

6.7.3. Medium density residential zone code

6.7.3.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.7.3.2. Purpose

The purpose of the medium density residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of residential neighbourhoods comprising a mixture of different accommodation activities which provide for the both the long-term and short-term stay of residents and visitors, as the preferred and dominant land use within the zone;
- (3) to provide for the development of residential neighbourhoods comprising a mixture of different accommodation activities at a medium density;
- (4) to provide for the development of a limited range of non-residential uses only if they are compatible with and support preferred land uses and they service the needs of the residents of the immediate area; and
- (5) to establish two (2) precincts within the zone where particular development outcomes are specified, and the precincts are identified as follows:
 - (a) the Major Centre Commercial Transition Precinct; and
 - (b) the Rosslyn Bay Accommodation Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.7.3.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides for the long-term stay of residents; or
 - (ii) provides for the short-term stay of visitors; or
 - (b) a use which supports the accommodation activities of the immediate area; or

- (c) a use which services the convenience needs of residents of the immediate area; and
- (2) the development of a use within the accommodation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is multiple dwellings; or
 - (b) it is a residential care facility; or
 - (c) it is a retirement facility; or
 - (d) it is rooming accommodation; or
 - (e) it is short-term accommodation; or
 - (f) it is a tourist park; and
- (3) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is small in scale;
 - (b) it is consistent with the built form and appearance of development in the immediate area;
 - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (d) the use:
 - (i) is an environment facility; or
 - (ii) is a child care centre; or
 - (iii) is a park; or
 - (iv) is a sales office; or
 - (v) shop for the purpose of a general corner store; or
 - (vi) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (4) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (5) development contributes to a high level of amenity and an attractive living environment;
- (6) sensitive land use is not located in proximity to established incompatible uses without appropriate design and siting to minimise impacts on amenity; and
- (7) the development is compatible with an urban form that is characterised by:
 - (a) a medium 'net' dwelling density (in excess of fifty dwellings per hectare);
 - (b) large lot sizes to maximise potential for achieving medium dwelling density outcomes;
 - (c) buildings which do not exceed three (3) storeys above ground level unless prescribed in Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; Figure 6.7.3.4.1.2 – Yeppoon Height Limits; Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits; or Figure 6.7.3.4.1.4 – Cooeee Bay Height Limits;
 - (d) moderate site cover;
 - (e) provision of private or communal open space for accommodation activities;
 - (f) appealing streetscapes and public places; and
- (8) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (9) the development is provided with adequate infrastructure and essential services; and

Where located in the Major Centre Commercial Transition Precinct

Note: The overall outcomes of the Major Centre Commercial Transition Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (10) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides for the long-term stay of residents; or
 - (ii) provides for the short-term stay of visitors; or
 - (b) a use within the centre activities group or community activities group which:
 - (i) has low-impacts;
 - (ii) is within an existing dwelling house; and
 - (iii) suitably integrates with the established accommodation activities in the immediate area; and
- (11) the development of a use within the centre activities group occurs within the precinct only in the following circumstances:
 - (a) it is health care services; or
 - (b) it is an office; and
- (12) the development of a use within the community activities group occurs within the precinct only in the following circumstances:
 - (a) it is a child care centre; or
 - (b) it is a community care centre; and
- (13) development, if located on the western side of Braithwaite Street:
 - (a) is limited to that part of the lot above the thirteen (13) metre contour and any other planning scheme outcomes relevant to flooding and waterways;
 - (b) has access only from:
 - (i) the existing single access off Braithwaite Street; and
 - (ii) one access point off Jeffries Street; and
 - (c) is for a use:
 - (i) consistent with Overall Outcome (11) or Overall Outcome (12) of this code; or
 - (ii) within the centre activities group which is the continuation of an existing use and which does not involve a drive through facility; and

Editor's note: In consideration of the existing formed access driveway off Braithwaite Street and the single access onto Jeffries Street, it is expected that these sites will be considered as one for any new development proposals (whether the lots are amalgamated or not). This will enhance the potential to develop the land in an efficient and coordinated manner.

Where located in the Rosslyn Bay Accommodation Precinct

Note: The overall outcomes of the Rosslyn Bay Accommodation Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (14) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides for the long-term stay of residents; or
 - (ii) provides for the short-term stay of visitors; or
 - (b) a use within the centre activities group which:
 - (i) is small in scale;
 - (ii) is an integrated component of the accommodation activities of the immediate area; and
- (15) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:

- (a) it is a caretaker's residence (if associated with an established non-residential use); or
 - (b) it is a dwelling unit (if associated with an established non-residential use); or
 - (c) it is multiple dwellings; or
 - (d) it is a resort complex; or
 - (e) it is short-term accommodation; and
- (16) the development of a use within the centres activities group occurs within the precinct in the following circumstances:
- (a) it is a food and drink outlet which may provide for both residents or visitors; and
- (17) development is located, designed and operation in a manner which:
- (a) does not compromise public safety;
 - (b) does not preclude beach or marine access by the public or otherwise adversely obstruct accessibility to public areas;
 - (c) avoids significant adverse impacts on the natural environment;
 - (d) minimises adverse impacts on marine dependent activities; and
 - (e) responds to environmental constraints.

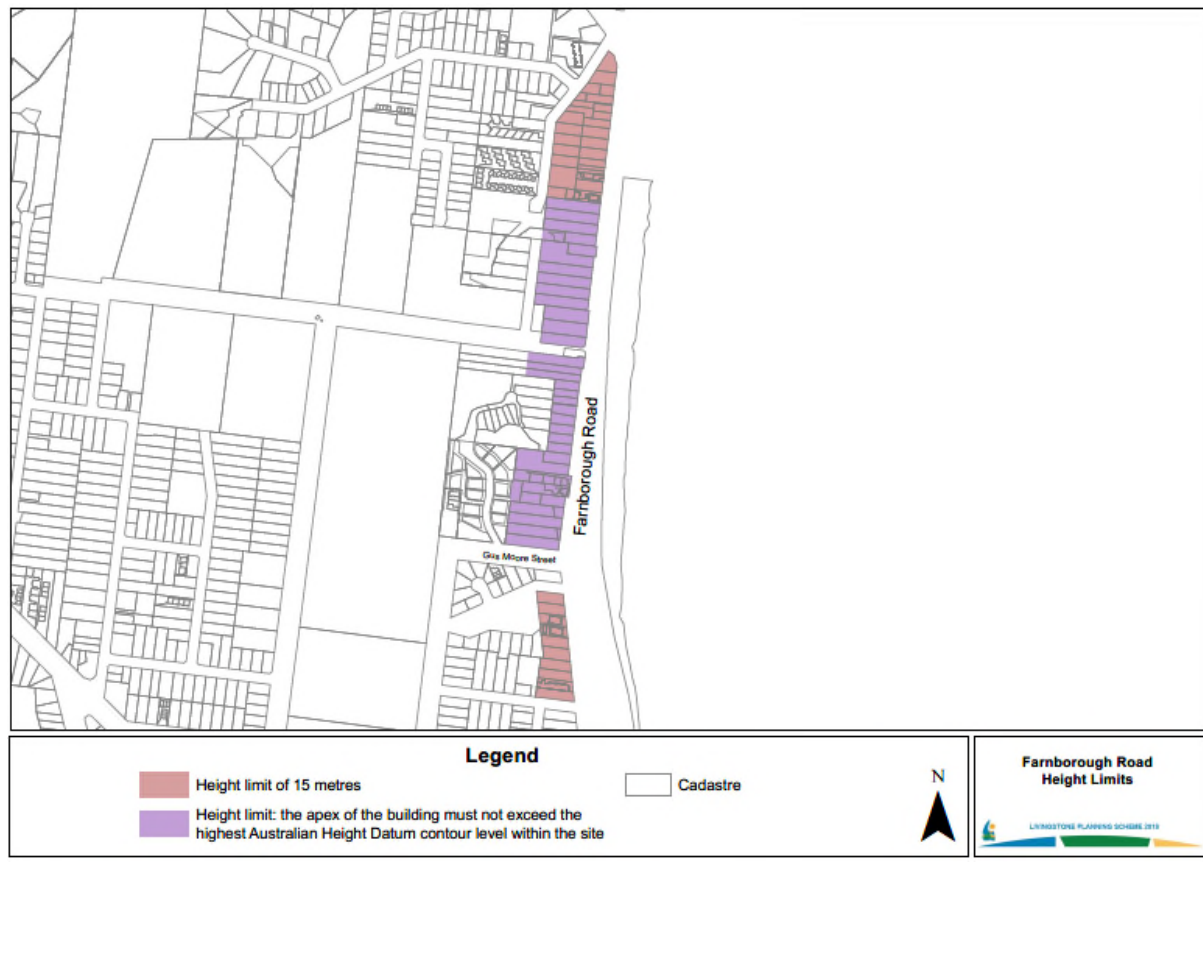
6.7.3.4. Specific benchmarks for assessment

Table 6.7.3.4.1 – Outcomes for development that is accepted subject to developments and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.	AO1.1 Building height (for buildings other than a Class 10a building under the Building Code of Australia) does not exceed the following: <ul style="list-style-type: none"> (a) twelve (12) metres above ground level; or (b) the height limits identified for the specific locations shown on the following figures: <ul style="list-style-type: none"> (i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; (ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits; (iii) Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits; (iv) Figure. 6.7.3.4.1.4 – Cooe Bay Height Limits. AO1.2 Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following: <ul style="list-style-type: none"> (a) if there is a dwelling house on the site, the height of the dwelling house; or (b) five (5) metres to the apex of the Class 10a building. AO1.3

Performance outcomes	Acceptable outcomes
	<p>The volume of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed three (3) per cent of the lot volume.</p> <p>Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</p> <p>AO1.4</p> <p>A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO1.5</p> <p>Site cover does not exceed the following:</p> <ul style="list-style-type: none"> (a) sixty (60) per cent up to and including the fourth storey; and (b) thirty (30) per cent for every storey above the fourth storey.

Figure 6.7.3.4.1.1 – Farnborough Road Height Limits



Performance outcomes

Acceptable outcomes

Figure 6.7.3.4.1.2 – Yeppoon Height Limits

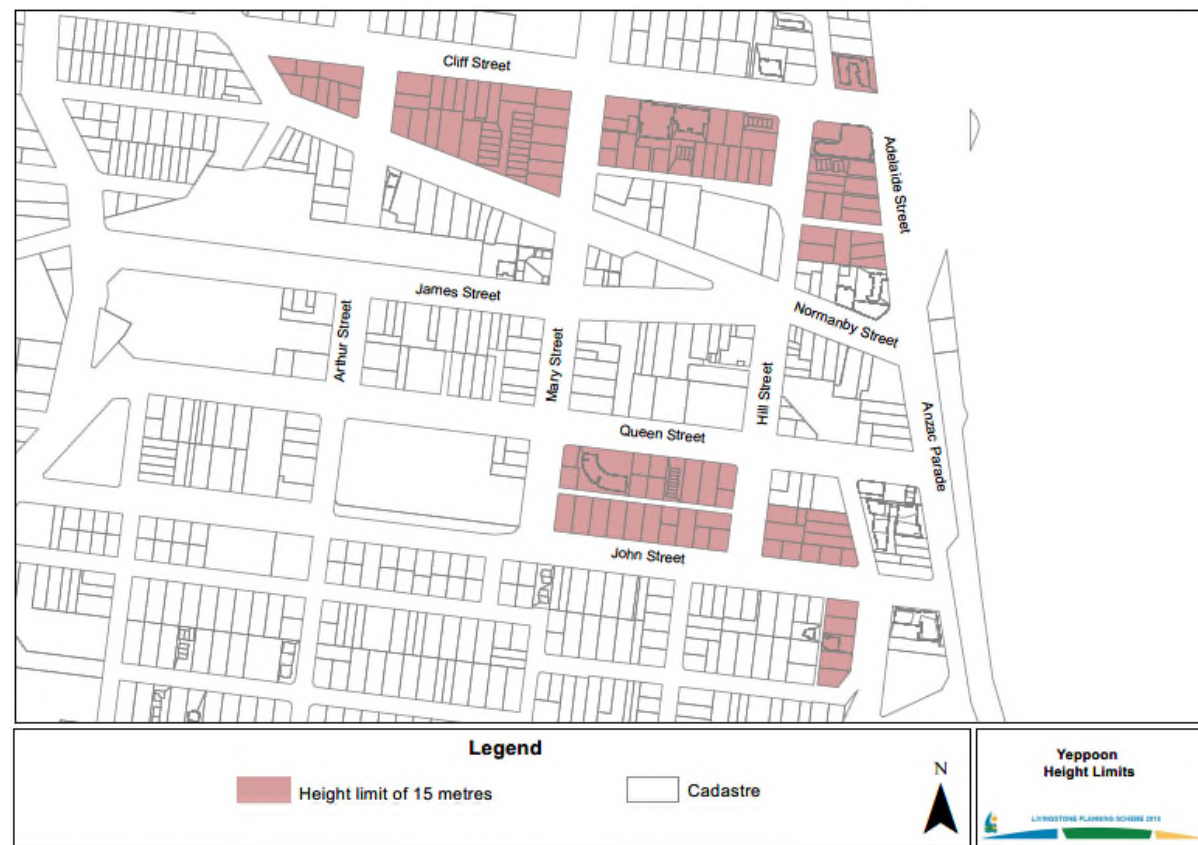
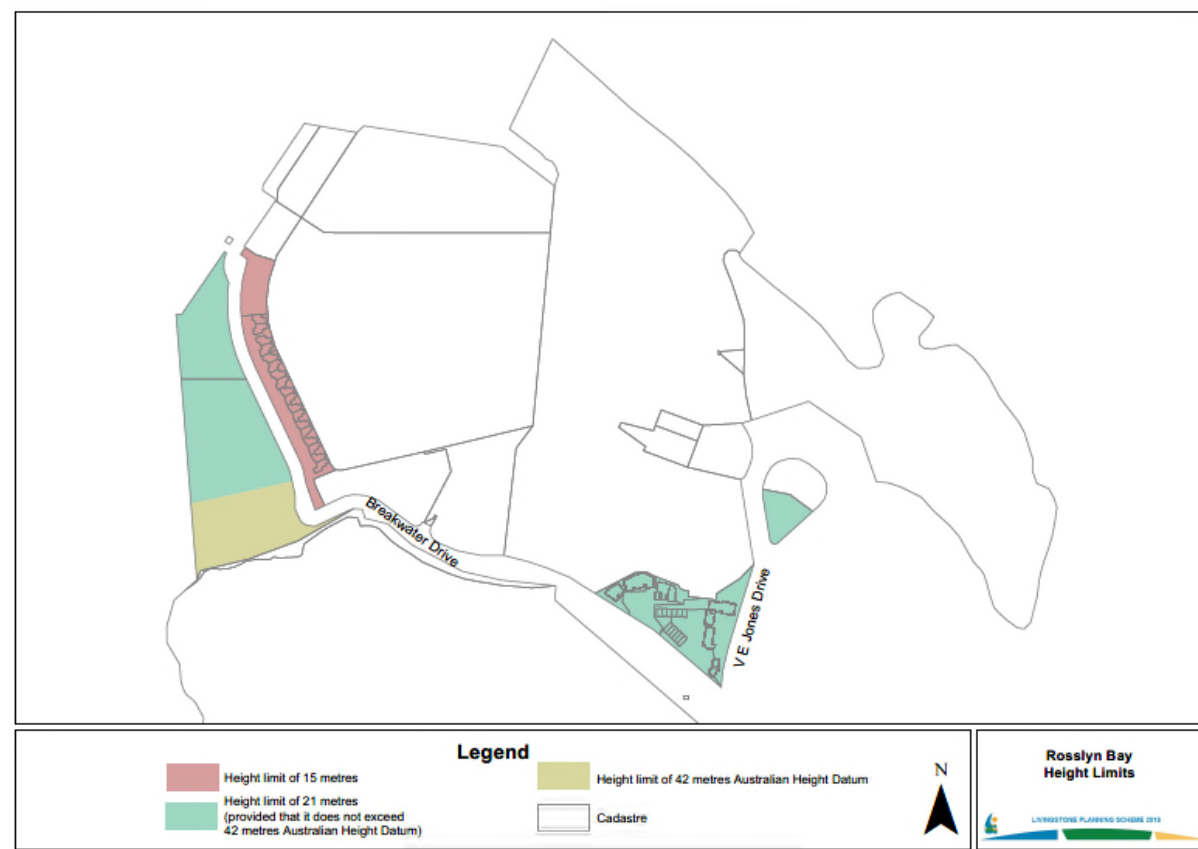
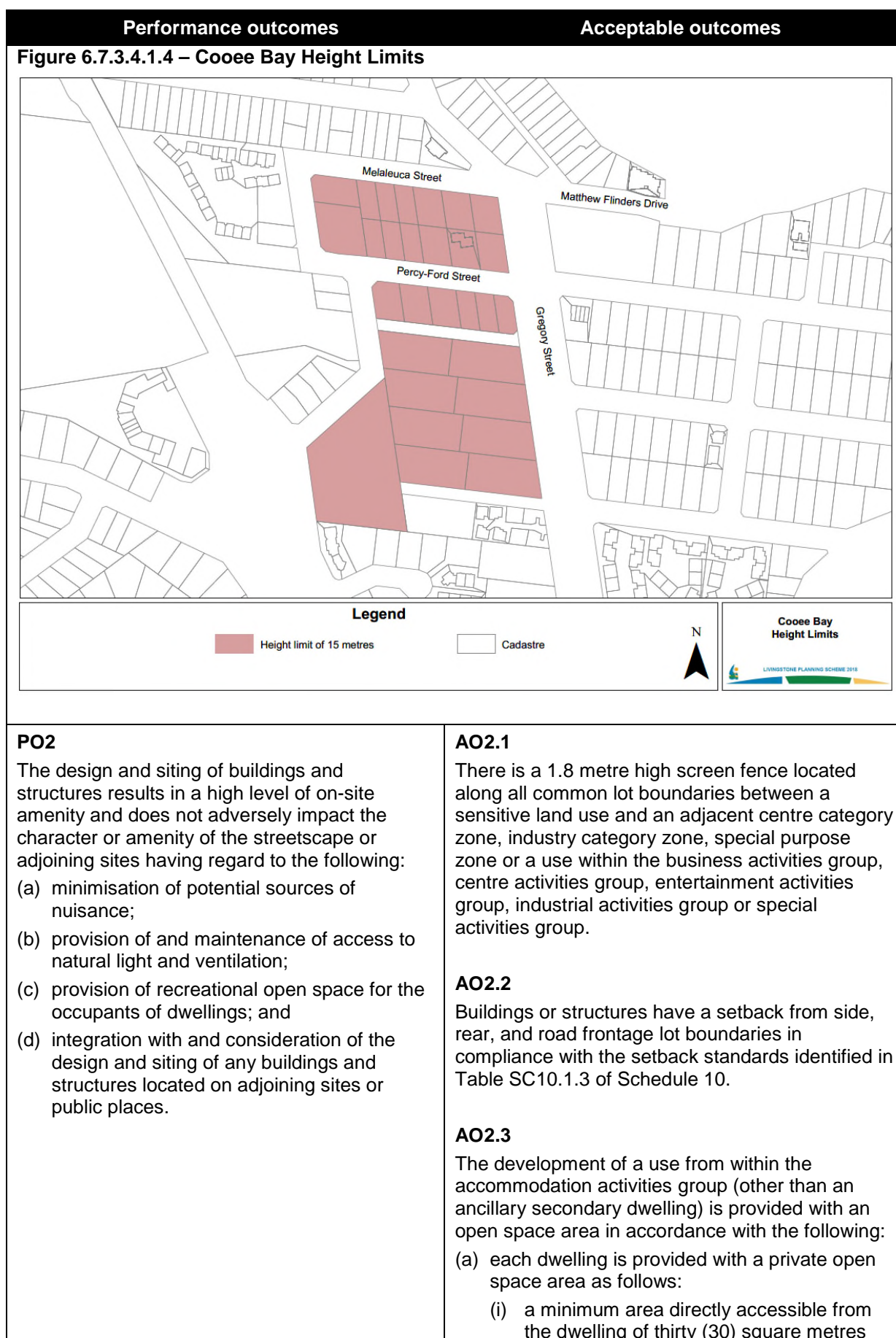


Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits





Performance outcomes	Acceptable outcomes
	<p>(inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by four (4) metres; or</p> <p>(ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or</p> <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p>A02.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <p>(a) window sill heights a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>
Appearance	
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <p>(a) emphasis on entry points;</p> <p>(b) orientation to the street and any public places;</p> <p>(c) inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings; and</p> <p>(e) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>A03.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>A03.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</p> <p>A03.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p>

Performance outcomes	Acceptable outcomes
	<p>(c) dense vegetation.</p> <p>AO3.4</p> <p>Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p> <p>AO3.5</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.7.3.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where not located in the Major Centre Commercial Transition Precinct or the Rosslyn Bay Accommodation Precinct	
<p>PO4</p> <p>The use contributes to the development of residential neighbourhoods which:</p> <p>(a) comprise the following:</p> <p>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(ii) other long-term accommodation activities (as identified in the overall outcomes for the zone) that are designed to be consistent in form and appearance with preferred uses for the zone; or</p> <p>(b) comprise other small-scale relatively low-impact uses identified in the overall outcomes for the zone that are not within the accommodation activities group, where they service the community or convenience needs of the immediate residential area.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO6 The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
PO7 The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.	No acceptable outcome is nominated.
PO8 The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road: <ul style="list-style-type: none"> (a) is designed to accommodate the traffic generated by the use; (b) provides for convenient and safe access; and (c) can minimise nuisance and disturbance to the surrounding residential area. 	No acceptable outcome is nominated.
Outcomes applicable where located in the Major Centre Commercial Transition Precinct	
PO9 The use contributes to the development of a commercial transition precinct which: <ul style="list-style-type: none"> (a) for the life of the planning scheme, is to slowly transition to a commercial area containing only a limited range of non-residential uses; (b) while in the transitional phase, contains non-residential uses only if they are within an existing building; and (c) is comprised of the following: <ul style="list-style-type: none"> (i) a mixture of different uses within the accommodation activities group; or (ii) a relatively low-impact non-residential use within the centre activities group or community activities group (as identified in the overall outcomes for the precinct). 	No acceptable outcome is nominated.
PO10 The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area.	No acceptable outcome is nominated.
PO11 The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
Outcomes applicable where located in the Rosslyn Bay Accommodation Precinct	
PO12 The use is compatible with the development of a	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
medium density residential precinct which: (a) is oriented towards supporting the tourism and recreation development potential of the adjoining Rosslyn Bay harbour and marina; (b) is comprised of the following: (i) a preferred use (as identified in the overall outcomes for the precinct); or (ii) other integrated small-scale non-residential uses (as identified in the overall outcomes for the precinct) which cater to residents and the tourists and visitors of the Rosslyn Bay harbour and marina.	
PO13 The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.	No acceptable outcome is nominated.
PO14 The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
Dwelling density	
PO15 If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following: (a) the achievement of the planned medium dwelling density for the zone (as identified in the overall outcomes for the zone); and (b) the ability of the land and infrastructure to support the development.	No acceptable outcome is nominated.
Appearance	
PO16 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.
Infrastructure	
PO17 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in	AO17.1 The development complies with the requirements of the Development Works Code.

Performance outcomes	Acceptable outcomes
accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	