

6.2.1.3 Medium density residential zone code

- (1) The purpose of the 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, Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.
 - (b) Provide for well-designed, location-responsive, high density, medium rise multiple dwellings of up to 5 storeys, in well-located parts of the city to provide housing diversity and capitalise on the zones strategic location and amenity and proximity to key destinations.
 - (c) Ensure development occurs on appropriately sized and configured lots and is of a form and scale that reinforces a distinctive subtropical character of medium rise buildings with a landscaped streetscape and recreation areas.
 - (d) Provide for complementary residential accommodation options that support nearby destinations.
 - (e) 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—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, this zone may be applied to land in the inner city or within reasonable walking distance of public transport stops along growth corridors and surrounding significant centres and destinations, where it is intended that high density residential development should predominate.

Note—A dwelling house is not to be identified on the Neighbourhood character overlay in the Medium density residential zone (i.e a dwelling house built in 1946 or before in this zone is not protected from removal or demolition). A dwelling house and other buildings in the Medium density residential zone 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.
- (4) Development location and uses overall outcomes are:
 - (a) Development comprises a mix of medium rise and medium density residential development located on suitable sites, in well-located parts of the city, including the inner city and in close proximity to significant centres or along growth corridors or on the periphery of centres.
 - (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 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;
 - (g) Development for short-term accommodation meets the needs of visitors to nearby destinations such as hospitals to provide housing diversity.
 - (h) Development for a dwelling unit may occur as part of a non-residential use.
 - (i) 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 medium density, but predominantly permanent residential environment.
 - (j) 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.
 - (k) 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.
 - (l) 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.
 - (m) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.
 - (n) 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.
 - (o) 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 Medium density residential zone.
 - (b) Development comprises medium rise, medium-high density residential buildings of predominantly apartment style multiple dwellings, 3 to 5 storeys in height.
 - (c) 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 and slope.
 - (d) 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 height and/or smaller bulk than in the High density residential zone, acknowledging this zone's role as a transition area between higher and lower rise/lower density zones.
 - (e) Development for a housing type other than a dwelling house is of a scale and bulk that enables the buildings to co-exist comfortably with dwelling house and dual occupancy uses in adjoining lower density zones.
 - (f) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.
 - (g) Development supports a subtropical character by ensuring that:
 - (i) 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.

- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.

PUBLIC NOTIFICATION