

6.2.1.2 Low-medium density residential zone code

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale non-residential services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) Implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;
 - (ii) Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.
 - (b) Provide for a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life cycle stages.
 - (c) Provide for a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy in the 2 or 3 storey mix zone precinct, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.
 - (d) Provide for predominantly 3 storey low-medium rise multiple dwellings (such as apartments and row houses) in the Up to 3 storeys zone precinct, in Growth Nodes on Selected Transport Corridors and in well-located parts of the city, to provide housing diversity and a sensitive transition between significant centres or higher density residential areas and lower density residential areas.
 - (e) Ensure development occurs on appropriately sized and configured lots and is of a form and scale that reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.
 - (f) Provide for complementary residential accommodation options that support nearby destinations.
 - (g) Provide for a mix of dwelling types supported by compatible small-scale non-residential uses that are positioned along identified active frontages or individually located.

Note—Land in the Low-medium density residential zone is contained in either the Up to 3 storeys zone precinct, the 2 or 3 storey mix zone precinct or the 2 storey mix zone precinct.

Note—As neighbourhood planning is undertaken by the Council, if it is considered that greater housing diversity would assist in meeting resident housing needs, and where it is not intended for the Neighbourhood character overlay to apply:

- the 2 or 3 storey mix zone precinct or the 2 storey mix zone precinct may be applied to land suited to a house-sensitive scaled multiple dwelling and other residential accommodation options;
- the Up to 3 storeys zone precinct may be applied to land suited to a low-medium rise, medium density multiple dwelling.

Note—Many sites in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone are currently identified on the Neighbourhood character overlay map. It is intended that over time the Neighbourhood character overlay map be reviewed, and that these sites be included in either the Character residential zone or be removed from the Neighbourhood character overlay map. Until such time, these sites are afforded the same degree of protection and character design consideration as any other site within the Neighbourhood character overlay.

Note—A dwelling house is not to be identified on the Neighbourhood character overlay in the Up to 3 storeys zone precinct or the 2 storey mix zone precinct (i.e a dwelling house built in 1946 or before in these zone precincts is not protected from removal or demolition). A dwelling house and other buildings in these zone precincts are not protected from removal or demolition unless located on land within the Heritage overlay, Pre-1911 building overlay, Commercial character building overlay or where a hostel.

- (3) The purpose of the code will be achieved through overall outcomes for:
- (a) development location and uses;
 - (b) development form;
 - (c) the following zone precincts:
 - (i) 2 storey mix zone precinct;
 - (ii) 2 or 3 storey mix zone precinct;
 - (iii) Up to 3 storeys zone precinct.
- (4) Development location and uses overall outcomes are:
- (a) Development comprises a mix of low and low-medium rise, low-medium density residential development.
 - (b) Development allows for urban consolidation and better use of physical and social infrastructure.
 - (c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trip making for journeys to work, shops or centres.
 - (d) Development for a dwelling house, dual occupancy or multiple dwelling co-exists.
 - (e) Development retains an existing dwelling house that is located on land within the Neighbourhood character overlay, Heritage overlay or Pre-1911 building overlay.
 - (f) Development for a mix of housing types being a hostel, residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:
 - (i) meets amenity expectations of residents;
 - (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan;
 - (iii) is not adjoining a dwelling house if a hostel or retirement facility.
 - (g) Development for short-term accommodation meets the needs of visitors to nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.
 - (h) Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.
 - (i) Development for a dwelling unit may occur as part of a non-residential use.
 - (j) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.
 - (k) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.
 - (l) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
 - (m) Development for a small scale non-residential use which is a community care centre, community use, health care services, office, shop or veterinary services (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:
 - (i) have a gross floor area of less than 250m²;
 - (ii) serve local residents' day-to-day needs;
 - (iii) not undermine the viability of a nearby centre.
 - (n) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.

- (o) Development for a home based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.
 - (p) Development for any other non-residential use serves a local community facility need only such as a child care centre or a substation.
- (5) Development form overall outcomes are:
- (a) Development for a residential building is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct.
 - (b) Development provides for a building to have a building height and bulk that responds to:
 - (i) the nature of adjoining dwellings;
 - (ii) site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings.
 - (c) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.
 - (d) Development supports a subtropical character by ensuring that:
 - (i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;
 - (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.
 - (e) Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.
 - (f) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.
 - (g) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:
 - (i) suitably located and oriented on the site;
 - (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.
 - (h) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
- (6) 2 storey mix zone precinct overall outcomes are:
- (a) Development comprises low-rise, low-medium density residential buildings:
 - (i) of no more than 2 storeys in height;
 - (ii) located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors;
 - (iii) that provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population;
 - (iv) in areas that are often surrounded by low density detached housing in the Low density residential zone.
 - (b) Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life cycle stages.
 - (c) Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:
 - (i) consistent with the character of a low density detached house style residential environment of 1 or 2 storeys;
 - (ii) suited to smaller lot sizes.
 - (d) Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is

compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings.

- (7) 2 or 3 storey mix zone precinct overall outcomes are:
- (a) Development comprises a mix of low-medium rise, low-medium density residential buildings:
 - (i) of no more than 3 storeys in height;
 - (ii) located on suitable sites, in accessible locations, near to regular public transport and larger centres or key destinations.
 - (b) Development incorporates a height and setback that provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.
 - (c) Development for a multiple dwelling, hostel, residential care facility, retirement facility or short-term accommodation adjoining a dwelling house is no greater than 2 storeys.
 - (d) Development for a multiple dwelling has a bulk and scale greater than adjoining dwelling houses and a larger setback to common boundaries.
 - (e) Development for residential uses are predominantly a mix of dwelling houses, dual occupancy, apartment and row house style multiple dwellings, with a bulk and scale that enables the building to co-exist comfortably with an existing dwelling house.
 - (f) Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.
 - (g) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower building height and/or smaller footprint than in the Up to 3 storeys zone precinct, acknowledging this zone precinct's role as a sensitive transition to lower density zones.
- (8) Up to 3 storeys zone precinct overall outcomes are:
- (a) Development comprises low-medium rise, medium density residential buildings:
 - (i) of predominantly (but no more than) 3 storeys in height;
 - (ii) located on suitable sites, in well-located parts of the city, in close proximity to or on the periphery of significant centres, or along growth corridors.
 - (b) Development incorporates a height and setback that:
 - (i) provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts;
 - (ii) responds to the existing and intended uses and built form in each particular adjoining zone.
 - (c) Dwellings are a mix of apartment and row house style multiple dwellings which are of a scale and bulk that enables the building to co-exist comfortably with existing dwelling houses and dual occupancy uses.
 - (d) Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.
 - (e) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower building height and/or smaller building footprint than in the Medium density residential zone, acknowledging this zone precinct's role for providing a sensitive transition to low density residential areas and its location within Growth Nodes on Selected Transport Corridors.