

## 6.2.2 Medium density residential zone code

### 6.2.2.1 Application

This code applies to assessable development:-

- (a) within the Medium density residential zone code as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.2.2 Purpose

- (1) The purpose of the medium density residential zone is to provide for:-
  - (a) medium density multiple dwellings; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-
  - (a) development provides a mix of well-designed and visually attractive medium density residential uses in a low to medium-rise format, predominantly comprising multiple residential uses for permanent residents supported by community uses and small-scale services and facilities that cater for local residents;
  - (b) development ensures that there is no unreasonable loss of amenity for surrounding development;
  - (c) development is provided with the full range of urban services to support the needs of the community;
  - (d) residential development encourages and facilitates urban consolidation<sup>3</sup>;
  - (e) the scale, density and layout of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and facilities and educational opportunities;
  - (f) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds; and
  - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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<sup>3</sup> Editor's note— the planned density for development in the Medium density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

### 6.2.2.3 Assessment benchmarks

Table 6.2.2.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<b>Residential uses</b>			
<b>PO1</b>	Development provides for a compatible mix of low and medium density residential dwelling choices and forms, predominantly for permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, villas, terraces and row houses).	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short term accommodation and tourist parks may also be provided where their operation and scale is compatible with, and does not detract from, the intended residential character and amenity of the zone.	<b>AO2</b>	No acceptable outcome provided.
<b>Non-residential uses</b>			
<b>PO3</b>	Development may provide for limited non-residential uses including community uses, emergency services, parks, sales offices, shops (limited to corner stores) and utility installations which:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	<b>AO3</b>	No acceptable outcome provided.
<b>General</b>			
<b>PO4</b>	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 11.0m above ground level.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:- (a) microclimate impacts, including the extent and duration of any overshadowing; (b) privacy and overlooking impacts; (c) impacts upon views and vistas; and	<b>AO6</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(d) building massing and scale relative to its surroundings.		
<b>PO7</b>	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the scale and character of surrounding development.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	New development in the zone protects and is sympathetic to the cultural heritage values and key character elements of existing development <sup>4</sup> .	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development is sited, located and designed to be responsive to the Fraser Coast's sub-tropical climate <sup>5</sup> and minimises the consumption of energy and water.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through design, operation and management.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	<b>AO11.1</b> Access to electricity and telecommunication infrastructure is available for the site. <b>AO11.2</b> Access to reticulated water and sewerage is available. <b>AO11.3</b> The site has direct access to a sealed gazetted road. <b>AO11.4</b> Sufficient stormwater drainage is available at the lawful point of discharge from the site.	
<b>PO12</b>	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure.  Editor's note – The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	<b>AO12</b>	No acceptable outcome provided.

<sup>4</sup> Editor's note—parts of the Medium density residential zone include premises that are subject to the Heritage and neighbourhood character overlay. Development within these parts of the zone will need to comply with the Heritage and neighbourhood character overlay code contained in **Part 8 (Overlays)**.

<sup>5</sup> Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.