Item 3 – New Low-medium density residential zone

a. Refine provisions in the Multiple accommodation code to promote visually interesting and distinctive roof forms for multiple accommodation in the Low-medium density residential zone.

A review of the amendment package identified an opportunity to refine the wording of the Overall and Performance outcomes relating to roof forms for Multiple accommodation development in the Low-medium density residential zone.

The provisions aim to achieve roof forms that provide variation in the street, improve overall building articulation, incorporate subtropical design elements and reduce the visual appearance and acoustic impacts of building services.

These provisions will apply to Multiple accommodation development greater than 9m in height in the Low-medium density residential zone.

The Overall and Performance outcomes are relevant in development assessment where the Acceptable outcome is not satisfied. These form a critical part of the assessment where the development includes a roof form that is less than 2 metres in height as sought in the Acceptable outcome.

Refinements open for consultation

Refinements to the Overall and Performance outcomes in the Multiple accommodation code for Multiple accommodation development in the Low-medium density residential zone to promote visually interesting and distinctive roof forms that:

- improve the overall building aesthetics and presentation to the street;
- achieve variation in the streetscape;
- incorporate climatically responsive subtropical design elements; and
- reduce the visual appearance and acoustic impacts of building services.

Sections of City Plan affected

The following section is affected by the refinements:

- Multiple accommodation code

Background paper

A background paper, which includes analysis that informed the proposed refinements, was endorsed by Council on 16 February 2021.

- Round 4 Item 3 a – New Low medium residential zone – Refine provisions in the Multiple accommodation code for the LMDRZ