

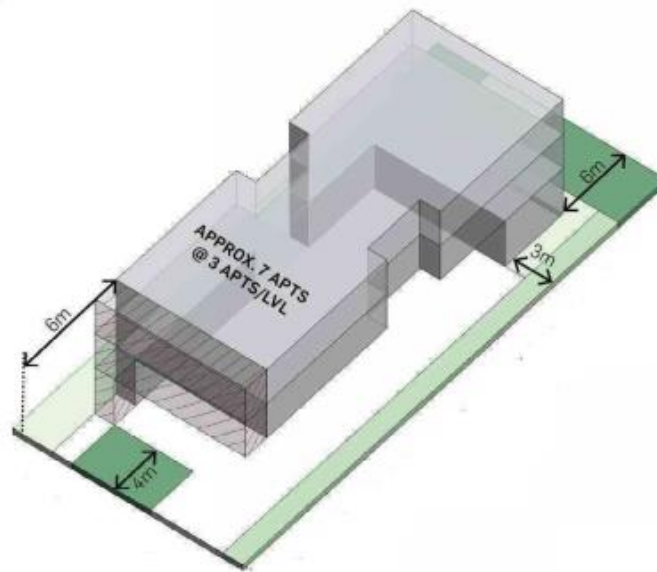
Recommendation 3

Introduce new assessment criteria

This recommendation involves the introduction of new assessment criteria (overall, performance and acceptable outcomes) to require a dwelling mix (number of bedrooms), facilitate freehold titling of townhouses, manage building size, enhance streetscape and add site analysis criteria. The new assessment criteria include:

- A performance outcome that apartment development involving five or more dwellings provides a mix of dwelling sizes in terms of the number of bedrooms to accommodate a range of household types (PO6). No acceptable outcome is proposed, based on the findings of both the feasibility and scenario testing.
- A performance outcome to facilitate freehold title for individual townhouses. The new outcome only applies to new townhouses that are designed to function as separate dwellings (PO38). The new outcome is based on an approved example in the city of new townhouses on freehold title. Importantly, the outcome requires that the townhouse freehold lots are only created following construction of the townhouses. This avoids the potential for lots to be created below the City Plan minimum lot size acceptable outcome and not used for the approved townhouse development.
- A performance outcome that multiple dwelling building walls are visually interesting, through providing articulation in the side and rear walls and a break up of multiple dwelling development to reduce the bulk and scale of buildings, and support for dual orientation dwellings with natural cross ventilation (PO19) is included. The related acceptable outcome (AO19) includes a maximum length of a building wall of 30m, with a surface articulation in the side and rear wall, every 15m, of plus or minus 1.5m, for a length of 5m. Figure 2 below illustrates this acceptable outcome.

Figure 2: Example of three storey apartment with articulation on side wall



- The driveway and internal access ways performance and acceptable outcomes have been amended to provide that driveway locations and design are well integrated with the building design and streetscape, while considering street trees and utility infrastructures on the road verge (PO23).

For further information:

Visit Your Say Redlands Coast or the Redland City Council website:

- yoursay.redland.qld.gov.au
- redland.qld.gov.au

Visit Redland City Council customer service centre at the corner of Middle and Bloomfield streets, Cleveland

Call Council on (07) 3829 8999

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