteria that could be considered for inclusion in the MDR zone code to improve the code and address the identified issues with the code as highlighted above.

Key approaches and assessment criteria to improve the MDR zone code of the City Plan include:

- The MDR and LMDR zones form the multiple dwelling assessment framework in other reviewed schemes (except CGC) similar to the City Plan. However, the MDR zone is generally applied in other schemes to apartments three (3) storeys and higher while the LMDR zone is applied to townhouse and apartments three (3) storeys and less. Only the CGC MDR zone is similar to the City Plan MDR zone in that it regulates townhouse and apartment multiple dwellings at a range of building heights. This is however likely due to the CGC scheme not including a LMDR zone.
- While most schemes vary acceptable outcomes for multiple dwellings based on building height without changing the performance outcome similar to the City Plan, the LCC scheme provides different performance and acceptable outcome based on housing type and building height through the use of spatial precincts. For example, the LMDR zone includes both a townhouse and apartment precinct with different performance and acceptable outcomes while the MDR zone includes medium rise and high-rise precincts again with different outcomes. In effect, the LCC scheme provides a multiple dwelling assessment framework that varies both performance outcomes and acceptable outcomes based on housing type and building height.
- Most of the reviewed schemes provide a planning scheme policy (LCC, MBRC and CGC) to provide guidance on achieving the assessment criteria for multiple dwellings and all schemes include a multiple dwelling use code to consolidate assessment criteria specific to multiple dwellings in a single code. It should be noted that while the BCC planning scheme does not include a planning scheme policy it instead includes a very detailed multiple dwelling use code. This is in contrast to the City Plan that does not provide guidance for multiple dwelling development through a planning scheme policy and duplicates multiple dwelling assessment criteria across the MDR and LMDR zone codes rather than include a consolidated set of assessment criteria in a use code. While it is noted that the City Plan approach was adopted to avoid conflicts in assessment criteria between zone and use codes that existed in the previous Redlands Planning Scheme, the reviewed schemes address this issue by simply ensuring similar matters are not addressed in both a zone and use code.
- Density provisions are used in all planning schemes reviewed (except for BCC's scheme) but are used to either provide a minimum or maximum dwelling density. The quantifiable density provisions are included as either performance outcomes like in the MBRC and CGC schemes or as an acceptable outcome like the LCC scheme which provides an example of how to meet its density performance outcome that development is consistent with the intended character of

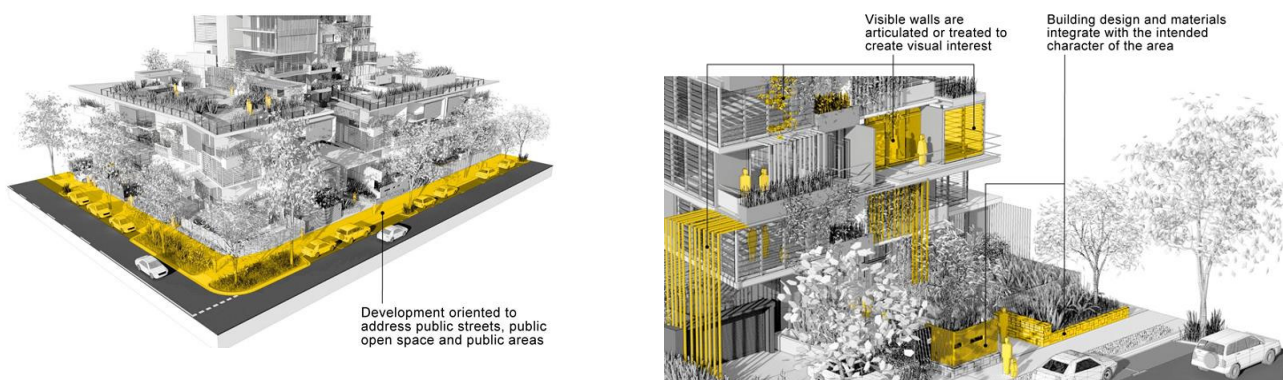


the zone and precinct. Some density measures use the number of bedrooms rather than dwellings to determine the minimum or maximum density (LCC and CGC).

- Most reviewed schemes provide comprehensive performance outcomes for key outcomes like site requirements and site cover outcomes. For example, the site requirement performance outcomes of the BCC and MBRC schemes address site area and street frontage to ensure a site is sufficient to accommodate the scale of multiple dwelling having regard to the site constraints along with open space requirements, landscaping (including deep planting), vehicle access, parking and maneuvering area and adequate buffering to neighbouring properties.
- Most schemes adopt a lower threshold for communal open space than the City Plan threshold of 20 or more dwellings and in some instances provide more comprehensive communal open space performance and acceptable outcomes. For example, BCC currently includes, as an acceptable outcome, that communal open space be provided for all multiple dwellings (proposed to be amended to 10 or more dwellings) and includes a broader performance outcome that recognises that communal open space enhances the amenity of residents and assists in managing the proportion of built and natural features in addition to providing residents with recreation opportunities. Other reviewed schemes also include the communal open space threshold as an acceptable outcome rather than a performance outcome as in the City Plan.
- Most schemes include deep planting assessment criteria, with the BCC scheme including the most extensive and contemporary deep planting criteria. The deep planting criteria of other schemes highlights that the existing deep planting criteria in the MDR zone code may need to be updated. At a minimum this could include requiring apartments to provide deep planting area(s) of sufficient size and dimension (with no underground development or infrastructure) to retain or establish subtropical tree species that at maturity are complimentary in scale and height to the building and are co-located with significant vegetation on the street or adjoining lots and co-located with communal open space where required.
- The BCC and LCC planning schemes support the creation of freehold title on existing or approved multiple dwellings where it is demonstrated that the reconfiguration:
  - does not result in the use or building being unlawful (buildings do not straddle a boundary and the multiple dwelling continues to be a self-contained residence);
  - all proposed lots have direct road frontage;
  - equitable and ongoing maintenance of any shared facilities or infrastructure is provided; and
  - development remains in compliance with planning and building standards and development approvals.
- The CGC and LCC planning schemes include assessment criteria that require multiple dwellings to provide a variety of dwellings sizes (number of bedrooms). The CGC scheme includes a performance outcome (no acceptable outcome) for multiple dwellings to provide a mix of housing size and affordability outcomes to meet housing needs. The LCC scheme provide both a performance outcome that a multiple dwelling caters for a mix of household sizes having regard to local demographics and existing housing supply and an acceptable outcome that a multiple dwelling comprising more than 20 dwellings provides that 30 per cent of dwellings have a different number of bedrooms than other dwellings.
- The BCC planning scheme makes a dwelling house an impact assessable use in the MDR zone discouraging the inefficient use of MDR zoned land for single dwelling houses. This is achieved

through the use of a residential overlay map (no code) that allows a dwelling house to be made assessable development in accordance with the *Planning Regulation 2017*.

- The BCC scheme car parking performance outcome seek to ensure car parking minimises impacts on the streetscape and amenity of adjoining residents. The acceptable outcome provided to achieve the performance outcome provides that parking be located below ground or where this cannot be achieved car parking at ground level is screened from the street, contained within the building footprint, screened and landscaped and setback from front, rear and side boundaries. The setbacks provided are for car parking to be setback 4m to front boundary, 6m to rear boundary and 1m to a side boundary. Visitor car parking may however be located in the front setback subject to criteria to control the impact on the streetscape.
- The reviewed schemes generally have well developed waste planning scheme policies that are called up as acceptable outcomes for multiple dwellings. The policies provide significant detail on storage locations and the appropriate bin type for development. For example, mobile bins (wheelie bins) are not supported for multiple development of more than five dwellings in the CGC.
- The BCC scheme includes a building depth and articulation performance outcome to manage the bulk of multiple dwelling buildings consistent with the building form and character intent of the area, to provide adequate light and ventilation for residents and provide opportunities for dual aspect dwellings. The building depth acceptable outcome is for the maximum length of a wall in any direction to be 30m with substantial articulation provided every 15m. Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.
- The CGC planning scheme in particular includes high-quality illustrations to demonstrate the building envelope (building height and setbacks), building massing (site cover) and design outcomes being sought by the MDR zone code. This is a useful approach to convey complicated and interrelated built form and design assessment criteria. The following examples are taken from the CGC planning scheme (Figure 1).



**Figure 1. Illustrations from CGC planning scheme.**

### Key preliminary recommendations of the MDR zone code review

The key preliminary recommendations based on the findings of the MDR zone code review include the following:

- Improved coordination between MDR zone code assessment criteria to ensure these provisions work effectively together;



- Refine existing MDR zone code assessment criteria;
- Consider introducing new MDR zone code assessment criteria;
- Opportunities to include additional acceptable outcomes based on multiple dwelling form and building height; and
- Options to better integrate the non-statutory MDDG into the MDR code.

The key preliminary recommendations are outlined in Attachment 2 (Key preliminary recommendations – Confidential).

### **Next steps**

Should Council decide to proceed to the next stage by way of Council resolution, the next step in the review of the MDR zone code is to prepare a major amendment package to the City Plan to implement its findings. This will also involve scenario testing of an amended MDR zone code to ensure the assessment criteria are achievable and coordinated as well as economic viability testing to ensure the proposed changes do not negatively impact on the take up of multiple dwelling development in the city when compared with other local government areas in the region.

Once completed, a draft major amendment package will be presented to Council for its consideration to proceed to State interest review.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

There are no legislative requirements to provide an outline of the key preliminary findings and recommendations of a review of the MDR zone code of the City Plan.

### **Risk Management**

There are no risks in providing an outline of the key preliminary findings and recommendations of a review of the MDR zone code of the City Plan.

### **Financial**

Funding to undertake economic viability testing of any proposed amendment to the MDR zone code will be accommodated within existing budgets.

### **People**

There are no impacts on people as a result of this preliminary review.

### **Environmental**

Ensuring the MDR zone code delivers a high-quality medium density built form consistent with the Redland City character and with community views and expectations is important to providing sufficient housing for the growing community within a contained settlement pattern that support environmental protection outcomes.

### **Social**

Ensuring the MDR zone code delivers a high-quality medium density built form consistent with the Redland City character and with community views and expectations is important to providing housing diversity (including affordable and social housing outcomes) to meet the diverse and changing housing needs of the community.

**Human Rights**

Ensuring the MDR zone code delivers a high-quality medium density built form consistent with the Redland City character and with community views and expectations is important to providing diverse and affordable housing that supports greater home ownership.

**Alignment with Council's Policy and Plans**

This report aligns with Council's policies and plans. This report is consistent with the Wise Planning and Design outcomes of the 2018-2023 Corporate Plan.

**CONSULTATION**

This report has been prepared in consultation with other relevant units in the City Planning and Assessment group.

**OPTIONS****Option One**

That Council resolves as follows:

1. To note the preliminary findings and recommendations of the review of the Medium Density Residential zone code of the City Plan as outlined in this report.
2. To confirm the preparation of a Major Amendment (Medium Density Review) to the City Plan generally addressing the matters outlined in Attachment 2.
3. To ensure the Major Amendment is supported by further scenario testing and an economic viability assessment.
4. To maintain the report and attachments as confidential until such time as the Major Amendment (Medium Density Review) is released for public consultation or Council resolves not to proceed with the proposed amendment, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.

**Option Two**

That Council resolves as follows:

1. To note the preliminary findings and recommendations of the review of the Medium Density Residential zone code of the City Plan as outlined in this report.
2. To not prepare a Major Amendment to the City Plan.
3. That the report and attachments be released as soon as practical after this resolution is published, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To note the preliminary findings and recommendations of the review of the Medium Density Residential zone code of the City Plan as outlined in this report.
2. To confirm the preparation of a Major Amendment (Medium Density Review) to the City Plan generally addressing the matters outlined in Attachment 2.
3. To ensure the Major Amendment is supported by further scenario testing and an economic viability assessment.
4. To maintain the report and attachments as confidential until such time as the Major Amendment (Medium Density Review) is released for public consultation or Council resolves not to proceed with the proposed amendment, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.

**Attachment 1: MDR zone spatial analysis table**

	<b>Overall</b>	<b>MDR8 &amp; 9 (2 storey/8.5m)</b>	<b>MDR &amp; MDR6 (3 storey/13m)</b>	<b>MDR7 (4 storey/16m)</b>	<b>MDR2, 4 &amp; 5 (5 storey/19m)</b>	<b>MDR1 &amp; 3 (6 storey/22m)</b>
<b>Area of lots</b>	402.6ha	13.7ha	367.7ha	2.5ha	13.4ha	5.4ha
<b>Total number of lots</b>	2,624	37	2,420	34	105	28
<b>Number of lots without multiple dwelling</b>	2,176	37	2,014	30	72	20
<b>Proximity to centre or public transport</b>						
<b>Less than 400m</b>	2,373	37	2,170	34	104	28
<b>Between 400-600m</b>	141	0	140	0	1	0
<b>More than 600m</b>	110	0	110	0	0	0
<b>Lot size</b>						
<b>Less than 700m<sup>2</sup></b>	1,294	30	1,198	29	31	6
<b>Between 700-800m<sup>2</sup></b>	251	0	236	0	0	1
<b>Between 800-1200m<sup>2</sup></b>	542	0	499	0	32	11
<b>Between 1200-1500m<sup>2</sup></b>	99	0	88	0	9	2
<b>Greater than 1500m<sup>2</sup></b>	438	7	399	5	19	8

## Attachment 2: Key preliminary recommendations

### Recommendation 1

Improve the coordination between medium density residential (MDR) zone code assessment criteria to ensure the criteria work collectively together to deliver high quality multiple dwelling outcomes. This will include ensuring:

- a) the built form, design, open space and amenity elements of the MDR zone code are coordinated and work collectively together;
- b) the built form assessment criteria for site cover and building setbacks are aligned;
- c) the overall outcomes of the zone code align and support the performance outcomes; and
- d) each acceptable outcome provides an example that comprehensively addresses the associated performance outcome.

### Recommendation 2

Refine the existing MDR zone code performance and acceptable outcomes to address the following matters:

- a) Expand the site cover performance and acceptable outcomes to ensure that a site has sufficient area to accommodate a multiple dwelling development and all required design elements (e.g. landscaping, open space).
- b) Revise the site cover acceptable outcome to include site area criteria (lot size) and vary the site area and frontage width dependant on the multiple development housing type and proposed building height.
- c) Expand the site cover performance outcome to ensure the proposed multiple dwelling development is consistent with the intended form, character and streetscape of the area and supports the achievement of other outcomes including boundary and frontage setbacks, open space, residential amenity and streetscape outcomes.
- d) Revise the site cover acceptable outcome to align with the recommended changes to the associated performance outcome and benchmark the acceptable outcome with other reviewed planning schemes. Table 1 below provides the site cover acceptable outcomes from other reviewed planning schemes that will be used for benchmarking.

<b>BCC</b>	<b>LCC</b>	<b>MBRC</b>	<b>CGCC</b>
<b>45%</b>	<b>45%</b> in medium rise precinct	<b>50%</b> building height 8.5m-12m (2-3 storey) <b>50%</b> where building height is >12m-21m and lot size is <1,000m <sup>2</sup>	<b>50%</b> for all uses other than dwelling houses or dual occupancy



**40%** where building height is >12m-21m and lot size is >1,000m<sup>2</sup>

**Table 1: Site cover acceptable outcomes from MDR zone codes of reviewed local government planning schemes.**

- e) Review the performance outcomes for building boundary setbacks (front, side and rear setbacks) through benchmarking with other reviewed planning schemes and align with the associated acceptable outcomes.
- f) Separate the existing building boundary setback performance outcome into separate performance outcomes for front, side and rear setbacks to ensure the outcome to be achieved for each setback is clear.
- g) Vary the communal open space performance outcome threshold trigger between townhouse and apartment multiple dwelling housing types.
- h) Refine the private open space performance outcome to ensure that private open space is generally located at the rear or side of a dwelling behind the front building line and not within the street frontage setback.
- i) Refine the deep planting performance outcome criteria for apartment multiple dwelling housing types to ensure suitable area can be provided to accommodate deep planting or retention of existing significant tree species that are of a scale consistent with the proposed development.
- j) Refine the roof design performance outcome to ensure the roof design of multiple dwellings assists in reducing overall building bulk through adopting a roof design that is articulated to break up large expanses of roof area and incorporating a roof pitch that reduces building bulk.
- k) Expand the car parking performance outcome to address amenity impacts on adjoining properties as well as the streetscape by ensuring resident car parking is generally located within the building footprint (outside building setbacks) and screened and landscaped.
- l) Refine the waste and recycling storage performance outcome to ensure bin storage areas are located within the building footprint (outside building setbacks), are screened using similar materials to the overall design and do not have adverse impact on the amenity of residents on the site or neighbouring properties in terms of odour, noise or visual impacts.

- m) Ensure the acceptable outcomes are revised as required to ensure they provide an acceptable example to achieve the refined performance outcomes as outlined in above recommendations.

### Recommendation 3

Introduce new assessment criteria into the MDR zone code to address the following matters:

- a) Improve housing choice and affordable housing options by providing a variety and mix of dwellings sizes (number of bedrooms). The new assessment criteria will include a performance outcome for multiple dwellings to provide a mix of dwelling sizes with the mix based on local demographics and projected future demographic trends, the demand for social and affordable housing and the needs of different cultural and socioeconomic groups.
- b) Facilitate freehold titling of existing or approved townhouse housing where it can be demonstrated that the reconfiguration:
- does not result in the use or building being unlawful (buildings do not straddle a boundary and the multiple dwelling continues to be a self-contained residence);
  - all proposed lots have direct road frontage;
  - equitable and ongoing maintenance of any shared facilities or infrastructure is provided; and
  - development remains in compliance with planning and building standards and development approvals.
- c) Include building depth criteria to assist in managing both building mass and scale and promote the dual orientation of dwellings to maximise natural cross ventilation.
- d) Site analysis criteria to ensure building design considers and responds to the site and character of the neighbourhood.

### Recommendation 4

Incorporate the Multiple Dwelling Design Guide (MDDG) into the City Plan by:

- a) Integrating the design elements of the MDDG into the MDR zone code where practical through the refinement of performance outcomes to ensure these design elements form part of the development assessment framework.
- b) Introduce new assessment criteria to ensure that building design responds to the site and character of the neighbourhood to assist in avoiding standard building designs or 'cookie cutter' one design fits all sites building designs.
- c) Convert the MDDG into a planning scheme policy to be called up in the acceptable outcomes of the MDR zone code where relevant.

### Recommendation 5

Introduce new administrative definitions into the City Plan for townhouse and apartments, as both are currently included in the single standard Multiple Dwelling use definition that is set by the *Planning Regulation 2017*.

### Recommendation 6

The proposed amendments to the MDR zone code as outlined in recommendations 1 to 5 should also be considered, where appropriate, in the low-medium density residential (LMDR) zone code to ensure the two codes align and achieve consistent outcome for multiple dwelling development throughout the City.