

Redland City Plan - Major Amendment Package (04/20) - *Medium density residential zone code and consequential amendments, and draft new planning scheme policy – Planning Scheme Policy 7 – Multiple Dwelling Design Guide*

The Redland City Plan (City Plan) 2018, and related planning scheme policies are *local planning instruments* that assist Redland City Council to manage future city growth and development, to achieve the purpose of the Planning Act 2016 (the Act).

The City Plan is a living document, and amendments and additions are provided for under the Act in order to improve and update it as required.

Purpose of the Medium density residential (MDR) zone

The Redland City Plan provides for medium density living predominantly through the MDR zone but also, to a lesser degree, in the Low-medium density residential (LMDR) and Tourist accommodation (TA) zones.

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

The zone allows for a greater diversity of housing options, which is important to manage expected population growth while at the same time responding to the changing housing needs of the community.

It plays a key role in meeting housing and lifestyle needs of the growing and changing community;

providing greater housing choice in the city, including affordable housing options, while supporting improved public transport services, and enhancing the economic vitality of centres.

Changes in City Plan 2018

City Plan 2018 introduced design and built form provisions for medium density residential development markedly different from the Redland Planning Scheme 2006. These provisions were supported by a *Multiple Dwelling Design Guide* (the Guide), developed at the same time as the City Plan.

The Guide is a non-statutory advisory document intended to guide developers. The Guide emphasises the importance of contextual site analysis, and sets out the range of matters to be considered in the design process and addressed in the final design.

The review

The Council, on 29 January 2020, decided to undertake a review of outcomes being delivered for apartment and townhouse development under City Plan 2018 and the Guide.

The review aimed to identify if the new planning scheme provisions and the Guide, having been in place for more than 12 months, were achieving the intent of the zones to the community's expectations.

The review also included an examination of the extent of land zoned for medium density residential development and a benchmark comparison with other SEQ planning schemes.

The effectiveness of the non-statutory Guide was also reviewed to consider whether it might be better adopted as a planning scheme policy, as provided for in the Act.

The outcome

The review confirmed that the land included in the MDR zone is suitably well located, being close to centres and high frequency public transport, to support medium density residential development.

No change to the existing zoning maps was considered necessary to either add to or change location of the current MDR zoned land.

The review nevertheless identified a number of issues and opportunities to improve multiple dwelling development outcomes, delivered predominantly by the MDR zone code provisions.

These broadly include:

- better coordinating the MDR zone code design provisions for inherent consistency, to ensure the outcomes work together and do not require trade-offs between outcomes;
- refining existing provisions to be more comprehensive in the outcomes sought, including incorporating many elements of the Guide and benchmarking with other SEQ councils;
- requiring a better dwelling mix (number of bedrooms), facilitating freehold titling of townhouses, managing apartment building size, and enhancing streetscapes;
- promoting the use of a proper site analyses in the initial design process;

- added higher quality images to assist with interpreting the provisions; and
- adopting the non-statutory Multiple Dwelling Design Guide as a planning scheme policy, to increase its use in development assessment.

Amendments to the MDR zone code, comprising more comprehensive and detailed design provisions, were drafted, including many taken from the Guide, and new illustrative figures were developed.

Consequential amendments are also proposed to the LMDR and TA zone codes, to align with the amended MDR zone code, and new administrative definitions are proposed for new terms used in the amended provisions.

The draft amendments were independently reviewed by consulting experts. They were tested for practical consistency across all design parameters, to ensure they are coordinated and work together, and for expected property market viability, in a variety of scenarios involving a range of development types, lot sizes and residential locations across the city.

Changes were made to the draft amendments as a result of the testing.

Public consultation

The Council has now prepared for public consultation a draft City Plan amendment, and a new supporting planning scheme policy replacing the Multiple Dwelling Design Guide.

The draft amendment and draft planning scheme policy have been prepared in accordance with the processes in the Minister's Guidelines and Rules 2017.

The public consultation period for both the planning scheme amendment and planning scheme policy will run from 4 August to 16 September 2021.

Next steps

Following the consultation period, all submissions will be reviewed, and changes to the draft provisions will be considered in response to properly made submissions.

The council must then give a notice of a request to adopt the proposed amendment to the Minister. If approved by the Minister and subsequently adopted by the council, a further public notice will be given and the amendments will be commenced. This includes the new planning scheme policy, Planning Scheme Policy 7 – Multiple Dwelling Design Guide.

Further information

For details on the amendments proposed, and on the background and testing undertaken, see the supporting documents.

Disclaimer: This fact sheet aims to provide a broad overview of the planning scheme amendment package. It is intended to assist people to gain an understanding of the proposed changes and is a **GUIDE ONLY**. The content of this fact sheet is not intended to replace the provisions of the City Plan.

