1 BASIS FOR CONFIDENTIALITY

1.1 It is recommended that this report be considered in Closed Session pursuant to section 275 (1) of the Local Government Regulation 2012 for the reason that the matter involves

(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

1.2 It is recommended that the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2 EXECUTIVE SUMMARY

Recent projects, including the Building Height Study and the Major Building Height and Residential Density Anomalies (Phase 1), have identified a number of instances across the city where the designated building height or residential density does not align with the intent for the zone in which the property is located.

For example, there are approximately 33,000 properties (3,017ha) located in the Medium density residential zone with a current residential density designation between RD1 (1 dwelling per 400m²) and RD5 (1 bed per 50m²) and a building height below 16m (3-4 storeys), which is inconsistent with a medium density residential environment. A small number of properties (65 properties, 6ha) in the Low density residential zone have also been identified as having a building height or residential density exceeding that envisaged in a low density residential environment (properties with a residential density of RD3 (1 dwelling per 250m²) and RD4 (1 dwelling per 200m²)).

To better manage community expectations and improve clarity for development in areas currently zoned Medium density residential or Low density residential, where the designated building height and/or residential density is misaligned with the current zone intent, it has been identified that a Low-medium density residential zone should be incorporated into City Plan. This zone will provide a transition area between low density and medium density development, and will assist in facilitating the missing middle as identified within the South East Queensland Regional Plan 2017.

The Low-medium density residential zone planning investigation has been undertaken to determine:

- the properties to be included within the Low-medium density residential zone;
- the design principles and housing typologies to inform the development of a Low-medium density residential zone code and associated City Plan updates;
- the recommended updates to City Plan to implement the Low-medium density residential zone; and
- future work to further refine the development outcomes expected within a low-medium density residential environment.
This report provides an overview of the outcomes of this project, and the recommended City Plan updates, including:

- a new Low-medium density residential zone code and associated zone map changes;
- updates to the Strategic framework to reflect the low-medium building height and residential density outcomes expected in the new zone and to exclude the application of the building height ‘50% test’ for development located in the Low-medium density residential zone;
- updates to the Tables of assessment for Material change of use, Reconfiguring a lot and Operational work to include the new zone’s category of development and assessment;
- updates to the Schedule 1 - Administrative definitions to define anticipated housing typologies not currently reflected in City Plan; and
- any consequential updates to reflect these changes.

It is proposed that these recommendations be endorsed to be included in the City Plan Major update 3 package to be sent for State interest review in March / April 2018.

3 PURPOSE OF REPORT

The purpose of this report is to seek endorsement to include a new Low-medium density residential zone in City Plan, and endorsement of the recommended City Plan updates required to reflect this new zone.

The final drafted content will be presented to the City Planning Committee for consideration and endorsement with the entire Major update 3 package, prior to submission for State interest review in March / April 2018.

Additional recommendations resulting from this project will be further investigated and brought back to Council as part of a future update package.

4 PREVIOUS RESOLUTIONS

On 17 October 2017 (G17.1017.013), Council resolved to implement a staged approach to the development of the policy direction for building height through the Building Height Study. Council resolved:

1 That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2 That the staged approach to implement the building height strategy is endorsed.

3 That the funding and resource requirements, as outlined in the report, be considered as part of the next budget review.

Phase 1 of the Major Building Height and Residential Density Anomalies review was resolved by Council on 31 October 2017 (G17.1031.013). Council resolved:
1. That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2. That the amendments to the Building height and Residential density overlay maps, as identified in Attachment A, be endorsed to be included as part of City Plan Major update 2.

3. That the proposed changes to the Building height and Residential density overlay maps be brought back to Council for endorsement prior to submission for State interest review.

5. DISCUSSION

5.1 Background

A number of key projects have led to and informed the development of a Low-medium density residential zone, as illustrated in Figure 1 below. Outcomes from these projects are inter-related and are expected to form the basis of updates to be included in the City Plan Major update 3 package.

5.1.1 Building Height Study

As part of the Major update 2 scope of works, Council endorsed a staged approach to implementing a new building height policy direction in City Plan (G17.1017.013).
Phase 1 of the Building Height Study resulted in the development of an updated citywide policy direction on building height to support the future City image and shape. Phase 1 of the Building Height Study was endorsed by Council and is currently undergoing State interest review.

Phase 2 of the Building Height Study recommended an investigation into the introduction of the Low-medium density residential zone.

5.1.2 Major Building Height and Residential Density Anomalies (Phase 1)

Running parallel with the Building Height Study, a Major Building Height and Residential Density Anomalies review was undertaken to align building height and residential density with zoning across the city (excluding the Light Rail Stage 3 corridor and the Spit). In this review, the key assumption was that the existing zone was the point of truth and building height and residential density anomalies were rectified to match the zone.

The following parameters were used to determine anomalies:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Building height intent for zone</th>
<th>Building height anomaly for zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low density residential</td>
<td>9m (2 storeys)</td>
<td>Any building height designation exceeding 9m (2 storeys)</td>
</tr>
<tr>
<td>Medium density residential</td>
<td>Between 9m (2 storeys) and 32m (8-10 storeys)</td>
<td>Any building height designation exceeding 32m (8-10 storeys)</td>
</tr>
<tr>
<td>High density residential</td>
<td>Exceeding 32m (8-10 storeys)</td>
<td>Any building height designation below 32m (8-10 storeys)</td>
</tr>
</tbody>
</table>

Council endorsed changes to building height and residential density overlay maps for 246 properties in this initial phase of the review (G17.1031.013).

The findings of the review also highlighted the wide range of building heights and residential densities within the Medium and Low density residential zones. It was considered that the lower residential densities and building heights in the Medium density residential zone, and the upper residential densities and building heights in the Low density residential zone, would not meet the expectations of the zone intent and were anomalies in the mapping. In this stage of the project, rather than using the zone as the point of truth as per Phase 1, Council endorsed that a Low-medium density residential zone be investigated, with building height and residential density to be used as the basis of applying the new zoning (this project).

5.2 Land to be included within the proposed Low-medium density residential zone

5.2.1 Methodology

To determine the areas across the City to be included within the proposed Low-medium density residential zone, a methodology was developed to interrogate the existing building height and residential density overlay maps in the Low and Medium density residential zones. This methodology built on the work from the Major Building Height and Residential Density Anomalies review.
The properties identified in the Medium density residential zone with a residential density designation between RD1 (1 dwelling per 400m²) and RD5 (1 bed per 50m²) and a building height below 16m (3-4 storeys) were considered appropriate to be included in a Low-medium density residential zone. This building height and residential density was considered to be misaligned with the intent for a medium density environment, which would generally anticipate building heights and residential densities in excess of these requirements however would also be misaligned with the Low density residential zone where lower residential densities and building heights are expected.

In the Low density residential zone, lots with designated residential densities of RD3 (1 dwelling per 250m²) and RD4 (1 dwelling per 200m²) were also considered more appropriate for a Low-medium density residential zone. Revising the zoning for these properties is proposed to better manage community expectations and help improve clarity for development in these areas.

5.2.2 Exceptions

The exception to this methodology occurred in Coomera and Pimpama, where the majority of residential land is currently zoned Medium density residential. Using the above methodology, this land would have been included in the proposed Low-medium density residential zone. This was considered appropriate for the properties that have already been subdivided to a low-medium density scale. However it was determined that the large greenfield lots within these suburbs remain zoned Medium density residential to allow for future development of medium density residential outcomes.

5.2.4 Recommendation

On the basis of this methodology, the properties identified to be included in the Low-medium density residential zone range from RD1 to RD5 with building heights up to 16m (3-4 storeys) as identified in Table 2 below. It is important to note that no building height or residential density changes are proposed as part of this project, only the inclusion of these properties within a new Low-medium density residential zone.

<table>
<thead>
<tr>
<th>Current zone</th>
<th>Current residential density</th>
<th>Current height</th>
<th>Proposed zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low density residential</td>
<td>RD3 (1 dwelling/250m²)</td>
<td>9m (2 storeys)</td>
<td>Low medium density residential</td>
</tr>
<tr>
<td></td>
<td>RD4 (1 dwelling/200m²)</td>
<td>9m (2 storeys)</td>
<td></td>
</tr>
<tr>
<td>Medium density residential</td>
<td>Coomera (already subdivided)</td>
<td>9m (2 storeys)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RD1 (1 dwelling/400m²)</td>
<td>9m (2 storeys)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RD2 (1 dwelling/300m²)</td>
<td>9m (2 storeys) &amp; 15m (3-4 storeys)</td>
<td></td>
</tr>
</tbody>
</table>
Table 2: Proposed zone changes

<table>
<thead>
<tr>
<th>Current zone</th>
<th>Current residential density</th>
<th>Current height</th>
<th>Proposed zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD3 (1 dwelling/250m²)</td>
<td>9m (2 storeys) &amp; 15m (3-4 storeys)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RD4 (1 dwelling/200m²)</td>
<td>9m (2 storeys) &amp; 15m (3-4 storeys)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RD5 (1 bed/50m²)</td>
<td>9m (2 storeys) &amp; 15m (3-4 storeys)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The proposed Low-medium density residential zone mapping is included in Attachment C.

5.3 Justification of the proposed Low-medium density residential zone

The Queensland Planning Provisions (QPP) and Planning Regulations 2017 provide for a Low-medium density residential zone. The legislation details the purpose of a Low-medium density residential zone as a zone which provides for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

Despite there being no proposed changes to building height and residential density as part of this project to introduce a new Low-medium density residential zone, the introduction of the new zone will clarify the development intent of these particular areas.

A Low-medium density residential zone will act as a transition zone between the Low and Medium density residential zones. This transition area will improve certainty for the community and development industry about what to expect in each of the residential zones for building height and residential density. It will also provide more certainty to the community and industry on development outcomes envisaged in each of the Low, Low-medium and Medium density residential zones, as illustrated in Figure 2.

Figure 2: Indicative typology expectations in residential zones
This zoning change will also assist in facilitating the ‘missing middle’ housing forms as identified within the *South East Queensland Regional Plan 2017 (SEQRP)*. The ‘missing middle’ is a term to describe the form of housing that offers greater density and diversity in a manner compatible with surrounding lower density residential environments. Diverse housing options are important in delivering greater housing choice to support the growing population, changing demographics and to contribute to affordable housing options in the city.

As shown below, the term covers housing types in-between detached houses and high-rise development, and may include a variety of low-medium housing types.

The key benefits of the proposed changes are summarised below:

- lots with residential densities and building heights that do not align with the Low and Medium density residential zone will be rectified;
- the transition between 9m (2 storey) and 15m (3-4 storey) building height areas will be appropriately managed by not applying the building height 50% test in the Low-medium density residential zone;
- the community and development industry will be provided with a clear zone purpose to improve certainty about what to expect in each of the Low, Low-medium and Medium density residential zones;
- community expectations will be better managed to alleviate concerns about building height and residential density in each of the zones; and
- the *South East Queensland Regional Plan 2017 (SEQRP)* Element 4: Housing diversity to accommodate for ‘missing middle’ housing will be facilitated.

### 5.4 Typologies anticipated in a Low-medium density residential zone

A mix of housing typologies is anticipated in a Low-medium density residential zone. Through research and industry engagement, it was found that a broad range of housing forms was most appropriate to achieve the variety of product for changing demographics and to meet housing trends on the Gold Coast. The anticipated housing typologies are discussed below.
5.4.1 Dwelling house/Terrace housing

Dwelling houses and Dwelling houses on small lots are a common development type in the city, and are currently regulated through City Plan.

As illustrated in Figure 4, Terrace housing is similar in appearance to townhouses however is differentiated by titling arrangements. Terrace housing is developed on standard format lots less than 300m² (freehold) while townhouses are developed on community title schemes lots (CTS). Common property/body corporates do not exist for terrace housing. High-density development easements are required at the titling stage for the registration of statutory easements over the lots where buildings have shared common walls. This allows for access rights to common walls for maintenance/support/shelter/roof-water drainage requirements.

![Figure 4: Indicative terrace housing development outcome](image)

5.4.2 Dual occupancy

This housing typology maintains a traditional suburban pattern with consistent front setbacks and large rear yards. The intent of Dual occupancies in the Low-medium density residential is to encourage development on appropriate sized lots not subject to the locational criteria found in suburban neighbourhoods, while supporting the transitional nature of this zone.

![Figure 5: Indicative dual occupancy development outcome](image)
5.4.3 **Home based business/Soho**

Home based businesses are encouraged in the Low-medium density residential zone, similar to Low and Medium density residential zones.

Soho developments (small office, home office) offer a housing product that has a small office visible to the active street frontage. To be viable, this type of development is envisaged along higher order roads in proximity to centres with active frontages. Vehicle parking in this type of development is located at the rear frontage (rear laneway) to activate the primary frontage.

![Figure 6: Indicative soho development outcome](image)

5.4.4 **Multiple dwellings**

The higher density housing typology is Multiple dwellings, with two types of formats being apartments and townhouses. These are a common development type within the city and are encouraged to meet planned densities whilst respecting adjoining low density forms.

![Figure 7: Indicative townhouse development outcome](image)
5.5 Design outcomes in the Low-medium density residential zone

Four (4) design principles have been identified as critical to achieving high-quality design outcomes for development in the Low-medium density residential zone and are outlined in Figure 9 below.

These principles underpin the new zone and associated City Plan changes, and form the basis of the proposed updates and drafting identified below.

5.5.1 Siting, bulk and amenity

Development in the Low-medium density residential zone should be of a scale, bulk and height that is appropriate to the planned future character of the street and surrounding buildings. This includes consideration of:

- building proportions, alignment and articulation;
- setbacks;
- building orientation and layout;
- amenity;
- visual privacy; and
- impacts on strategic view corridors.
5.5.2 Responsive urban form

Development in the Low-medium density residential zone should respond to the local context, identifying and responding to the desirable elements of the location, such as:

- natural and built form elements; and
- adjacent properties, streetscape and planned neighbourhood character.

5.5.3 High quality and safe neighbourhoods

Dwellings in the Low-medium density residential zone should be well defined and building elements clearly articulated, providing:

- a legible and appealing front façade;
- good proportions, balance, and architectural expression;
- safety and security within the development and the public domain; and
- quality public and private spaces.

5.5.4 Subtropical living

Development in the Low-medium density zone should promote subtropical design excellence by including:

- passive and active design strategies, such as orientation, outlook and the integration of outdoor spaces;
- a strong correlation between landscape and building as an integrated outcome;
- planting and shading to private open spaces; and
- a landscape design that contributes the local landscape character of the street and neighbourhood.

5.6 Implementation into City Plan

The introduction of a Low-medium density residential zone requires a number of updates to City Plan, including:

- a new Low-medium density residential zone code and associated zone map changes;
- updates to the Strategic framework to reflect the low-medium building height and residential density outcomes expected in the new zone and to exclude the application of the building height ‘50% test’ for development located in the Low-medium density residential zone;
- updates to the Tables of assessment for Material change of use, Reconfiguring a lot and Operational work to include the new zone’s category of development and assessment;
- updates to the Schedule 1 - Administrative definitions to define anticipated housing typologies not currently reflected in City Plan; and
- any consequential updates to reflect these changes.
5.6.1 Strategic framework

The majority of properties to be included in the proposed Low-medium density residential zone currently sit under the ‘Urban neighbourhoods’ element of the Strategic framework. The specific outcomes expected within the Urban neighbourhood element are generally applicable to a low-medium density residential environment.

Urban neighbourhoods include:

- a range of residential uses, predominantly permanent accommodation;
- a mix of dwelling types;
- increased residential density;
- a range of housing choices;
- commercial and tourist-related uses where maintaining residential amenity;
- a higher density development where appropriate to take advantage of the accessibility to facilities, services, public transport, employment and essential infrastructure; and
- a 50% building height test.

The 50% test within the Urban neighbourhood element will potentially jeopardise the desired intent of the Low-medium density residential zone and could affect the transition between 9m (2 storeys) and 15m (3-4 storeys) building height areas. As the types of ‘missing middle’ housing forms are intended to increase densities whilst maintaining the low scale form of the nearby Low density residential zone, increasing building height beyond that shown on the Building height overlay map is not appropriate in any circumstance.

It is recommended that the Strategic framework be updated to reflect the low-medium building height and residential density anticipated in the Low-medium density residential zone, and to exclude the application of the ‘50% test’ for development located in the Low-medium density residential zone.

A draft version of the proposed Strategic framework updates is included in Attachment B.

5.6.2 Tables of assessment

Material change of use

A new table of assessment is required for the proposed Low-medium density residential zone to introduce categories of development and assessment for a material change of use.

The proposed categories of development and assessment are based on the Medium density residential zone, with the exception of business activities where the Low density residential zone categories of development and assessment have been replicated as the residential amenity outcomes expected in this new proposed zone are generally more aligned to a low density residential environment. This will ensure the development opportunities for properties currently zoned Medium density residential are generally retained in the new Low-medium density residential zone.
Reconfiguring a lot

The Reconfiguring a lot table of assessment will include the Low-medium density residential zone similar to the Medium density residential zone. However, it is proposed that the code assessable minimum lot size for development where the prescribed residential density is RD4 or RD5 be a minimum 250m² (current requirements in the Medium density residential zone allow for 200m² (RD4) and 125m² (RD5). This is to address recent concerns regarding the ability of lots to accommodate driveways, landscaping and car parking where narrow road frontages are proposed.

The code assessable triggers relating to land divided by lease, creating an access easement, creating a community title subdivision or volumetric lots have also been included for the Low-medium density residential zone as per the Low density residential zone requirements.

Operational works

The Operational work – change to ground level table of assessment currently provides the same categories of development and assessment for the Low and Medium density residential zones. The proposed Low-medium density residential zone will be included consistent with these current requirements.

A draft version of the proposed Tables of assessment is included in Attachment B.

5.6.3 Low-medium density residential zone code

The Low-medium density residential zone code will apply to all development mapped within this proposed new zone. The purpose of the code is to provide for:

- a range of low-medium density residential activities, in a variety of architectural forms with a low-medium building height, supported by community uses and small-scale services that serve local residents daily needs;
- urban consolidation, through innovative housing typologies, to support the efficient use of land, encourage housing diversity and to maximise the use of physical and social infrastructure; and
- well-designed, walkable neighbourhoods that respond to the subtropical climate.

The recommended overall outcomes, performance outcomes, acceptable outcomes and required outcomes are based on research undertaken in relation to other jurisdictional approaches and the integration of design principles outlined above.

The code includes provisions for:

- land uses;
- amenity;
- setbacks;
- site cover;
- building height;
- residential density; and
- lot design.
5.6.4 Administrative definitions

New administrative definitions are recommended for 'Terrace housing development' and 'Soho housing':

**Terrace housing development** - "Development involving a row of individual Dwelling houses on individual freehold allotments (where each allotment has an area of 300m² or less), constructed as part of an integrated development and where high-density development easements apply to adjoining lots within the development."

**Soho housing** – "Development involving a Dwelling house and a Home based business, in a single building constructed as part of an integrated development, where the business activity is orientated towards and visible from the primary street frontage."

This will help distinguish these housing typologies from traditional Detached dwellings, Detached dwellings on small lots and Home based business uses.

Draft City Plan updates to the Schedule 1 – Administrative definitions are included in Attachment B.

5.6.5 City Plan policy

A City Plan policy is proposed to be introduced to provide guidance to developers on Council’s preferred design outcomes envisaged in the Low-medium density residential zone.

The proposed Low-medium density residential housing typology and design guideline has significant similarities with the Design and context policy proposed as part of the Community Benefit Bonus Elements Policy Review (currently underway). It is recommended that a combined policy be prepared to identify design outcomes expected for all development across the city. A final draft will be provided to Council mid-year for endorsement.
It is important to note that properties currently included in the Medium density residential zone and proposed for inclusion in the Low medium density residential zone (as per the parameters discussed in section 5.2 of this report) will no longer be assessed against the ‘50% building height test’ when the proposed development exceeds the building height identified on the Building height overlay map.

5.9 Consideration of other City Plan projects

As identified in the background section above, a number of inter-related projects are currently underway to inform the content of City Plan Major update 3.

5.9.1 5 Year Growth Allocation Project

The City Plan updates proposed as part of this project are subject to further refinement by the 5 year growth allocation project, which will further refine the extent of the Low-medium density residential zone and the Low and Medium density residential zones.
Future work will also inform changes to the Low density residential zone to Low-medium density residential zone in specific areas of the city where increases in densities can be achieved. This will help meet the future projected dwelling targets for the city as set out in the SEQ Regional Plan.

5.9.2 Community Benefit Bonus Elements Policy Review

As previously mentioned, the proposed Low-medium density residential housing typology and design guideline has significant similarities with the Design and context policy proposed as part of the Community Benefit Bonus Elements Policy Review (currently underway). There is an opportunity to combine the two policies to provide a single City Plan design policy. This will be investigated as part of Major update 3, prior to Council’s consideration.

6 ALIGNED TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

The City Plan is identified as a key deliverable in ensuring the themes of the Corporate Plan are achieved. Accordingly, all the themes (the best place to live and visit, prosperity built on a strong diverse economy and people contribute to a strong community spirit) of the Corporate Plan are applicable. A robust City Plan is essential to achieve the desired outcomes detailed in the Corporate Plan.

The City Plan is an initiative in the Operational Plan.

7 GOLD COAST 2018 COMMONWEALTH GAMES IMPACT

Not applicable.

8 FUNDING AND RESOURCING REQUIREMENTS

Not applicable.

9 RISK MANAGEMENT

This activity supports the mitigation of Planning and Environment Directorate Risk number CO000510:

‘City Plan delivers inadequate and/or ineffective strategic/development policy (e.g. poor planning, built form, growth, social and environmental outcomes - including flood impacts).’

10 STATUTORY MATTERS

The proposed changes to City Plan constitute a major amendment under the Minister’s Guidelines and Rules, July 2017 (MGR). The proposed updates are recommended for inclusion in the Major update package to be sent for State interest review in March / April 2018.

The proposed City Plan policy – Design and context (subject to further refinement to align with other projects forming part of City Plan Major update 3), is recommended for inclusion in
a future Major Schedule 6 City Plan Policy amendment and a future Minor amendment to City Plan, to be undertaken in conjunction with the Major update package.

11 COUNCIL POLICIES

Not applicable.

12 DELEGATIONS

Not applicable.

13 COORDINATION & CONSULTATION

Internal stakeholders were engaged during the course of the project. The feedback provided from officers has been incorporated in this review.

<table>
<thead>
<tr>
<th>Name and/or Title of the Stakeholder Consulted</th>
<th>Directorate or Organisation</th>
<th>Is the Stakeholder Satisfied With Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Coordinator Planning Assessment</td>
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<tr>
<td>A/Executive Coordinator Major Assessment</td>
<td>Planning and Environment</td>
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<td>Supervising Planner (City Wide)</td>
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<td>Supervising Planner (Major Assessment)</td>
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<td>City Architect</td>
<td>Office of the CEO</td>
<td>Yes</td>
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</table>

14 STAKEHOLDER IMPACTS

The policy improvements to City Plan recommended by this report will form part of the Major update 3 package to be sent for State interest review in March / April 2018.

Internal stakeholders have been and will continue to be consulted as the update progresses through the statutory process.

External/industry feedback was sought during the initial review process undertaken by the consultant. The results of the feedback are discussed within the relevant sections of the report.

Under the statutory process, the Major update 3 package to be sent for State interest review will be required to undergo a public consultation period for a minimum of 30 business days (with all submissions considered) prior to its adoption.
15 **TIMING**

This matter is proposed to be progressed as part of the City Plan Major update 3 package to be sent for State interest review in March / April 2018.

<table>
<thead>
<tr>
<th>STAGE 1</th>
<th>STAGE 2</th>
<th>STAGE 3</th>
<th>STAGE 4</th>
<th>STAGE 5</th>
<th>STAGE 6</th>
<th>STAGE 7</th>
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<tr>
<td>Planning and preparation</td>
<td>State interest review</td>
<td>Public consultation</td>
<td>Changing the proposed amendment</td>
<td>Effect of changes on consultation</td>
<td>Minister's consideration</td>
<td>Adoption</td>
</tr>
</tbody>
</table>

**STAGE 1**
- Prepare amendment content

**STAGE 2**
- Progress to state interest review

**STAGE 3**
- Minister considers and decides how to proceed

**STAGE 4**
- Address ministerial requirements
- Undertake public consultation
- Review submissions
- Make changes

**STAGE 5**
- Consider changes

**STAGE 6**
- Progress to minister
- Minister advises on adoption

**STAGE 7**
- Decision to adopt

16 **CONCLUSION**

This report proposes City Plan updates for Council’s consideration to introduce a Low-medium density residential zone. The updates are proposed to better manage community expectations and improve clarity for development in areas currently zoned Medium density residential or Low density residential where the designated building height and/or residential density is misaligned with the current zone intent.

The proposed City Plan updates are as follows:

- a new Low-medium density residential zone code and associated zone map changes;
- updates to the Strategic framework to reflect the low-medium density building height and residential density outcomes expected in the new zone and to exclude the application of the building height ‘50% test’ for development located in the Low-medium density residential zone;
- updates to the Tables of assessment for Material change of use, Reconfiguring a lot and Operational work to include the new zone’s category of development and assessment;
- updates to the Schedule 1 - Administrative definitions to define anticipated housing typologies not currently reflected in City Plan; and
- any consequential updates to reflect these changes.

It is proposed that these recommendations be endorsed to be included as part of the City Plan Major update 3 package to be sent for State interest review in March / April 2018, with the proposed City Plan updates to be brought back to Council for consideration and endorsement prior to submission to State interest review.

17 **RECOMMENDATION**

It is recommended that Council resolves as follows:

1. That the report/attachments be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.
2 That the proposed updates to City Plan, as identified in Attachment A, be endorsed to be included as part of City Plan Major update 3.

3 That the proposed drafted content, as identified in Attachment B, be endorsed in principle to be included as part of City Plan Major update 3.

4 That the proposed Low-medium density residential zone mapping, as identified in Attachment C, be endorsed in principle to be included as part of City Plan Major update 3.

5 That the proposed drafted updates to the City Plan be brought back to Council for endorsement prior to submission for State interest review.

6 That a City Plan policy – Design and context, be prepared to include design guidelines for Low-medium density housing typologies, to be presented to Council at a future meeting for endorsement prior to being included in a Major Schedule 6 City Plan Policy amendment.

7 That the other recommendations, as identified in Attachment A, be further investigated and considered as part of a future update package.

Author: Nina Hering  
Planner  
15 February 2018

Authorised by: Amanda Tzannes  
A/ Director Economy, Planning and Environment  
15 February 2018

Lisa Kubler  
Supervising Planner  
15 February 2018