

MEDIUM DENSITY RESIDENTIAL CODE REVIEW – BACKGROUND REPORT

**Prepared for Redland City
Council**

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SETTING THE SCENE



INTRODUCTION

About this Project

The *Redland City Plan 2018* (City Plan) commenced in October 2018 and included changes to the assessment criteria and provisions for multiple dwelling development in the Medium Density Residential Zone (MDRZ) compared to the superseded Redlands Planning Scheme (RPS).

The MDRZ is a critical element of the City Plan to achieve the strategic planning objectives for Redland City. With the MDRZ including 402.6 hectares of land across 2,624 lots and the majority currently not developed for multiple dwellings, it provides significant opportunities to deliver housing to support population growth, introduce greater diversity of housing mix and choice, and locate housing in proximity to public transport and centres to create walkable neighbourhoods for people to live, work and play.

Integral to realising the strategic planning objectives for Redland City Council LGA is ensuring the MDRZ Code and related parts of the City Plan is appropriately drafted to enable a high-quality medium density built form outcome consistent with Redland City's character, and with community views and expectations. The MDRZ Code sets out specific built form parameters to guide townhouses and apartment development (multiple dwellings).

Redland City Council's Strategic Planning team has recently undertaken a review of the MDRZ Code to assess the effectiveness of the code in achieving the intent of the zone, since its implementation in 2018 and with the commencement of the City Plan. The review has identified there a number of opportunities to improve the operation and multiple dwelling development outcomes delivered by the MDRZ code, which broadly includes:

- 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 desired multiple dwelling outcomes and respond to the higher proportion of smaller lot sizes in the zone (700m² or less); and
- Integrating the non-statutory Multiple Dwelling Design Guide within the MDRZ Code.

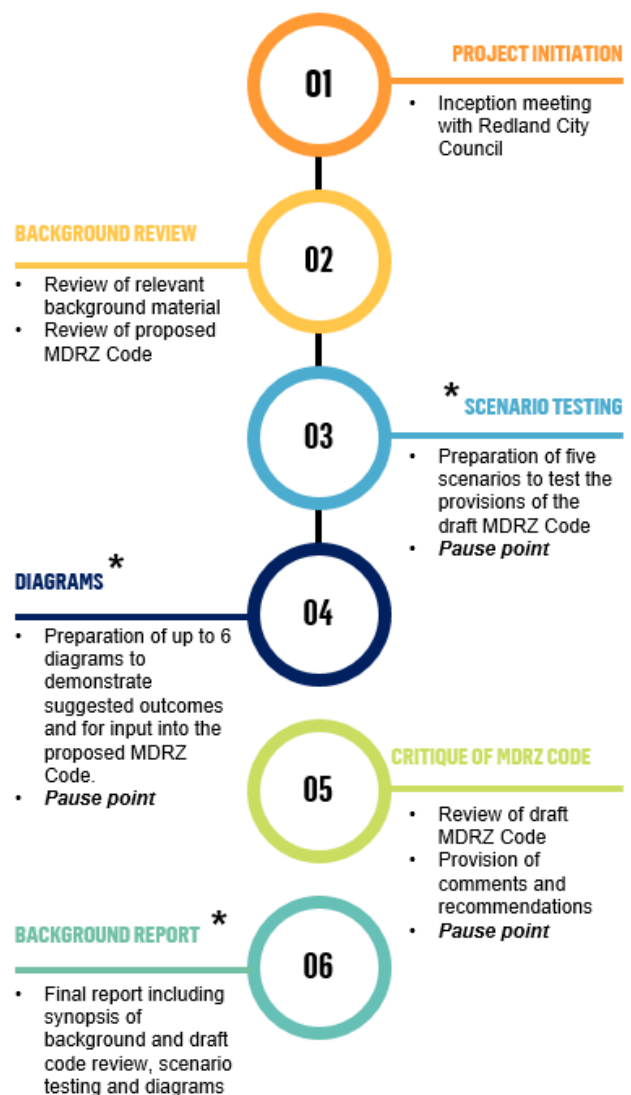
Urbis understands that the MDRZ Code is to be amended based on the recommendations of the review through a Major Amendment to the City Plan.

The intent of this investigation is to review and test the draft MDRZ Code to provide recommendations for consideration in preparing the Major Amendment to the City Plan.

This is to ensure that the changes to the assessment criteria are achievable and coordinated for multiple dwelling developments within the MDRZ.

The current scope of work involves six core phases of activity around two key deliverables, with 'pause points' built in to engage with the Strategic Planning team and to test ideas before proceeding to subsequent stages. The process and deliverables are described in the diagram that follows.

Figure 1: Approach and Scope of Work



* Indicates Key Deliverable

BACKGROUND DOCUMENTS

Overview of Key Documents

Redland City Council ('Council') has prepared various background research and planning documents used to guide the MDRZ Code review. The diagram below (**Figure 2**) provides a summary of the key outcomes of the background research and planning documents that informed Council's decision to proceed with drafting the Major Amendment Package to the City Plan for multiple dwellings.

Medium Density Residential Zone in Redland City

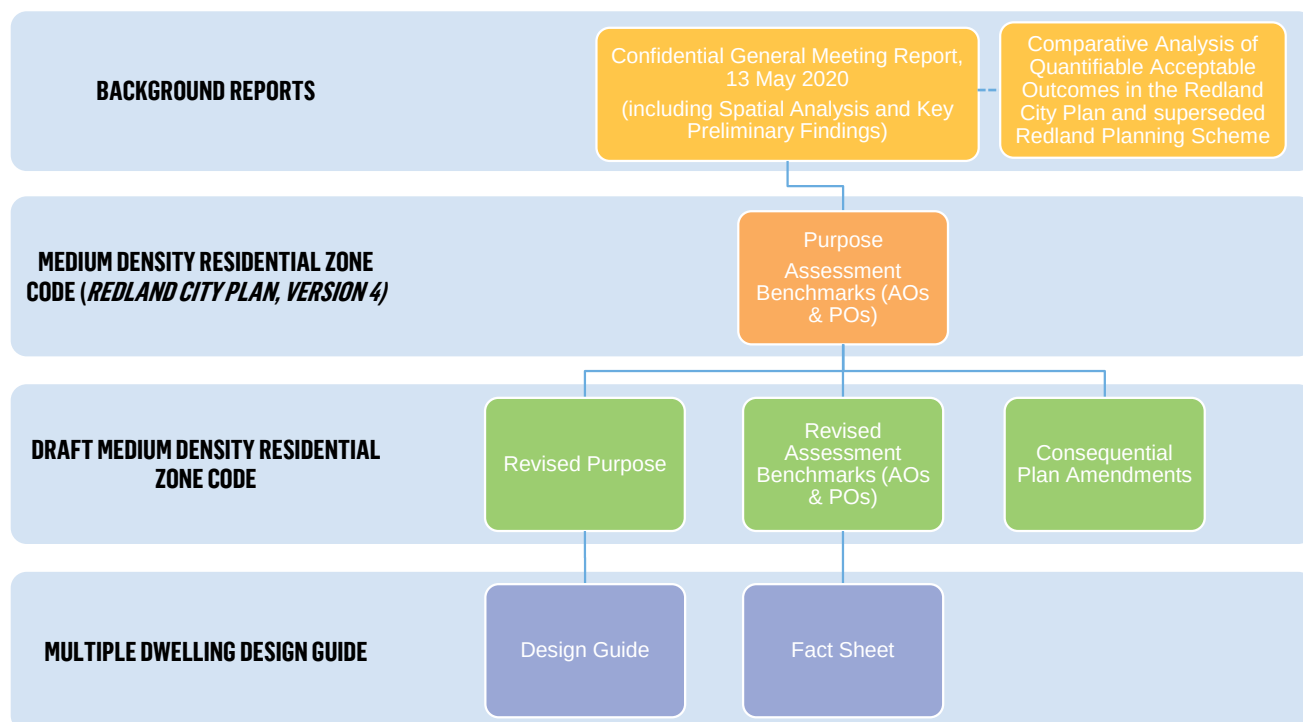
Redland City Council envisions MDRZ to offer medium density living of predominantly 2 to 3 storey townhouses and apartment buildings in close proximity to centres and public transport to support the city's future population and dwelling growth and improve housing diversity. Dual occupancies and dwelling houses are also supported in the zone.

MDRZ Code Review Scope

The scope of Redland City Council's review of the MDRZ Code included four key components.



Figure 2: Key Redland City Council Documents



BACKGROUND DOCUMENTS

Key Findings



SPATIAL ANALYSIS

The spatial analysis revealed that there are opportunities for significant further development of multiple dwellings in the zone for the following reasons:

- The MDRZ has a total area of 402.6ha across 2,624 lots. Approximately 17% of these lots are currently improved by a multiple dwelling development. The remaining lots consists of detached dwelling house typologies.
- Approximately 95% of existing development in the MDRZ consists of a maximum building height of three storeys and 13 metres. Greater height are limited to specific precincts, which make up 5% of the zone.
- The MDRZ is currently characterised by a limited extent of existing multiple dwelling development and relatively small lot size within the zone, with 59% of the lots being 800m² or less and 49% being 700m² or below.
- 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).



REVIEW OF APPROVED DEVELOPMENT APPLICATIONS IN THE MDRZ

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. These approved multiple dwellings under the current City Plan provided for the development of apartments between 2 to 3 storeys in height and on lots between 800m² to 1,200m². These five applications formed part of the second phase of Council's MDRZ Code review.

The review highlighted that a majority of the applications did not provide dwelling diversity as they were limited to one bedroom or two bedroom dwellings. Most applications also had a reduced side setback than the acceptable outcome, indicating that there is potential for Council to strengthen the performance outcome for side setbacks. Council's review identified that the approved applications did not effectively incorporate Multiple Dwelling Design Guide elements and the current MDRZ zone contained limited architectural elements and controls aimed at reducing building bulk and visual impact of servicing areas (such as bins).



REVIEW OF PERFORMANCE AND ACCEPTABLE OUTCOMES

Council's review of the operation of the performance and acceptable outcomes of the MDRZ Code identified that there are issues with the coordination of outcomes and comprehensiveness of performance and acceptable outcomes.

Key limitations included:

- Difficulties in reducing the visual impact of built form (as sought in the purpose of the code), as acceptable outcome for site cover is relatively high at 75%.
- Difficulties in achieving the acceptable outcomes for setbacks due to the high site cover provision (75% of total site area).
- Lack of clarity of preferred location of private open space, creating undesirable outcomes of private open space being located on the street frontage and screened with a solid wall/fence for privacy.
- Lack of clarity or guidance for communal open space design.
- Limited consideration of variation of front setback requirements based on proposed building height. The front setback does not vary for building height and is the same for a single storey and six storey multiple dwelling.

BACKGROUND DOCUMENTS



REVIEW OF MDRZ CODES IN OTHER LGAS IN SOUTH-EAST QLD

The comparative review of MDRZ Codes in other local planning schemes within South-East Queensland region (Brisbane City Council, Logan City Council, Moreton Bay Regional Council and City of Gold Coast) provided benchmarks for Redland City Council to improve their code.

Key approaches and assessment criteria to improve the MDRZ Code of the City Plan included:

- Variation of performance and acceptable outcomes based on housing type and building height.
- Comprehensive performance outcomes for lot size, site area/frontage and site cover outcomes
- Adoption of a lower threshold for communal open space.
- Incorporation of performance and acceptable outcomes for housing diversity.
- Discouraging inefficient use of MDRZ land for detached dwelling houses through category of assessment and overlay provisions.
- Consideration of car parking location, screening and setback requirements.
- Adoption of Waste Planning Scheme Policies and reference within the MDRZ code to provide guidance on refuse storage locations and bin sizes.
- Adoption of building depth and articulation performance and acceptable outcomes to manage building bulk and visual amenity impacts , and support better natural ventilation.
- Incorporating high-quality illustrations to demonstrate building envelope, building massing and design outcomes sought by the MDRZ code.

INITIAL RECOMMENDATIONS

Based on the outcomes of the MDRZ Code review, six recommendations have been endorsed by Council, which are summarised in **Figure 3** below.

Figure 3: Summary of Key Recommendations

1 IMPROVE COORDINATION BETWEEN MDRZ CODE ASSESSMENT CRITERIA

Ensure alignment between overall outcomes and performance outcomes and assessment criteria (performance outcomes and acceptable outcomes) for built form, open space and amenity elements work collectively to deliver high quality multiple dwelling outcomes.

2 REFINE PERFORMANCE AND ACCEPTABLE OUTCOMES OF THE MDRZ CODE

Key focus areas for improvement include revising and ensuring alignment of performance and acceptable outcomes for site cover, building setbacks, communal open space, private open space, deep planting, roof design, car parking and refuse storage design.

3 CONSIDER INTRODUCING NEW MDRZ CODE ASSESSMENT CRITERIA

New assessment criteria to be developed to encourage opportunities for housing variety and mix, facilitate freehold titling of existing or approved townhouse housing; better manage building depth and respond to site-specific characteristics and character.

4 INCORPORATE THE MULTIPLE DWELLING DESIGN GUIDE (MDDG) INTO THE CITY PLAN

This recommendation involves integrating design elements of the MDDG into the MDRZ Code where practical through refinement of performance outcomes; converting the MDDG into a planning scheme policy that is referenced in the acceptable outcomes where relevant; and introducing new assessment criteria to allow building design to respond to site and character of the neighbourhood.

5 INTRODUCE NEW ADMINISTRATIVE DEFINITIONS INTO THE CITY PLAN FOR TOWNHOUSE AND APARTMENT

The townhouse and apartment definitions are currently included in the standard Multiple Dwelling use definition that is set by the *Planning Regulation 2017* and not specific to the development intent for MDRZ in Redland City

6 MAKE SIMILAR AMENDMENTS TO THE LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) ZONE CODE WHERE NEEDED

The proposed amendments to the MDRZ Code as outlined in Recommendations 1 to 5 should be considered and adopted to the Low-Medium Density Zone (LMDRZ) code where appropriate to ensure the two codes align and achieve consistent outcome for multiple dwelling development across Redland City.

DEVELOPMENT PARAMETERS FOR REVIEW

The following table summarises the development parameters in the draft MDRZ code that was reviewed and adopted in the scenario testing process.

Table 1: Summary of Draft MDRZ Development Parameters

Development Parameters	Requirements
Maximum site cover	60% for townhouse 50% for an apartment with a building height of 3 storeys or less 45% otherwise
Maximum building height	3 storeys and 13m where not in a MDRZ precinct; - Where an apartment is 2 storeys in height: 11m; or - The storey and height specified in a MDRZ precinct.
Building height transition	- Within 10m of common boundary: maximum building height of 13m - Within 20m of common boundary: maximum building height of 6m greater than the intended building height on adjoining site
Minimum site area and frontage	<i>Building height of 3 storeys or less</i> - Minimum site area of 800m² and minimum frontage width of 15m <i>Building height of 4 storeys or greater</i> - Minimum site area of 1,000m² and minimum frontage width of 25m
Minimum setbacks	<i>Front:</i> - Townhouse: 3m to building wall and 5.5m to garage - Apartment with a building height of 3 storeys or less: 4m to balcony, eaves, awning and the like and 6m to building wall - Apartment with a building height of 4 storeys or more: 6m to balcony, eaves, awning and the like and 8m to building wall <i>Side:</i> - Townhouse: - a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary 1.5m for building wall up to 4.5m in height 2m for building wall up to 7.5m high 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m - Apartment with a building height of 3 storeys or less: 3m - Apartment with a building height of 4 storeys or more: 4m <i>Rear:</i> - Townhouse: 3m - Apartment with a building height of 2 storeys or less: 4.5m to balcony and 6m to building wall - Apartment with a building height of 3 storeys or less: 6m to building wall - Apartment with a building height of 4 storeys or more: 8m to balcony and building wall

DEVELOPMENT PARAMETERS FOR REVIEW

Table 1 (continued): Summary of Draft MDRZ Development Parameters

Development Parameters	Requirements
Maximum wall length	30m with a change in building line every 15m of plus or minus 1.5m for a length not less than 5m. - A minimum of 6m to be provided for full building separation <i>* Note: the maximum wall length provision applies only to apartments.</i>
Communal open space	<i>Apartment with 10 more dwellings:</i> - Minimum of 15% of site area of 100m² (whichever is greater) - Minimum dimension of 5m <i>Townhouse with 20 or more dwellings:</i> - Minimum of 5% of site area of 50m² (whichever is greater) - Minimum dimension of 5m <i>* Note : Communal open space for apartment can be provided on rooftop or podiums. Minimum communal open space areas <u>do not include</u> deep planting.</i> <i>Location and Design Requirements:</i> - Centrally located to be readily accessible for residents via pedestrian pathways - Co-located with deep planting areas, where practicable - Oriented to north where practical - Clearly separated from any private open space and deep planting areas of the site - Provides a minimum of 15% of landscaping - Minimum of 15% landscaping, with a minimum width of 1.5m where adjoining a neighbouring property - Minimum of 15% area is shaded by trees.
Landscaped areas	- Minimum of 20% of total site area - Minimum 1.5m landscaped area along side boundaries - Minimum of 2m landscaped areas along road frontages
Deep planting	- Minimum 10% of site, with a minimum dimension of 4m and completely open to the sky. - Exclusively landscaping and does not contain driveways, manoeuvring or hardstand areas, pedestrian paths, surface structure and infrastructure (e.g. water tanks or utilities) or sub-surface structures or infrastructure (e.g. basement car parking and water supply or wastewater infrastructure). <i>* Note: the minimum 10% deep planting area requirement is part of the 20% landscaping requirement for the site.</i>

DEVELOPMENT PARAMETERS FOR REVIEW

Table 1 (continued): Summary of Draft MDRZ Development Parameters

Development Parameters	Requirements
Private open space	<i>Ground floor dwellings:</i> • Minimum area: 16m², if a dwelling in a residential care facility or 25m² otherwise • 25m² for all other dwellings • Minimum dimension of 4m and clear of any air conditioning unit or drying space <i>Above ground floor dwellings:</i> • Minimum area: – 10m², if a dwelling in a residential care facility – 10m² for a 1 bedroom unit – 16m² for a 2 or more bedroom unit • Minimum dimension of 3m and clear of any air conditioning unit or drying space <i>Location and design requirements:</i> • For townhouses with frontage to a street, private open space is to be located at the rear or side of a townhouse, behind the front building line and outside of front boundary setback.
Apartment diversity	• Apartment involving 5 or more dwellings: 40% of dwellings have a different number of bedrooms than other dwellings • Townhouse involving 5 or more dwellings: 20% of dwellings have a different number of bedrooms than other dwellings.
Basement design	• Located outside of deep planting areas
Car parking	• 1 visitor space per 10 units (tandem parking is not acceptable); plus • 1 space per 1 bedroom unit; • 1.5 spaces per unit with 2 bedrooms or more; or • 2 spaces per 3 bedroom unit. <i>* Note: It is assumed that the scenarios meet the locational requirements for the lower parking rate on the basis that the spatial analysis found that 90% of MDRZ lots are within 400m of a centre or high frequency public transport.</i>

SCENARIO TESTING



SCENARIOS

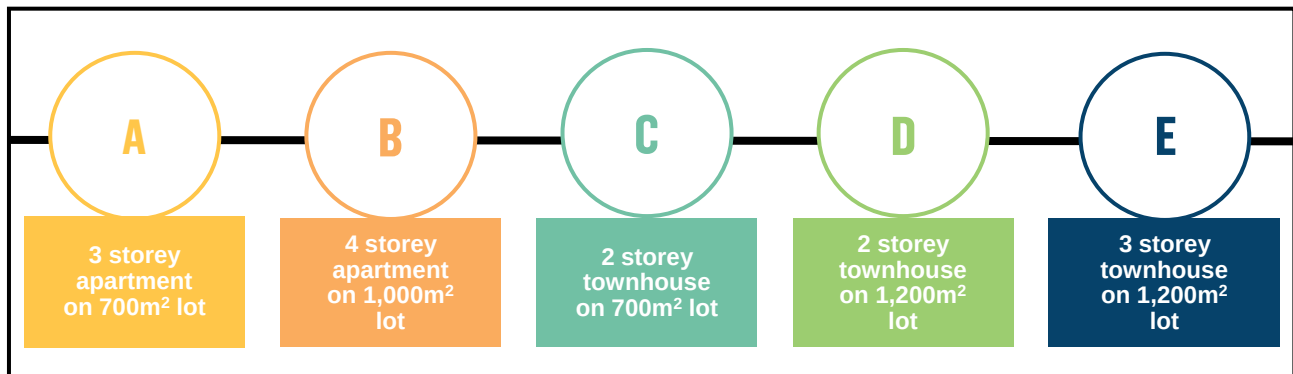
Five development scenarios within MDRZ have been nominated by the Strategic Planning team for testing. The identified scenarios are outlined in **Figure 4**.

The results of the scenario testing are illustrated overleaf. Each scenario identifies the relevant acceptable outcomes that were tested and includes an assessment on which acceptable outcomes were easily or difficult to comply with.

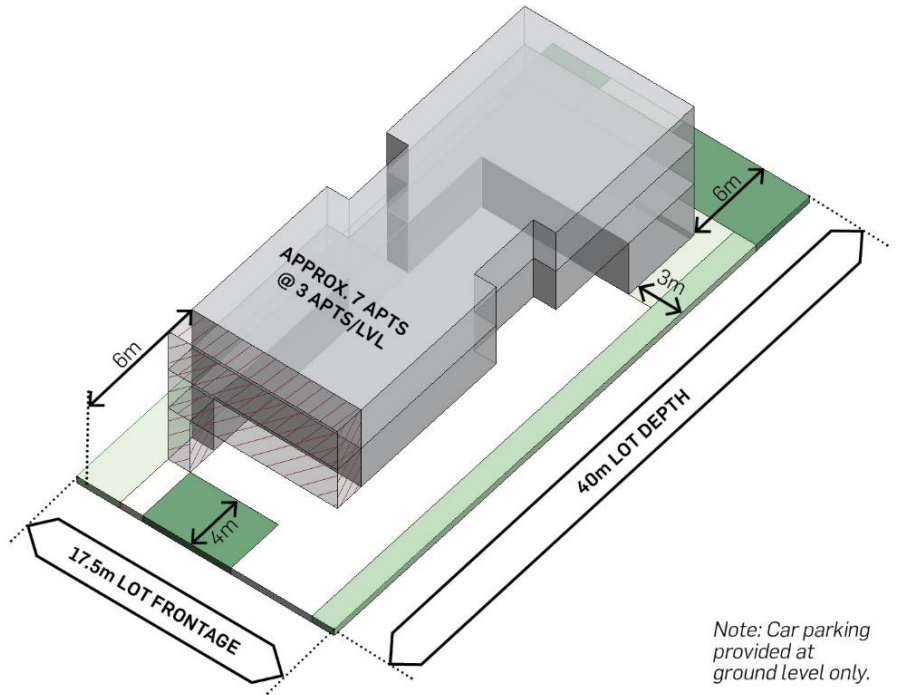
For Scenario A, an alternative lot size was adopted to the MDRZ minimum lot size 800m² for apartments to test whether the minimum lot size could be set lower.

For Scenario B, alternative development parameters were adopted for site cover and minimum front and rear setbacks than what was specified in the draft MDRZ code. It was agreed with Redland City Council that a 50% site cover, 4m front setback and 6m rear setback be applied for testing of Scenario B.

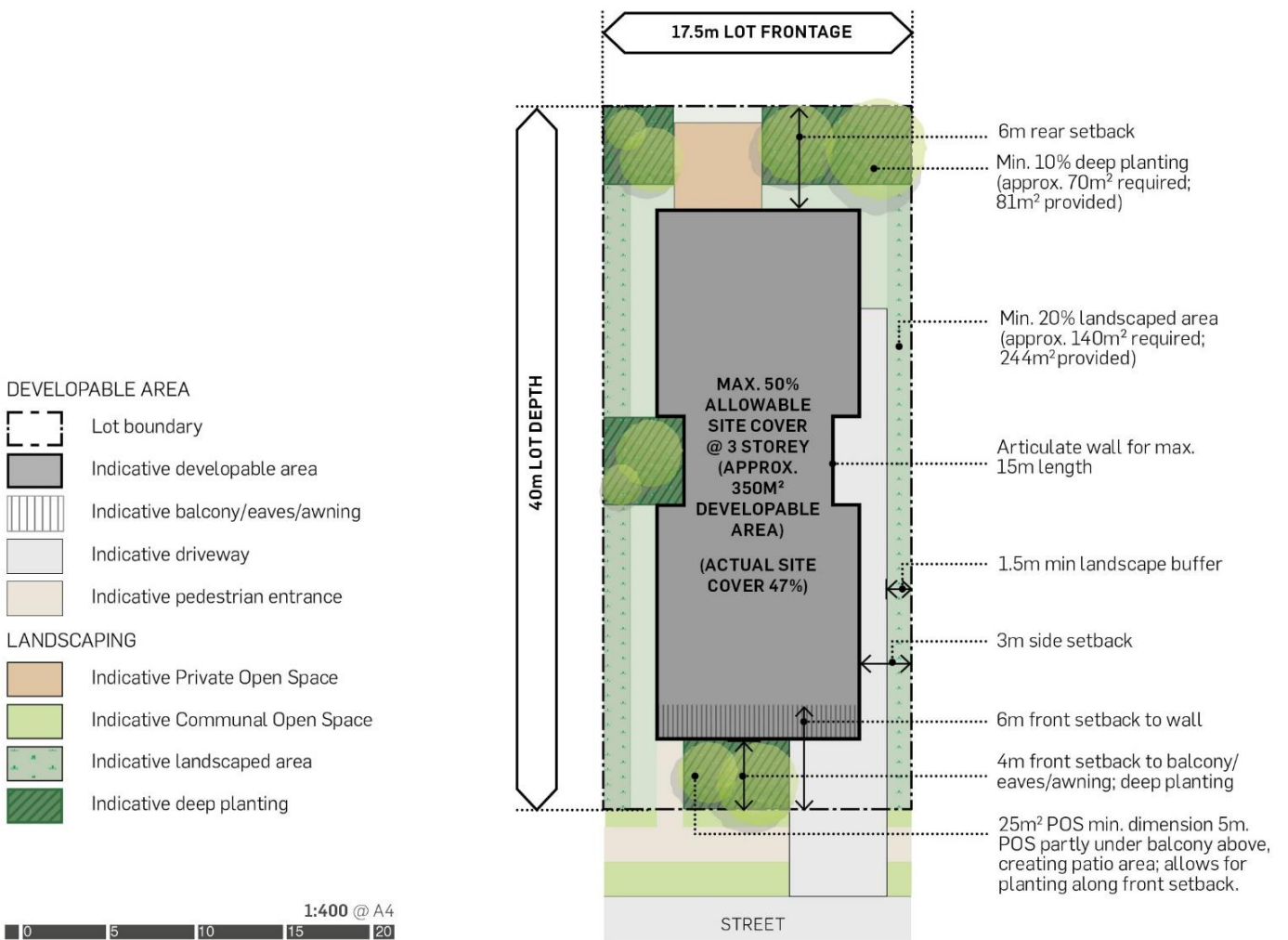
Figure 4: Scenarios Used for Testing



AXONOMETRIC: TYPICAL DEVELOPABLE AREA



SITE PLAN: TYPICAL DEVELOPABLE AREA



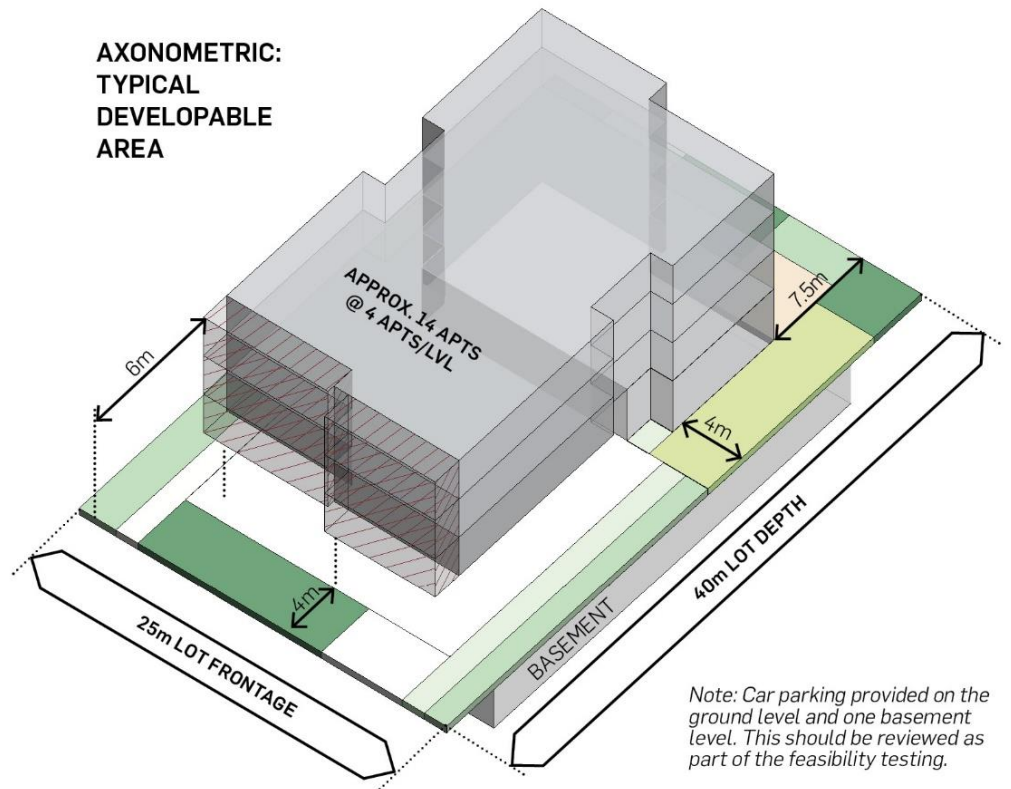
 Achieving
 Not achieved

SUMMARY OF REQUIRED PARAMETERS (SCENARIO A):		STATUS	NOTES
Max. Allowable Site Cover:	50% for less than 3 storeys		- Complies with AO 47% provided to comply with articulation requirements
Max. Building Height:	3 storeys (13 metres)		- Complies with AO: - indicative building height 10m (excl. roof)
Max. Wall Length:	30m with a change in building line every 15m of plus or minus 1.5m for a length not less than 5m.		- Complies with AO: building articulation is provided midway along the side boundaries. - Location of this may interfere with carparking, apartment entry, core and vertical circulation.
Setbacks:	Front: 4m to balcony, eaves, awning and the like and 6m to building wall		Complies with AO
	Side: 3m		Complies with AO
	Rear: 6m to balcony and building wall		Complies with AO
Communal Open Space:	Min. of 15% of site area or 100m ² (whichever is greater); Min. 5m wide for developments with more than 10 apartments or 20 townhouses	N/A	N/A
Landscaped Areas:	- Min. 20% of total site area Includes Deep Planting: Min. 10% of total site area; min. 4m wide - Min. 1.5m landscaped area along side boundary - Min. 2m landscaped areas along road frontages		Complies with AO
Private Open Space:	Ground floor dwellings: Min. 16m², if a dwelling in a residential care facility or 25m² otherwise; min. 4m wide Above ground floor dwellings: Min. 10m² for 1 bedroom unit; 16m² for two or more bedroom unit; min. 3m wide		- Complies with AO - Typically confined to rear or sides within building recess due to parking requirements
Apartment Diversity:	Apartment involving 5 or more dwellings: 40% of dwellings have a different number of bedrooms than other dwellings		- Does not comply with AO due to prioritising the overall yield, as well as size limitations (lot width) on each floorplate. A more detailed concept design may change this outcome. 30% @ 2 bed : 70% @ 1 bed - Refer 'High-Level Indicative Yield' row for assumptions
Carparking:	1 space per 1 bedroom unit 1.5 spaces per 2 or more bedroom unit 1 visitor space per 10 units		- Complies with AO; Required car parking provision differs based on bedroom mix - At-grade parking limits opportunities for POS and ground level apartment configuration to street frontage, as well as building core (vertical circulation) requirements.
High-Level Indicative Yield	Apartments: Approx. 7 apts total @ ave. 90m²/apt + POS [Assumes 330m² floor plate @ 80% efficiency; Assumes overall mix: 5x 1 bed apt (@ approx. 70sqm), 2x 2 bed apt (@ approx. 90sqm)] Includes: 1x 1 bed apt @ ground (+ 25m² POS per ground floor apt) 3 apts/lvl @ lvls 2-3 (+ 16m² POS per apt) Carparking: 8 spaces required (8 apt spaces; 0 visitor) (Assumes 35m² per carparking space as at-grade only) 8 carparking spaces provided at-grade including aisle clearance as required by AS 2890 and pedestrian entry as required by AS 1428.1 (approx.300m²).	N/A	- Yield and car parking provision will differ based on bedroom mix - Includes 20% allowance for circulation, services, refuse & storage

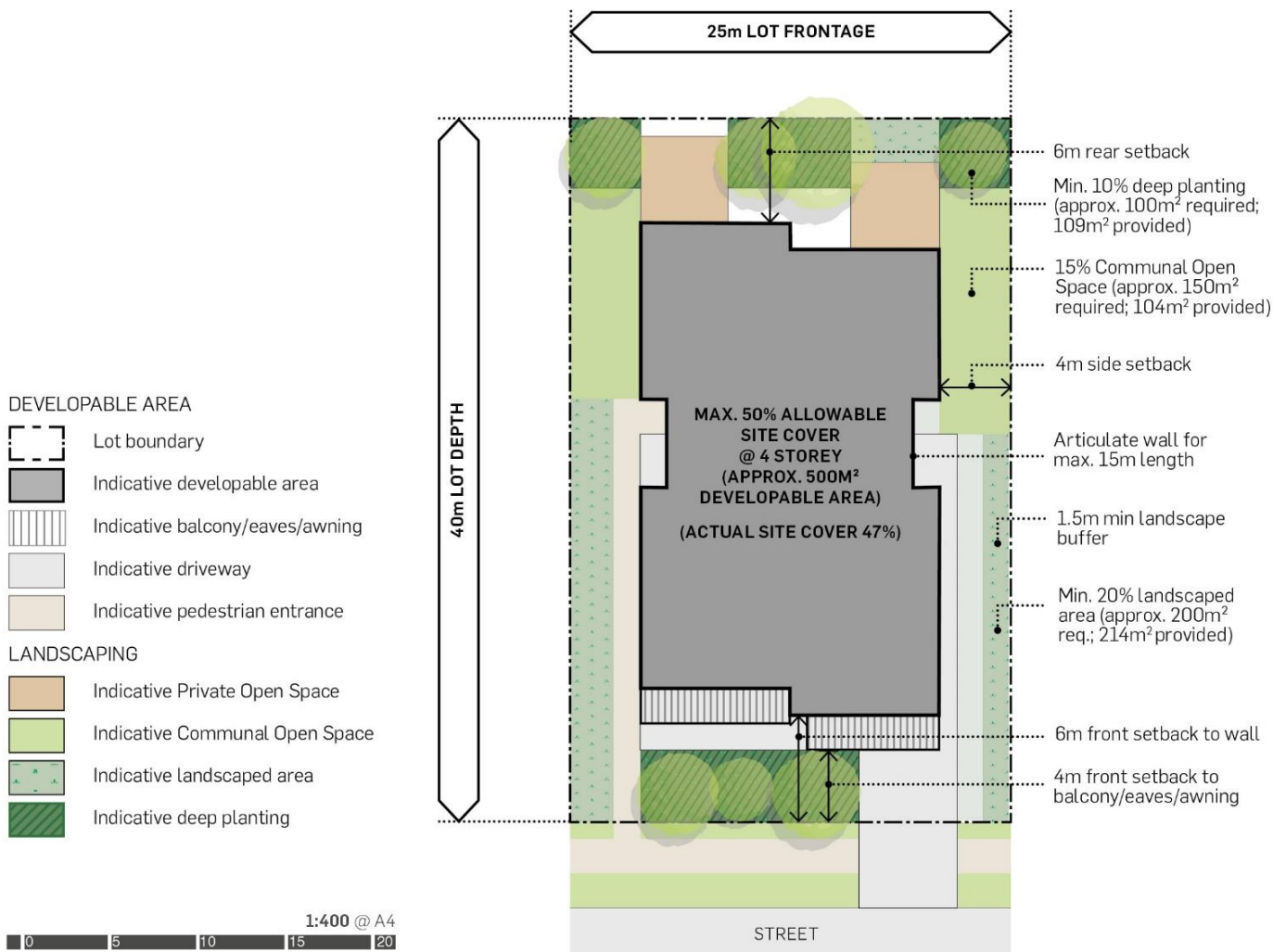
Note: Scenario testing does not consider building separation requirements as the site has been considered in isolation.

- ✓ Achieving
- ✗ Not achieved

AXONOMETRIC: TYPICAL DEVELOPABLE AREA



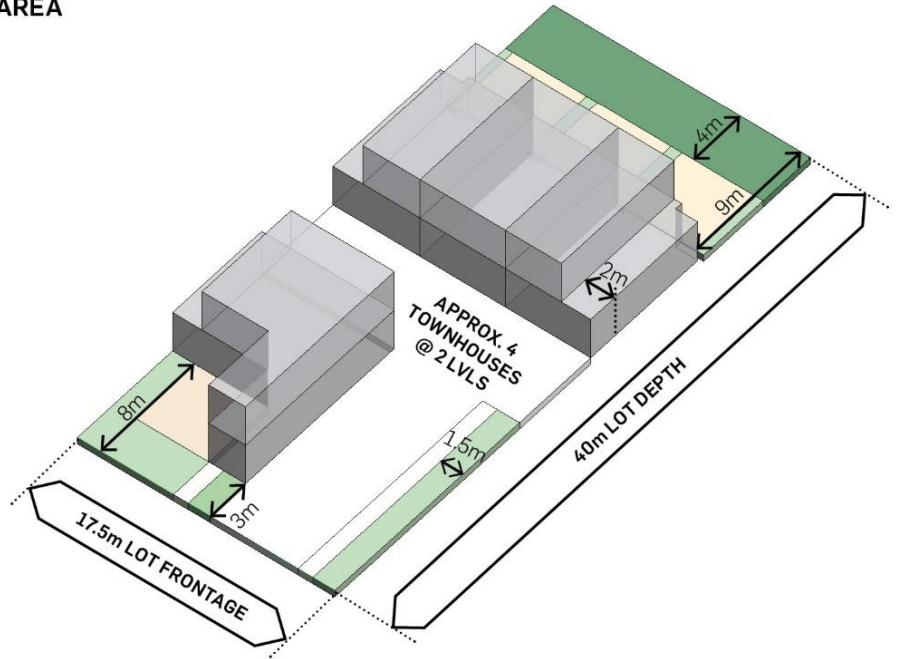
SITE PLAN: TYPICAL DEVELOPABLE AREA



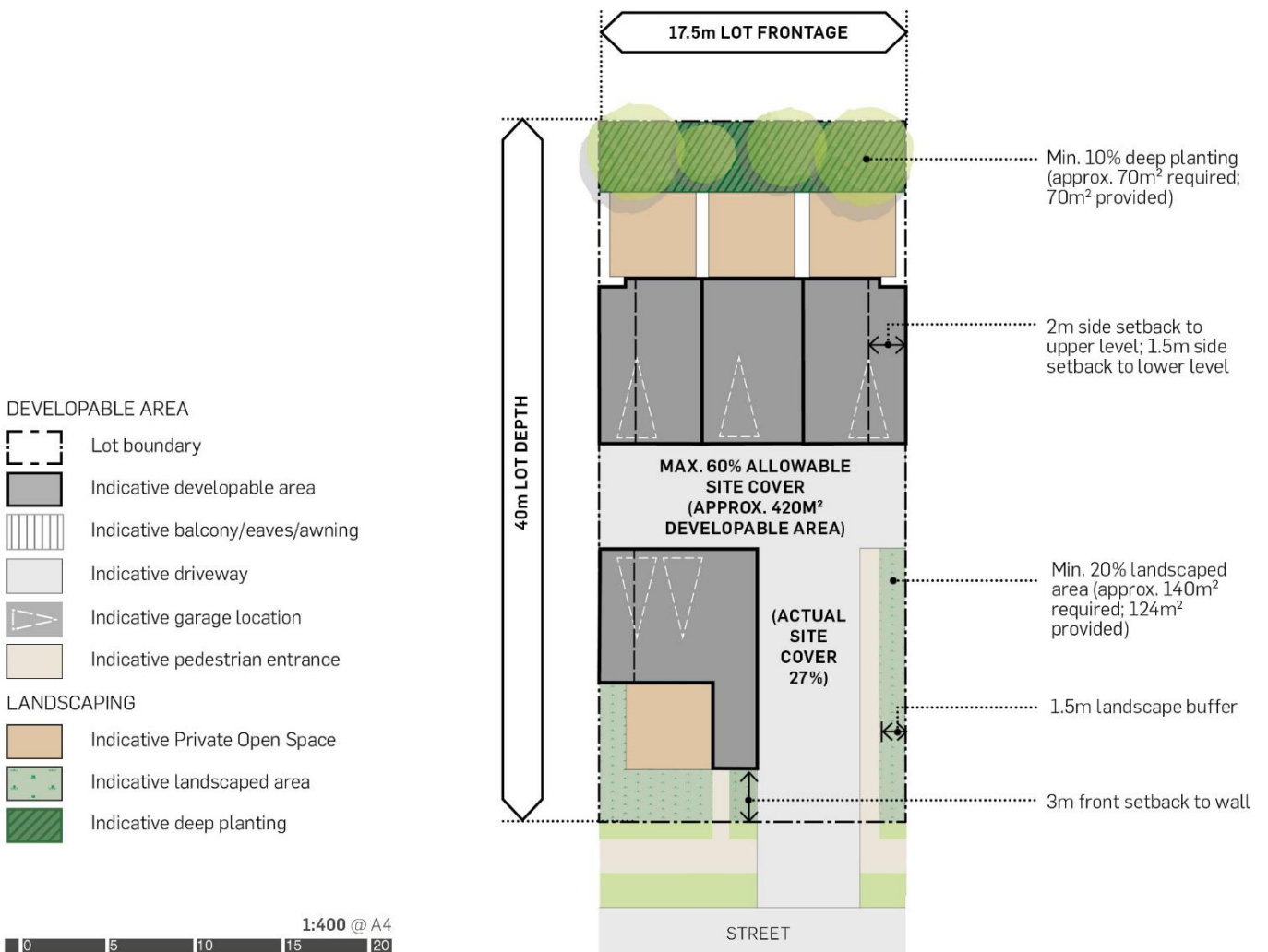
SUMMARY OF REQUIRED PARAMETERS (SCENARIO B):		STATUS	NOTES
Max. Allowable Site Cover:	50% for more than 3 storeys	✓	- Complies with AO; 47% provided to comply with articulation requirements
Max. Building Height:	4 storeys (16m)	✓	Complies with AO: indicative building height 13m (excl. roof)
Max. Wall Length:	30m with a change in building line every 15m of plus or minus 1.5m for a length not less than 5m.	✓	- Building articulation is provided midway along the side boundaries. - A change in building line is provided at the front and rear to manage building bulk, as it exceeds 15m. - There are opportunities to provide two buildings on site through a 6m wide building break, but may have implications on yield, communal open space and landscaping outcomes. - Must provide articulation of horizontal and vertical profiles along street frontage
Setbacks:	Front: 4m to balcony, eaves, awning and the like and 6m to building wall	✓	Complies with AO
	Side: 4m	✓	Complies with AO
	Rear: 6m to balcony and building wall	✓	Complies with AO
Communal Open Space:	Min. of 15% of site area or 100m ² (whichever is greater); Min. 5m wide for developments with more than 10 apartments or 20 townhouses	✗	10% COS achieved 15% of total site area for Communal Open Space is difficult to achieve without reducing developable area, affecting yield acquisition. To maximise development area, assumes provision of communal open space on the rooftop.
Landscaped Areas:	- Min. 20% of total site area Includes Deep Planting: Min. 10% of total site area; min. 4m wide - Min. 1.5m landscaped area along side boundary - Min. 2m landscaped areas along road frontages	✓	- Complies with AO 10% Deep Planting in addition to 15% Communal Open Space difficult to achieve without reducing developable area and affecting efficient yield acquisition. 4m wide Deep Planting can be practically achieved within the front setback to maximise tree planting opportunity (vs. side setback where growth is constrained)
Private Open Space:	Ground floor dwellings: Min. 16m², if a dwelling in a residential care facility or 25m² otherwise; min. 4m wide Above ground floor dwellings: Min. 10m² for 1 bedroom unit; 16m² for two or more bedroom unit; min. 3m wide	✓	Complies with AO
Apartment Diversity:	Apartment involving 5 or more dwellings; 40% of dwellings have a different number of bedrooms than other dwellings	✓	Complies with AO (57% @ 1-bed; 43% @ 2-bed)
Carparking:	1 space per 1 bedroom unit 1.5 space per 2 or more bedroom unit 1 visitor space per 10 units	✓	- Basement parking is outside of deep planting areas - NOTE: it is assumed that the scenarios meet the locational requirements for the lower parking rate on the basis that the spatial analysis found that 90% of MDRZ lots are within 400m of a centre or high frequency public transport.
High-Level Indicative Yield	Apartments: Approx. 14 apts total @ ave. 90m²/apt + POS [Assumes 467m² floor plate @ 80% efficiency; Assumes overall mix: 8x 1 bed apt (@ approx. 70sqm), 6x 2 bed apt (@ approx. 90sqm)] Includes: 2x 1 bed apt @ ground (+ 25m² POS per ground floor apt) 4 apts/lvl @ lvs 2-4 (+ 16m² POS per apt) [2x @ 1 bed; 2x @ 2 bed per level] Carparking: 19 spaces required (17 apt spaces; 2 visitor) (Assumes 42m² per carparking space as basement parking) 19 carparking spaces provided: 14 basement spaces provided (assumes basement @ 60% of site area; 600m²); 5 spaces provided at-grade (approx. 69% of building footprint; 324m²)	N/A	- Yield and car parking provision will differ based on bedroom mix - Includes 20% allowance for circulation, services, refuse & storage

Note: Scenario testing does not consider building separation requirements as the site has been considered in isolation.

**AXONOMETRIC:
TYPICAL
DEVELOPABLE
AREA**



SITE PLAN: TYPICAL DEVELOPABLE AREA

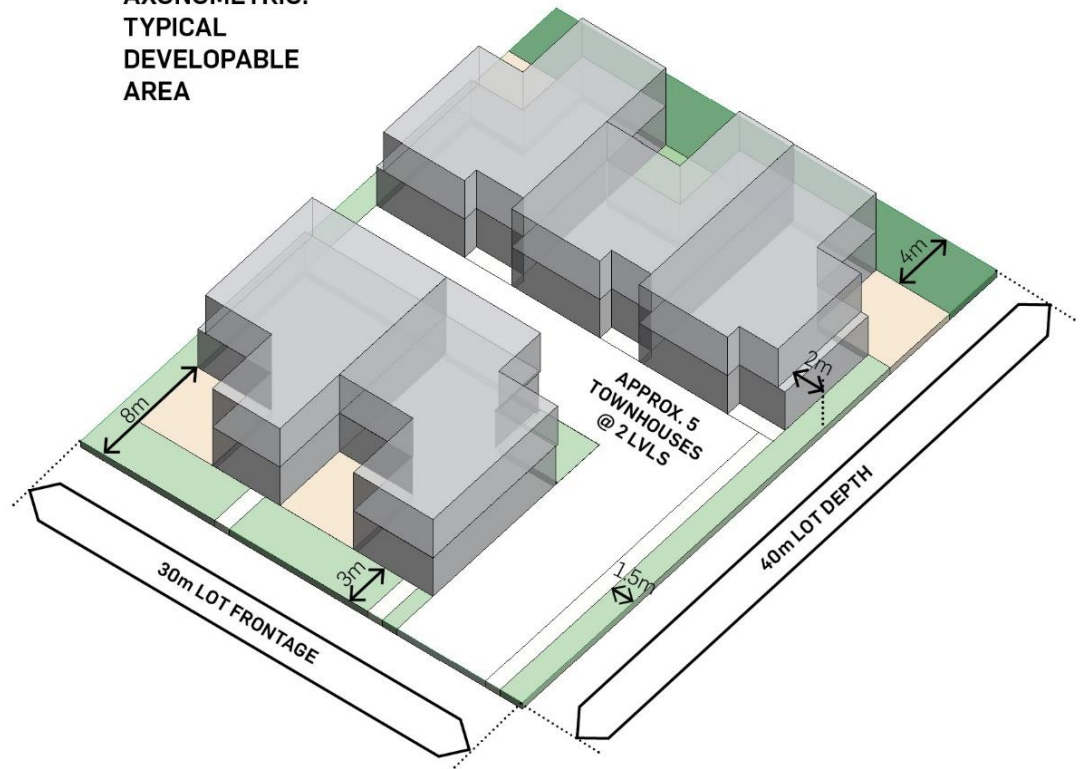


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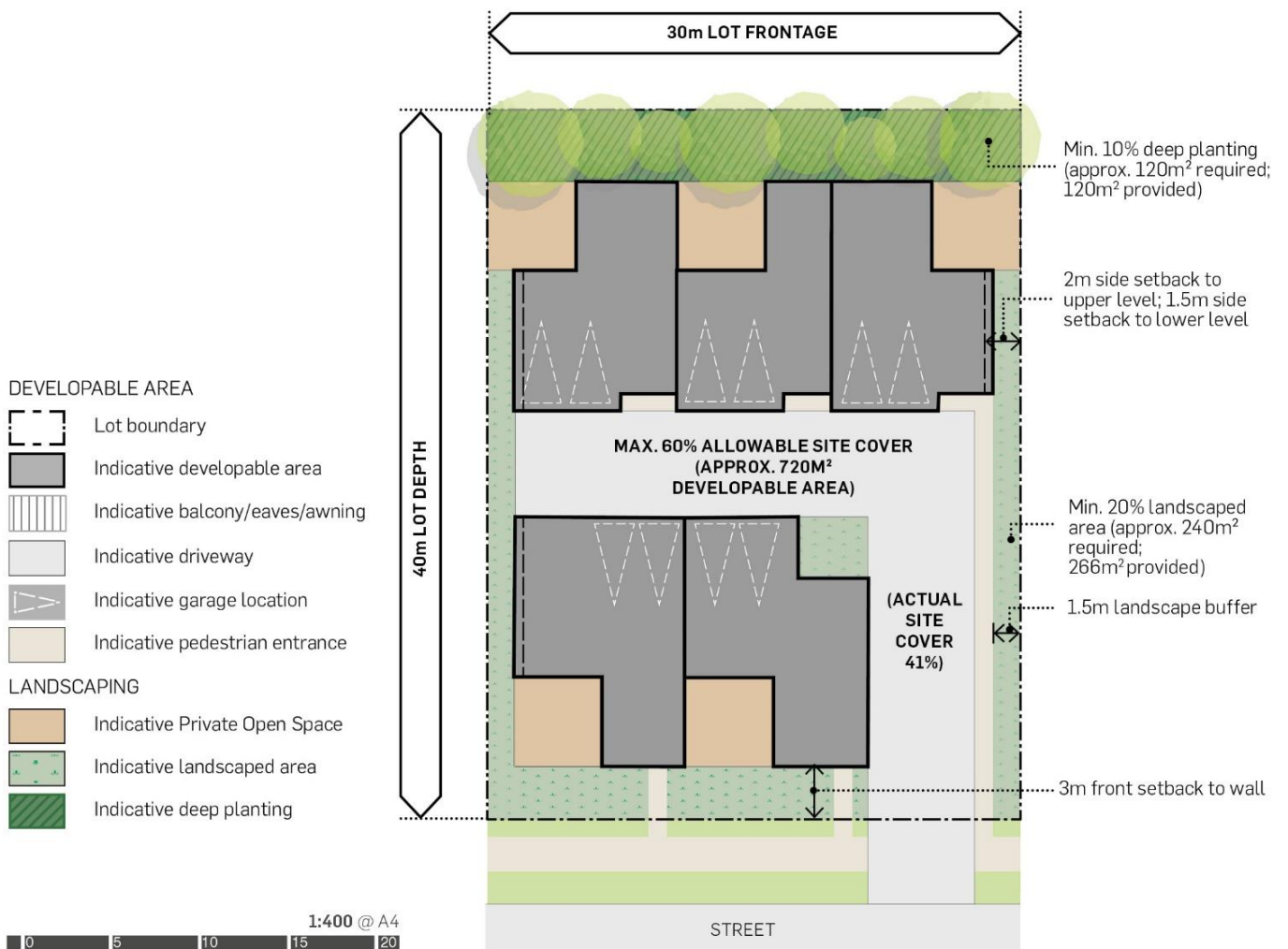
SUMMARY OF REQUIRED PARAMETERS (SCENARIO C):		STATUS	NOTES
Max. Allowable Site Cover:	60% for a Townhouse		- Complies with AO 27% site cover achieved to incorporate driveway access, deep planting and POS requirements
Max. Building Height:	2 storeys		Complies with AO
Setbacks:	Front: 3m to building wall and 5.5m to garage		Complies with AO
	Side: 1.5m for building wall up to 4.5m high; 2m for building wall upto 7.5m high Built to boundary wall, not exceeding 4.5m in height and 9m in length along any one boundary		- Complies with AO - Built to boundary for garage configuration less practical - due to turning circle aisle extension requirements.
	Rear: 3m (Scenario is based on 4m rear setback due to deep planting requirements)		- Complies with AO - Assumes a 4 metre rear setback to achieve deep planting requirements – despite the minimum requirement being 3 metres.
Communal Open Space:	N/A (less than 20 townhouse dwellings)	N/A	N/A
Landscaped Areas:	- Min. 20% of total site area Includes Deep Planting: Min. 10% of total site area; min. 4m wide - Min. 1.5m landscaped area along side boundary - Min. 2m landscaped areas along road frontages		- Deep Planting complies with AO - Total landscaped area does not comply with AO - POS and driveway access requirements limit availability of landscaped area - Assumes a 4m rear setback to achieve deep planting requirements – despite the minimum requirement being 3m.
Private Open Space:	Ground floor dwellings: Min. 16m², if a dwelling in a residential care facility or 25m² otherwise ; min. 4m wide		- Complies with AO - Located within side boundaries behind front building line of each townhouse
Apartment Diversity:	N/A (less than 5 townhouse dwellings)	N/A	N/A
Carparking:	1 space per 1 bedroom unit 1.5 space per 2 bedroom unit 2 spaces per 3 bedroom unit 1 visitor space per 10 units	N/A	NOTE: it is assumed that the scenarios meet the locational requirements for the lower parking rate on the basis that the spatial analysis found that 90% of MDRZ lots are within 400m of a centre or high frequency public transport.
High-Level Indicative Yield	Townhouses: Total approx: 3x two-storey townhouses - Approx. 3x 1-bed, two-storey townhouses @ min. 90m²/townhouse (incl. single garage) + 25m² POS (Assumes min. 55m² ground floor plate; 1-bed townhouse) - Approx. 1x 2-bed, two-storey townhouses @ min. 140m²/townhouse (incl. double garage) + 25m² POS (Assumes min. 80m² ground floor plate; 2-bed townhouse) Carparking: 5 spaces required (1 spaces per 1-bed townhouse; 1.5 spaces per 2-bed townhouse; 0 visitor) 5 carparking spaces provided: 1x double garage for 1x 2-bed townhouse 1x single garage per 3x 1-bed townhouses	N/A	- Yield and car parking provision will differ based on bedroom mix - For practicality, parking spaces have been rounded up per townhouse

Note: Scenario testing does not consider building separation requirements as the site has been considered in isolation.

**AXONOMETRIC:
TYPICAL
DEVELOPABLE
AREA**



SITE PLAN: TYPICAL DEVELOPABLE AREA

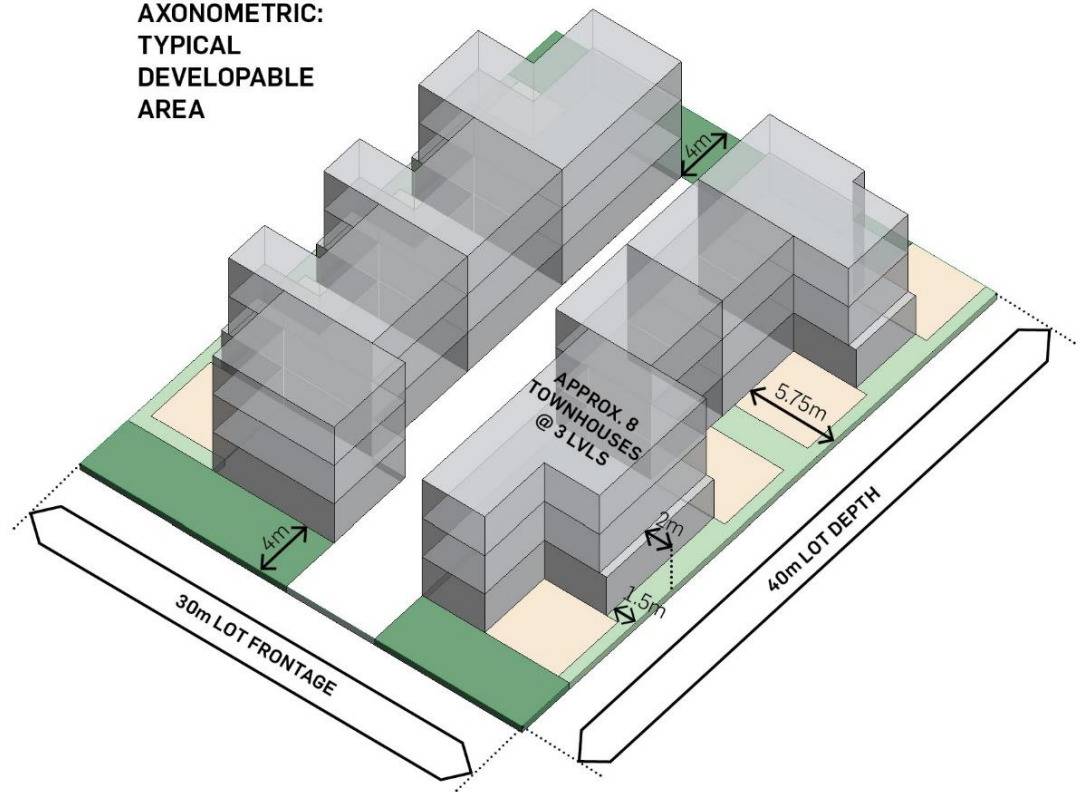


✓ Achieving

SUMMARY OF REQUIRED PARAMETERS (SCENARIO D):		STATUS	NOTES
Max. Allowable Site Cover:	60% for a Townhouse	✓	- Complies with AO 41% site cover achieved to incorporate driveway access and POS requirements
Max. Building Height:	2 storeys	✓	Complies with AO
Setbacks:	Front: 3m to building wall and 5.5m to garage	✓	Complies with AO
	Side: 2m for building wall upto 7.5m high	✓	Complies with AO
	Rear: 3m	✓	- Complies with AO - Deep planting requires 4m min. width, making 3m rear setback difficult to achieve
Communal Open Space:	n/a (less than 20 townhouse dwellings)	N/A	N/A
Landscaped Areas:	- Min. 20% of total site area Includes Deep Planting: Min. 10% of total site area; min. 4m wide - Min 1.5m landscaped area along side boundary - Min 2m landscaped areas along road frontages	✓	- Deep Planting complies with AO - Total landscaped area complies with AO - Assumes a 4m rear setback to achieve deep planting requirements – despite the minimum requirement being 3m.
Private Open Space:	Ground floor dwellings: Min. 16m², if a dwelling in a residential care facility or 25m² otherwise ; min. 4m wide	✓	Complies with AO
Apartment Diversity:	Townhouse involving 5 or more dwellings: 20% of dwellings have a different number of bedrooms than other dwellings	✓	- Complies with AO 80% @ 3-bed; 20% @ 2-bed
Carparking:	1 space per 1 bedroom unit 1.5 spaces per 2 or more bedroom unit 1 visitor space per 10 units	✓	- Complies with AO - Required car parking provision will differ based on bedroom mix - NOTE: it is assumed that the scenarios meet the locational requirements for the lower parking rate on the basis that the spatial analysis found that 90% of MDRZ lots are within 400m of a centre or high frequency public transport.
High-Level Indicative Yield	Townhouses: Total approx: 5x two-storey townhouses - Approx. 4x 3-bed, two-storey townhouses @ min. 170m²/townhouse (incl. double garage) + 25m² POS (Assumes min. 85m² floor plate; 3-bed townhouse) - Approx. 1x 2-bed, two-storey townhouses @ min. 140m²/townhouse (incl. double garage) + 25m² POS (Assumes min. 70m² floor plate; 2-bed townhouse) Carparking: 10 spaces required (2 spaces per townhouse; 0 visitor) 10 carparking spaces provided: 1x double garage per townhouse	N/A	- Yield and car parking provision will differ based on bedroom mix - For practicality, parking spaces have been rounded up per townhouse

Note: Scenario testing does not consider building separation requirements as the site has been considered in isolation.

AXONOMETRIC: TYPICAL DEVELOPABLE AREA



SITE PLAN: TYPICAL DEVELOPABLE AREA



SUMMARY OF REQUIRED PARAMETERS (SCENARIO E):		STATUS	NOTES
Max. Allowable Site Cover:	60% for a Townhouse		- Complies with AO 41% site cover achieved to incorporate driveway access and POS requirements
Max. Building Height:	3 storeys		Complies with AO
Setbacks:	Front: 3m to building wall and 5.5m to garage		- Complies with AO - Deep planting requires 4m min. width, making 3m rear setback difficult to achieve
	Side: 2m for building wall up to 7.5m high		Complies with AO
	Rear: 3m		- Complies with AO - Deep planting requires 4m min. width, making 3m front setback difficult to achieve
Communal Open Space:	n/a (less than 20 townhouse dwellings)	N/A	N/A
Landscaped Areas:	- Min. 20% of total site area Includes Deep Planting: Min. 10% of total site area; min. 4m wide - Min 1.5m landscaped area along side boundary - Min 2m landscaped areas along road frontages		- Deep Planting complies with AO - Total landscaped area complies with AO
Private Open Space:	Ground floor dwellings: Min. 16m², if a dwelling in a residential care facility or 25m² otherwise ; min. 4m wide		Complies with AO
Apartment Diversity:	Townhouse involving 5 or more dwellings: 20% of dwellings have a different number of bedrooms than other dwellings		- Complies with AO 50% @ 3-bed; 50% @ 2-bed
Carparking:	1 space per 1 bedroom unit 1.5 spaces per 2 or more bedroom unit 1 visitor space per 10 units		- Complies with AO - Required car parking provision will differ based on bedroom mix - No visitor space provided - NOTE: it is assumed that the scenarios meet the locational requirements for the lower parking rate on the basis that the spatial analysis found that 90% of MDRZ lots are within 400m of a centre or high frequency public transport.
High-Level Indicative Yield	Townhouses: Total approx: 8x three-storey townhouses - Approx. 4x 3-bed, three-storey townhouses @ min. 170m²/townhouse (incl. double garage) + 25m² POS (Assumes min. 59m² ground floor plate; 3-bed townhouse) - Approx. 4x 1-bed, three-storey townhouses @ min. 110m²/townhouse (incl. single garage) + 25m² POS (Assumes min. 39m² ground floor plate; 1-bed townhouse) Carparking: 12 spaces required (1 spaces per 1-bed townhouse; 2 spaces per 3-bed townhouse; 0 visitor) 12 carparking spaces provided: 4x double garage per 3-bed townhouse 4x single garage per 2-bed townhouse	N/A	- Yield and car parking provision will differ based on bedroom mix - For practicality, parking spaces have been rounded up per townhouse - Parking requirements (i.e. double garage for 2 or more bedroom) limit amount of 2-bed and 3-bed townhouses provided. - Similar yield could be provided with a two-storey max. building height

Note: Scenario testing does not consider building separation requirements as the site has been considered in isolation.

SUMMARY OF SCENARIO TESTING

A summary of the outcomes of the scenario testing is discussed below.

Only the acceptable outcomes were tested in the scenarios, with the exception of performance outcome PO8 relating to street/public space activation (where no acceptable outcome was prescribed). A development may seek an alternative outcome to the acceptable outcome, provided the performance outcome is met.

For this reason, it is essential to undertake testing of the acceptable outcomes to ensure it fully achieves the associated performance outcomes, and be capable of delivering a high-quality medium density built form consistent with Redland City's character, and with community views and expectations.

SCENARIO A: 3 STOREY APARTMENT ON 700M² LOT

- Scenario A delivers approximately 7 apartments with 47% site cover (average 90m² of GFA, assumes 330m² floorplate @ 80% efficiency).
- Building articulation for walls exceeding a length of 30m (AO19.1) is only required along the side boundaries on a narrow site. To achieve a reasonable developable area, articulation requirements for sites less than 1,000m² should be reviewed and subject to feasibility studies.
- Scenario A allows delivery of 1 apartment on ground floor and 3 apartments per floor above ground, with 80% efficiency assumed. This scenario allows delivery of 30% 2 bedroom units and 70% 1 bedroom units, as a result of prioritising yield. The achieved apartment diversity does not comply with the 60%-40% split requirement under AO6, and therefore should be reviewed and subject to further feasibility studies.
- Residential yield and car parking provision will differ based on bedroom mix and will influence car parking requirements. Imposing bedroom size mix requirement restricts design options and has implications for development feasibility.
- This scenario provides car parking spaces at grade. At grade parking reduces opportunities for provision of POS and ground level apartment configuration towards the street frontage due to ramping, aisle width and building core requirements. This should be subject to feasibility testing.
- Setback requirements for smaller lots should be reviewed. The current setbacks presents constraints for maximising site cover. This scenario involves a 47% site cover, which is below the maximum requirement (50%). Setbacks could be greater for larger lots, e.g. over 1,000m².

SCENARIO B: 4 STOREY APARTMENT ON 1,000M² LOT

- Scenario B delivers approximately 14 apartments with 47% site cover (average 90m² of GFA, assumes 467m² floorplate @ 80% efficiency).
- Scenario B allows delivery of only 10% COS. The 15% COS site area requirement should be reviewed as it is difficult to achieve on the ground level without reducing developable area and affecting yield. Alternatively, the minimum width could be amended to enable provision of COS within side setback areas. To meet the minimum requirement and maximise yield, Council should consider the opportunity to provide COS on the rooftop or internal to the building in a common area. This should be subject to feasibility studies.
- Scenario B only allows delivery of 2 apartments on ground floor and 4 apartments per floor above ground, with 80% efficiency assumed.
- This scenario assumes delivery of 57% of 1 bedroom units and 43% of 2 bedroom units to meet the apartment diversity requirements. This apartment diversity should be reviewed and subject to feasibility studies.
- Residential yield and car parking provision will differ based on bedroom mix. This scenario provides basement and at grade parking towards the front of the site due to ramp and aisle width requirements.

SUMMARY OF SCENARIO TESTING

SCENARIO C: 2 STOREY TOWNHOUSE ON 700M² LOT

- Scenario C delivers 4 x two storey townhouses (average 103m² of GFA including a mix of single and double garages).
- Scenario C involves a site cover significantly less than the maximum requirement due to driveway and POS requirements.
- Driveway and POS requirements limit ability to achieve compliance with landscaping requirements on a 700m² lot size.
- This scenario assumes a 4 metre rear setback to achieve deep planting requirements – despite the minimum requirement being 3 metres.
- The 1.5m minimum landscaping requirement for side boundaries should be reviewed to account for space required for car parking and circulation.
- Scenario C allows delivery of 4 x two-storey townhouse products – 3 x 1 bedroom products with single garages and 1 x 2 bedroom product with double garage. All 5 townhouses comprise 25m² private open space.
- Double garages cannot be practically achieved for townhouses built to boundary on narrow lots due to spatial requirements for turning circles and pedestrian circulation.
- Residential yield and car parking provision will differ based on bedroom mix. This scenario assumes the locational requirements for lower parking rate is met.

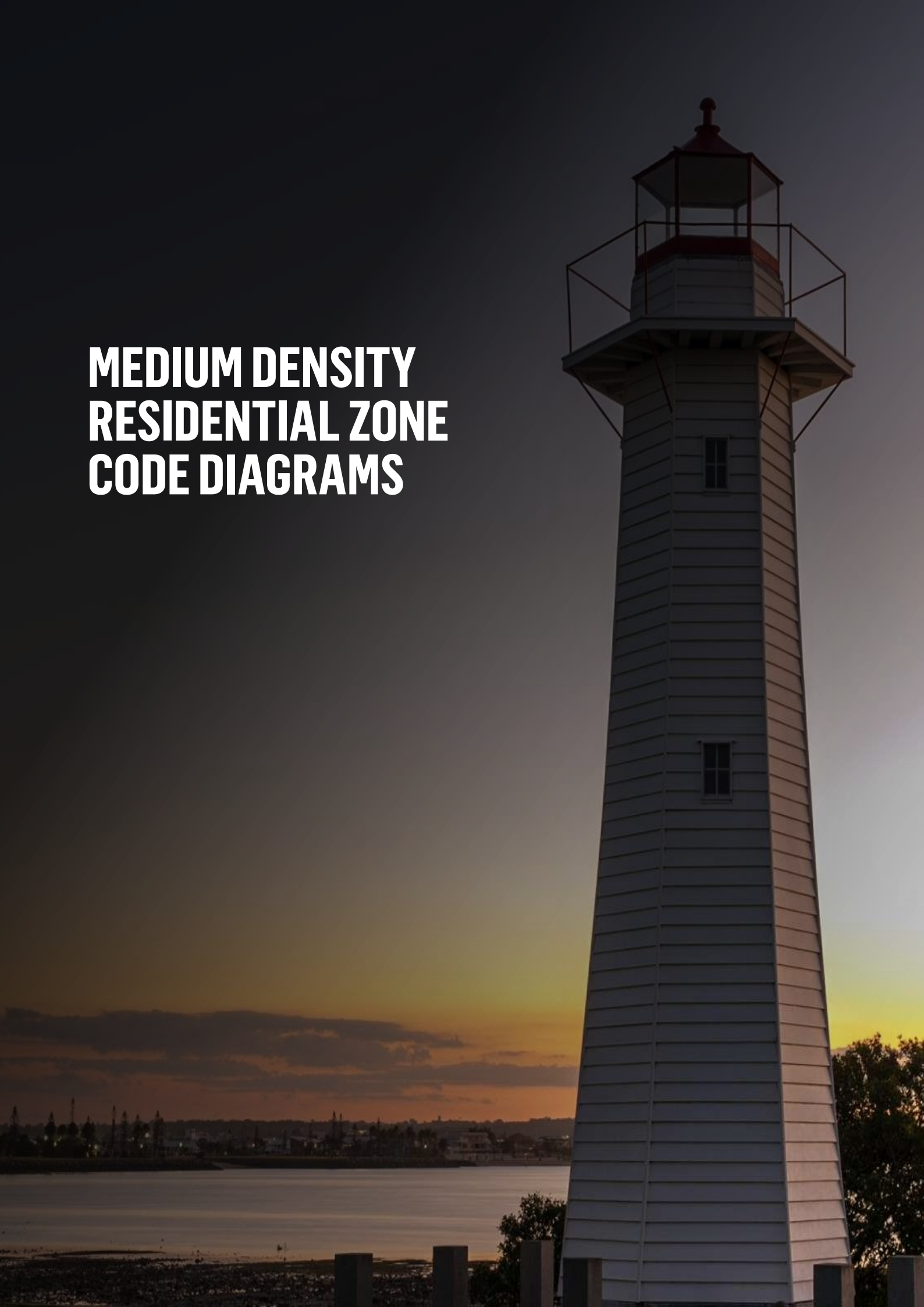
SCENARIO D: 2 STOREY TOWNHOUSE ON 1,200M² LOT

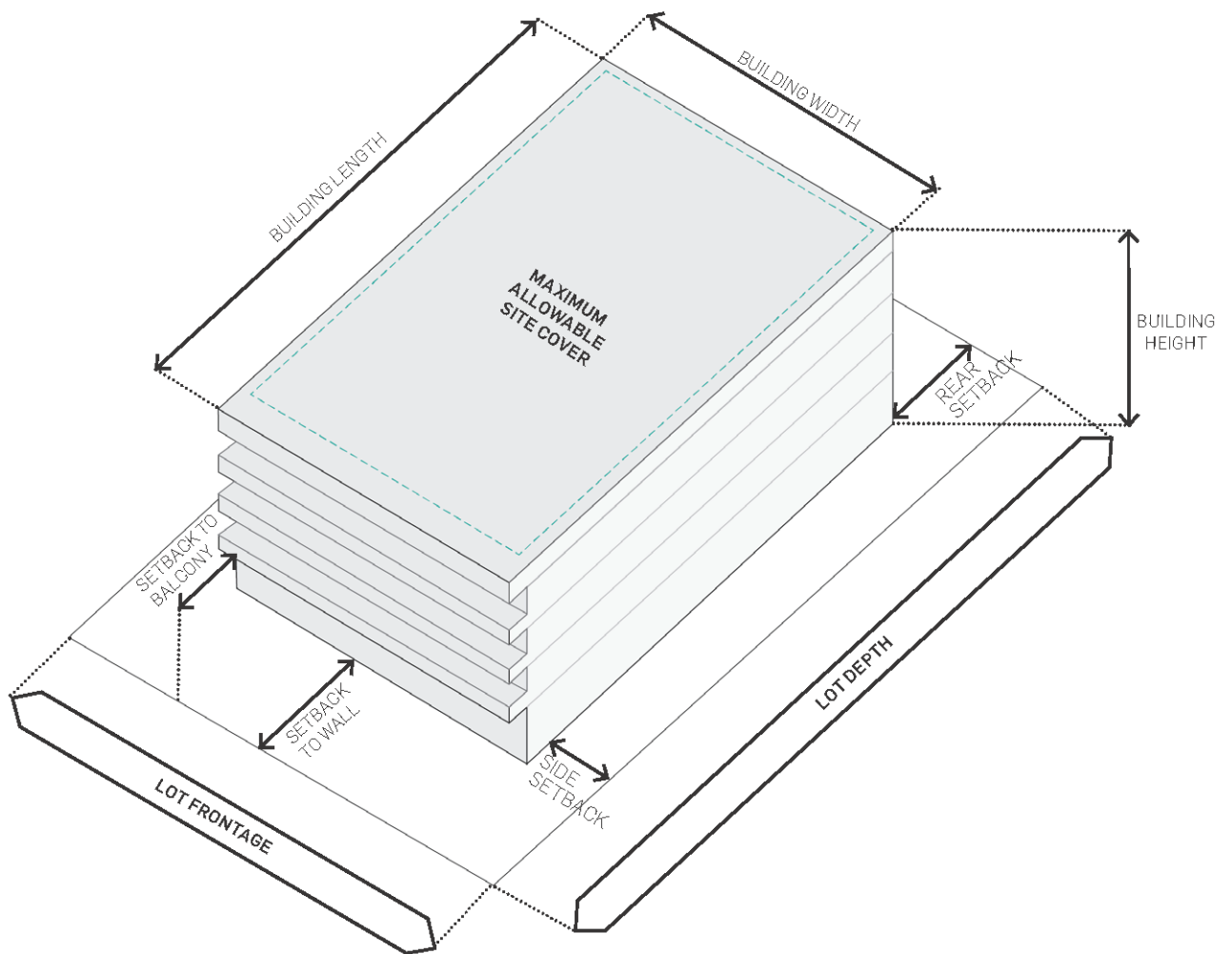
- Scenario D delivers 5 x two storey townhouses (average 170m² of GFA including double garage).
- Scenario D involves a site cover less than the maximum requirement, due to driveway and POS requirements.
- This scenario assumes a 4 metre rear setback to achieve deep planting requirements – despite the minimum requirement being 3 metres.
- The 1.5m minimum landscaping requirement for side boundaries should be reviewed to account for space required for car parking and circulation.
- Scenario D allows delivery of 5 x two-storey townhouse products – 4 x 3 bedroom products and 1 x 2 bedroom product. All 5 townhouses consist of double garages and POS.
- POS and deep planting requirements limit opportunities to locate garages towards the street frontage. This has implications for achieving a high quality street frontage.
- Residential yield and car parking provision will differ based on bedroom mix. This scenario assumes the locational requirements for lower parking rate is met.

SCENARIO E: 3 STOREY TOWNHOUSE ON 1,200M² LOT

- Scenario E delivers 8 x three storey townhouses (average 140m² GFA including a mix of single and double garages).
- Scenario E involves a site cover less than the maximum requirement, due to driveway and POS requirements.
- This scenario assumes a 4 metre rear setback to achieve deep planting requirements – despite the minimum requirement being 3 metres.
- Scenario E allows delivery of 8 x three-storey townhouse products – 4 x 3 bedroom products with double garages and 4 x 1 bedroom products with single garages. All 8 townhouses comprises 25m² private open spaces.
- Residential yield and car parking provision will differ based on bedroom mix. This scenario assumes the locational requirements for lower parking rate is met.

MEDIUM DENSITY RESIDENTIAL ZONE CODE DIAGRAMS





TYPICAL ENVELOPE FOR
MAXIMUM DEVELOPABLE AREA

NTS @ A4

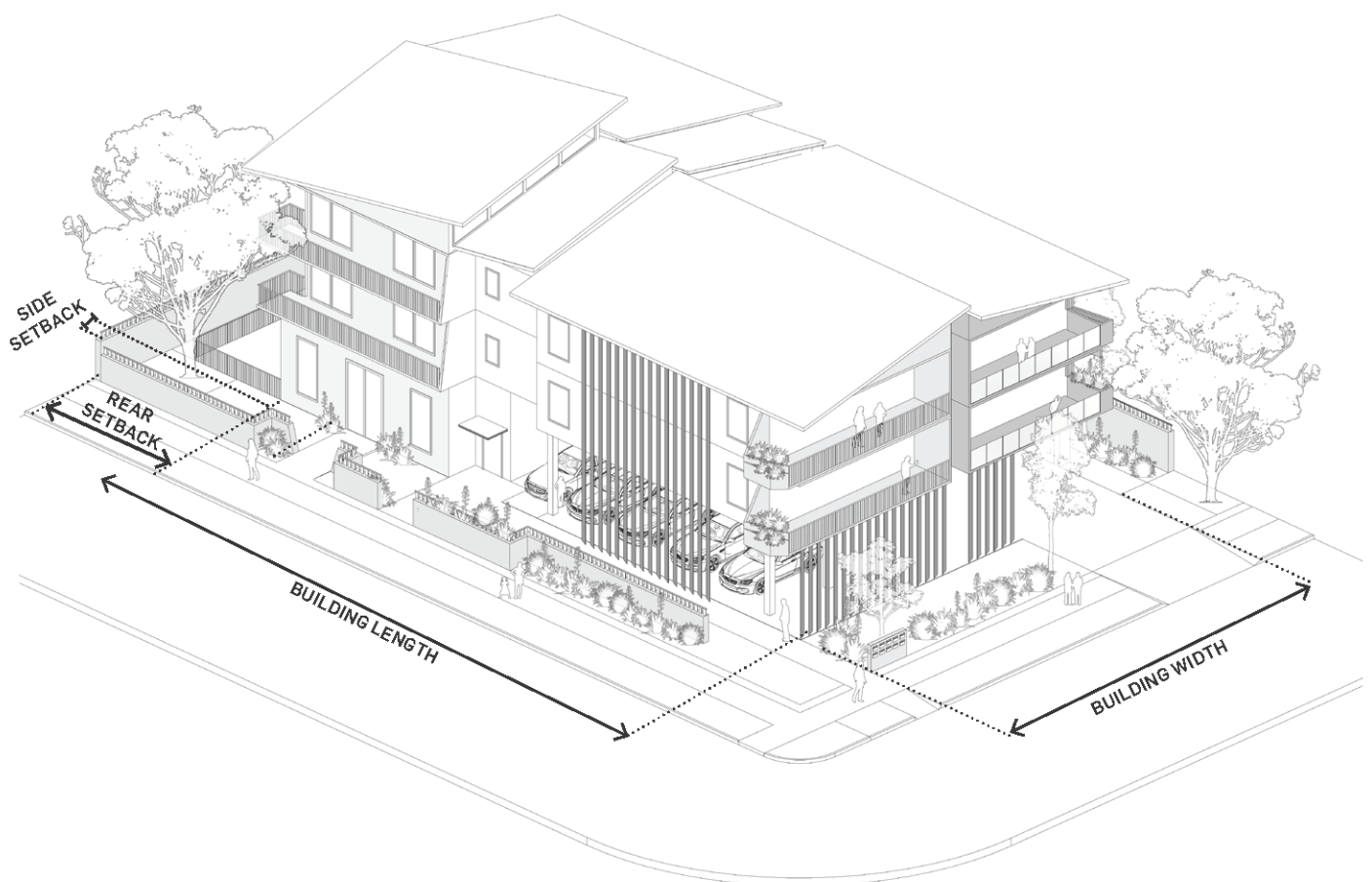
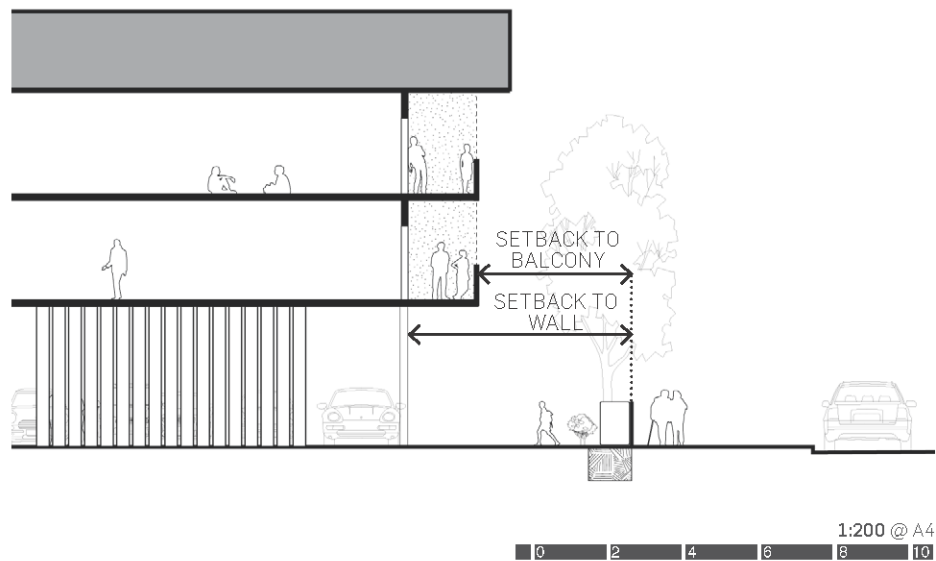
PERFORMANCE OUTCOMES

- PO08** Development provides for interaction with the street and public spaces by:
- (1) providing dwellings or habitable rooms at ground level for apartments; and
 - (2) ensuring ground level dwellings have direct and safe pedestrian access to the street or public space where possible.
- PO15** Buildings are designed to:
- (1) contribute to an attractive streetscape and intended character of the local area;
 - (2) be orientated to the street;
 - (3) incorporate balconies that address street frontages and public spaces;
 - (4) provide modulation and articulation in the building façade horizontal and vertical profiles;
 - (5) provide projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;
 - (6) include variation in building materials, contrasting colours, textures and finishes that emphasises architectural features;
 - (7) use similar proportioned roof forms, doors, windows and balconies to compliment the local character;
 - (8) break up the appearance of large buildings through roof form, articulation, projections and recesses that reflect the existing streetscape scale; and
 - (9) articulate building entrances and openings.
- PO16** Development ensures that:
- (1) corner sites address both street frontages; and
 - (2) key corners are given prominence by changes in articulation, materials or colour and roof expression.
- PO17** Development for services and related structures:
- (1) are accessible for maintenance;
 - (2) are integrated to blend into the overall development design; and
 - (3) are designed and orientated to not visually dominate the street frontage.
- PO18** A main pedestrian entrance is provided for an apartment that connects the street with the apartment building that:
- (1) is separated from the vehicle entry
 - (2) provides safe and convenient access to the building for pedestrians;
 - (3) includes an entry treatment that provides, waiting space off the footpath, lighting, mailboxes, building signage and numbering.

- PO20** Design elements promote a subtropical and climate responsive design character through:
- (1) the use of deep balconies, decks and eaves;
 - (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;
 - (3) maximising dwellings with a northern aspect;
 - (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation;
 - (5) integration of buildings with landscape and deep planting areas to create a pleasant micro-climate;
 - (6) screening habitable rooms from the western sun using building and landscape elements.
- PO23** Driveways are:
- (1) designed to integrate into the overall building design and define the public and private space;
 - (2) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape;
 - (3) located on secondary/rear frontages, where available, for an apartment; and
 - (4) visually shorten the length of driveway that can be seen from the street by placement of buildings, staggered road alignment, planting and landscape treatments and varied materials.
- PO24** Development provides front fences or walls along street frontages or public spaces that create an attractive streetscape by:
- (1) incorporating a mixture of building materials that complement the design of buildings
 - (2) provide for visual interest and soften the visual impact where significant in length
 - (3) highlight entrance to the property
- PO25** Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:
- (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance (where provided) and car parking areas;
 - (2) ensuring spaces are well lit;
 - (3) minimising potential concealment and entrapment opportunities;
 - (4) providing direct movements with clear unobscured sight lines; and
 - (5) fences and walls along a street frontage or public space use visually permeable materials and treatments

DRAFT

TYPICAL STREET
FRONTAGE INTERFACE:
SECTION



TYPICAL STREET
FRONTAGE INTERFACE:
AXONOMETRIC

NTS @ A4



REDLANDS MULTIPLE DWELLING CODE REVIEW
STREETSCAPE FOR A 3-STOREY APARTMENT

DATE: 31.07.2020
JOB NO: PD23503
DWG NO: UD-11
REV: B

PERFORMANCE OUTCOMES

P015

Buildings are designed to:

- (1) contribute to an attractive streetscape and intended character of the local area;
- (2) be orientated to the street;
- (3) incorporate balconies that address street frontages and public spaces;
- (4) provide modulation and articulation in the building façade horizontal and vertical profiles;
- (5) provide projections and recesses in the façade which reflect changes of internal functions of buildings, including circulation;
- (6) include variation in building materials, contrasting colours, textures and finishes that emphasises architectural features;
- (7) use similar proportioned roof forms, doors, windows and balconies to compliment the local character;
- (8) break up the appearance of large buildings through roof form, articulation, projections and recesses that reflect the existing streetscape scale; and
- (9) articulate building entrances and openings.

P021

The design of roof form, rooftops and building caps of apartments:

- (1) provides an interesting and attractive roofscape that enhances the architectural distinction of the building and makes a positive contribution to the local character;
- (2) is articulated to reduce the bulk and scale of a building when viewed from the street
- (3) incorporates variety in design;
- (4) maximises solar access during winter and provides shade in summer;
- (5) incorporates a variety in design; and
- (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment.

P025

The design of roof form, rooftops and building caps of apartments:

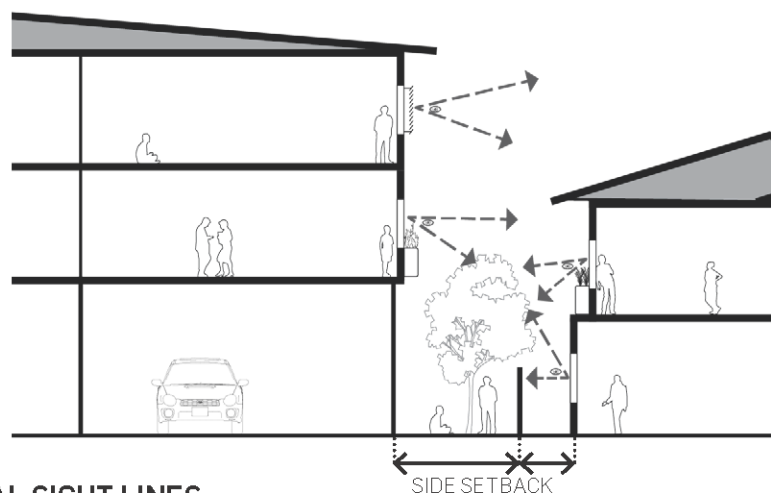
- (1) provides an interesting and attractive roofscape that enhances the architectural distinction of the building and makes a positive contribution to the local character;
- (2) is articulated to reduce the bulk and scale of a building when viewed from the street
- (3) incorporates variety in design;
- (4) maximises solar access during winter and provides shade in summer;
- (5) incorporates a variety in design; and
- (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment.



PERFORMANCE OUTCOMES

- P004** Development involving an apartment with 10 or more dwellings or a townhouse with 20 or more dwellings provides communal open space that:
- (1) is readily accessible, usable and safe;
 - (2) provides flexible spaces and recreation facilities suitable for a range of activities;
 - (3) is landscaped to provide shade creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas;
 - (4) provides opportunity for casual social interaction;
 - (5) is designed and located to reduce impacts on the amenity of residents of the development and neighbouring properties;
 - (6) is co-located but separate from deep planting areas; and
 - (7) reduce impervious areas to improve stormwater filtration.
- P025** Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:
- (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance (where provided) and car parking areas;
 - (2) ensuring spaces are well lit;
 - (3) minimising potential concealment and entrapment opportunities;
 - (4) providing direct movements with clear unobscured sight lines; and
 - (5) fences and walls along a street frontage or public space use visually permeable materials and treatments

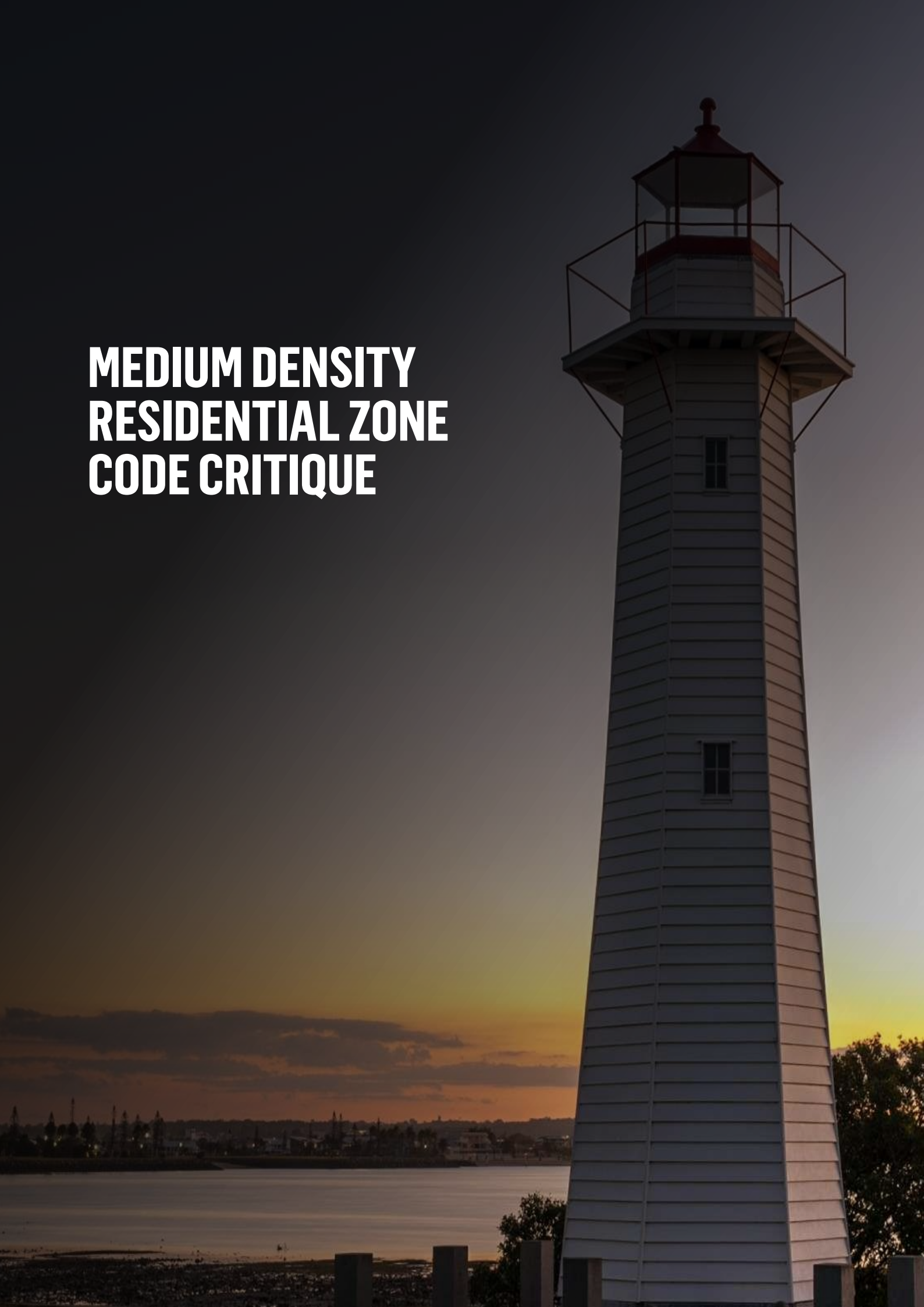
- P026** Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.
- P027** Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.
- P030** Deep planting areas are provided that:
- (1) are located to retain or establish significant trees to soften the built form
 - (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties
 - (3) are accessible to provide informal recreation spaces for residents
 - (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity compliment the scale and height of the built form
 - (5) are open to the sky with access to light and rainfall
 - (6) are maintained exclusively for landscaping, with no underground development or infrastructure
 - (7) reduce urban heat island effects by improving the micro-climate
 - (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.



**TYPICAL SIGHT LINES
AT BOUNDARY**

1:200 @ A4
0 2 4 6 8 10

MEDIUM DENSITY RESIDENTIAL ZONE CODE CRITIQUE



MEDIUM DENSITY RESIDENTIAL ZONE CODE CRITIQUE

In collaboration with Council, Urbis has undertaken a review of the current draft of the proposed Medium Density Residential Zone Code and provided specific comments and suggestions in track changes.

The copy of our comments and suggestions is included at **Appendix A** and focuses on:

- The approach to the overall outcomes to ensure consistency in drafting;
- Suggestions regarding market uncertainty that will potentially be created through requirements for apartment diversity;
- Approach to site cover and setbacks, including requirements for articulation;
- Approach to the location of habitable rooms in ground floor dwellings;
- Legibility and safety implications for pedestrians in conjunction with ground level car parking;
- Clarity around communal open space, deep planting and landscaped areas;
- Consideration of implementing a single approach to building height – either in metres or storeys, not both.

This critique has informed the recommendations to Council.

RECOMMENDATIONS

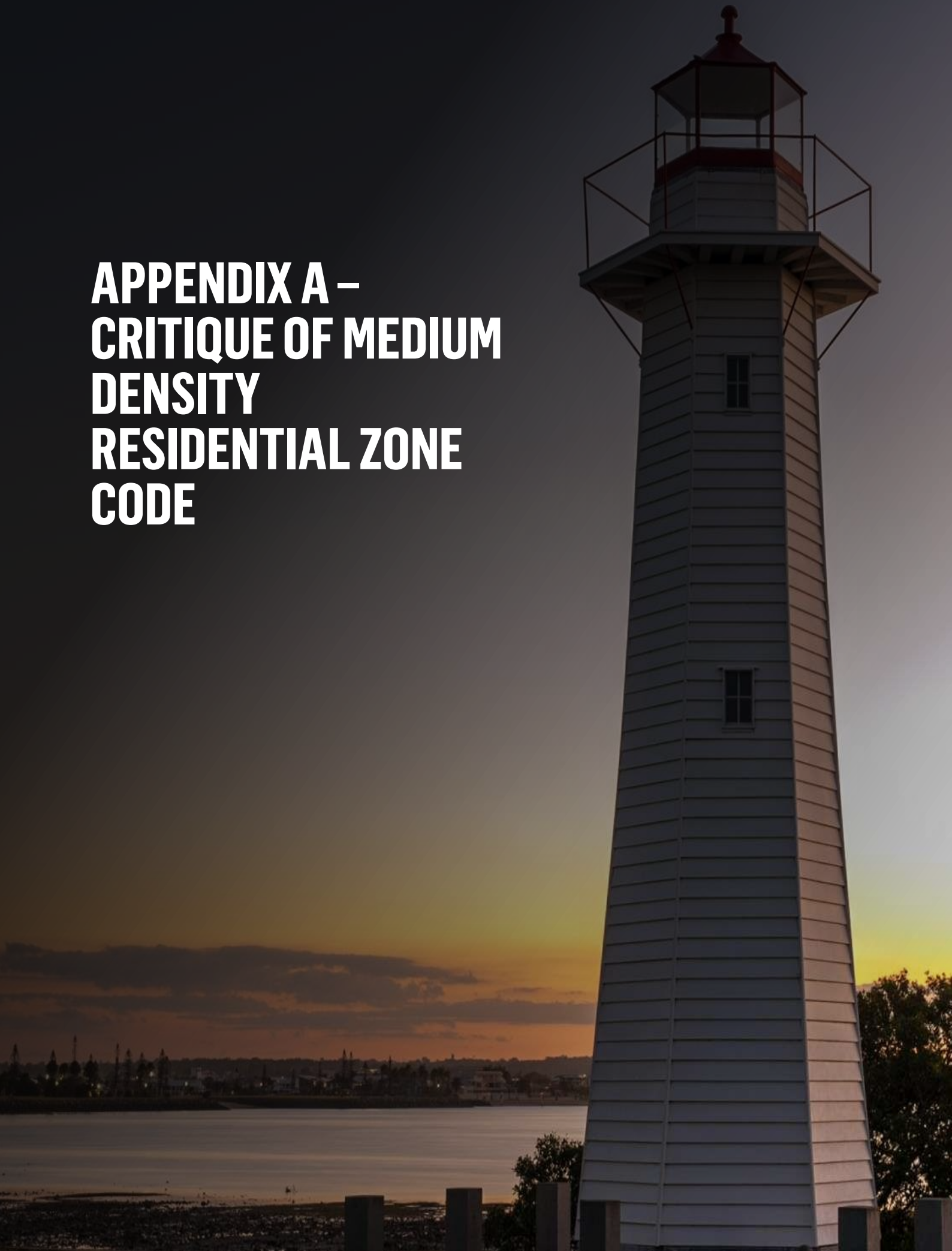


SUMMARY OF RECOMMENDATIONS

Overall recommendations for the proposed amendments to the Medium Density Residential Zone Code include:

- **01 Site Cover** – The scenario testing has demonstrated different site cover outcomes.
 - Scenario B (4 storey apartments on 1,000m² lot size) provided a maximum site cover within the building envelope.
 - Scenario A (3 storey apartments on 700m² lot size) did not meet the maximum site cover, providing slightly less at 47%. Consideration should be given to reducing the setbacks for sites less than 800m² or maintaining a minimum 800m² minimum lot size.
 - Scenario C, D and E delivered significantly less site cover than identified in the acceptable outcome (60% for townhouses) due to other design parameters, including driveway access, deep planting and private open space.
- **02 Building Height** – The building height in metres requirement should be reviewed – further market certainty is achieved with either storeys or metres. This is particularly relevant where greater floor to ceiling height is required for ground floor parking to enable on site servicing. It is recommended that metres be adopted as an acceptable outcome and a revised height in metres provided for 2, 3, 4, 5 and 6 storey buildings that accounts for at-grade parking.
- **03 Setbacks** – In Scenario C, D and E (2 storey townhouses on 700m² and 1200m² lot sizes), the rear setback was increased from 3 metres to 4 metres to meet the minimum dimension for deep planting areas. Consideration should be given to the minimum dimension for deep planting areas for smaller/constrained townhouse sites.
- **04 Communal Open Space** – The requirement for a minimum dimension of 5m (width) limits the ability for communal open space to be provided on larger sites with higher yield. If achieving a 5m COS is a key priority for the city, consideration could be given to reducing achievable apartment yield by reviewing certain requirements – i.e. increasing setbacks and reducing site cover, POS and deep planting requirements.
- **05 Landscaped Areas** – Requirements for private open space and driveways limit the ability for Scenario C (townhouses with 700m² lot size) to deliver the 20% landscaped area acceptable outcome. Consideration could be given to limiting driveway extent, implementing an acceptable outcome requirement that requires impervious/landscaped areas as part of driveways to soften the extent of development. Other considerations could include implementing acceptable outcomes specific for small lot sizes involving smaller setbacks, and lesser extent of deep planting and POS.
- **06 Streetscape Requirements** – Through the development of the townhouse scenarios, the option to provide two or three separate driveways in the one site was considered, as this is supported by the MDRZ Code. This approach was however not selected as it would deliver a low quality design outcome for the streetscape and broader setting of any townhouse development sites. In line with the recommendations for point 10, limitations on the number of driveways in an acceptable outcome should be considered to avoid sites with multiple driveways. This is also influenced by the requirements for private open space, for example if Scenario D located the private open space at the front of the dwellings, there would be an immediate reduction in the number of driveways/vehicle access points required. Ultimately this would result in an improved streetscape outcome.
- **07 Private Open Space** – The opportunity to provide private open space within the front setback, thereby addressing the street frontage and contributing positively to the broader amenity of the area, should be considered. The location of private open space should also consider site specific circumstances including solar aspect, building orientation and other technical matters e.g. air quality, acoustic amenity. It is acknowledged that the intent of locating private open space to the rear/side boundaries is to address potential issues of reduced passive surveillance of the street from ad-hoc additions to street frontage (such as fencing). However, this requirement results in other unintended and unacceptable impacts on other design elements (as described above).
- **08 Apartment Diversity** – Dictating requirements for a specific dwelling mix of either apartments or townhouses will lead to significant debate for Council. Ultimately the market can only support the uptake of certain residential products (i.e. 1, 2 or 3 bed dwellings) depending on broader economic influences and supply/demand. There are several options that Council could consider implementing a performance outcome that seeks apartments to provide a diversity of housing or require a flexible number of internal spaces/bedrooms that could be reconfigured over time. This could be encouraged through the Multiple Dwelling Design Guide. It is also noted that the requirements for apartment diversity also impact on feasibility, as well as influence requirements for parking. If parking is provided at grade, it also has the potential to limit the provision of landscaping, deep planting and private/communal amenity spaces.
- **09 Driveways** – The current draft code does not limit the number of driveways for each individual site. Consideration should be given to including an AO (AO23) to address this. This is a common approach in other LGAs. A notable example is provided within the Residential Uses Code (i.e. E8.1 to E8.3 of Table 9.3.2.3) of the Moreton Bay Regional Council Planning Scheme.
- **10 Screening and landscaping** – Screening and landscaping requirements for at grade car parking should be reviewed to provide clearer guidance. This is particularly relevant where at-grade car parking is located facing a frontage or boundary.

**APPENDIX A –
CRITIQUE OF MEDIUM
DENSITY
RESIDENTIAL ZONE
CODE**



An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses, lawns, and trees. The houses have various roof colors, including brown, grey, and blue. The streets are paved and have some parked cars. The overall scene is a typical suburban residential area.

URBIS