Attachment A (Confidential)

Proposed updates to City Plan

It is recommended that Council resolves as follows:

1. Update the Strategic framework, as detailed in Attachment B, to:
   a) introduce a new theme ‘Fostering a well-designed city’ to include all requirements for architectural and urban design, landscape character and sustainable infrastructure provision;
   b) consolidate all design requirements throughout the Strategic framework into a single element under ‘Fostering a well-designed city’ – ‘Architecture and urban design, heritage, character and context’;
   c) include the six (6) key design principles as the basis for drafting the ‘Architecture and urban design, heritage, character and context’ element requirements;
   d) include the Light rail urban renewal area requirements under ‘Fostering a well-designed city’ – ‘Architecture and urban design, heritage, character and context’ (currently in ‘Urban neighbourhoods’);
   e) reflect updates to the Light rail urban renewal area overlay code (see below) to clearly identify the expected design outcomes for development within the Light rail urban renewal area;
   f) make consequential updates to the structure of the Strategic framework to reflect the revised theme structure.

2. Update the Tables of assessment, as detailed in Attachment B, to:
   a) revise the level of assessment for Dwelling houses and Dual occupancies to code assessment in the High density residential zone.

3. Update the Medium density residential, High density residential, Centre, Neighbourhood centre, Innovation and Mixed use zones, as detailed in Attachment B, to:
   a) revise the purpose of the zones to reflect the intended development outcomes expected and better distinguish between zones;
   b) revise the overall outcomes to incorporate additional design criteria and improve useability and line of sight throughout City Plan, including additional and revised overall outcomes for land use, amenity, built form, infrastructure and lot design;
   c) include an overall outcome and performance outcome to restrict Dwelling houses or Dual occupancies in the High density residential zone;
   d) remove ‘housing form, scale and intensity’ overall outcomes (outcomes included in revised drafting);
   e) revise the structure of required outcomes, performance outcomes and acceptable outcomes to reflect the revised overall outcomes, to improve useability and line of sight;
   f) revise performance outcomes and acceptable outcomes for land use, amenity, built form and scale, and subtropical design to incorporate the key design principles and strengthen desirable built form outcomes; and
   g) revise required outcomes, performance outcomes and acceptable outcomes for setbacks and site cover to strengthen desirable built form outcomes and improve useability.
4. Update the Light rail urban renewal area overlay map and Strategic framework map 3 – Light rail urban renewal area, as detailed in Attachment C, to better distinguish areas for applicable design outcomes, to include:

- Primary focus areas;
- Secondary focus areas;
- Frame areas; and
- Transition areas.

5. Update the Light rail urban renewal area overlay code, as detailed in Attachment B, to:
   a) reflect the key design principles and clarify the design outcomes intended in each area;
   b) revise the images to better reflect the intended built form outcomes expected in each area;
   c) include new performance outcomes and acceptable outcomes for each of the key design principles, including requirements for responsiveness, amenity, built form, podium design and height, subtropical design, connectivity, streetscape design and car parking; and
   d) include setbacks and site cover performance outcomes and acceptable outcomes specific to areas within the Light rail urban renewal area (to prevail over zone code requirements).

6. Update the Commercial design, High-rise accommodation design, Multiple accommodation and General development provisions development codes as detailed in Attachment B to incorporate the key design principles and align with the structure of the zone code changes.

7. Remove the City Plan policy - Community benefit bonus elements and all references throughout City Plan.

8. Undertake any consequential updates to reflect these changes.