

6.2.9 Low-medium Density Residential Zone Code



6.2.9.1 Application

This code applies to development:

- (1) within the Low-medium Density Residential Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Low-medium Density Residential Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.9.2 Purpose and Overall Outcomes

- (1) The purpose of the Low-medium Density Residential Zone is to provide for:
 - (a) a variety of dwelling types, including *Dwelling houses* and low to medium density *Multiple dwellings*; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Low-medium Density Residential Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a high level of residential amenity and protects the low to medium density residential character of the zone;
 - (ii) facilitates a range of housing choices that are responsive to the housing needs of the community;
 - (b) **Land uses:**
 - (i) consist of a range of low density residential activities such as *Dwelling houses*, *Home based businesses*, *Dual occupancies* and *Community residences*;
 - (ii) include medium density residential activities such as *Multiple dwellings*, *Residential care facilities* and *Retirement facilities* to meet the diverse housing needs of the community where:
 - (A) development complements the height and scale of adjoining development;
 - (B) located in areas that are well serviced and are highly accessible to land located in a *centre zone* or the Recreation and Open Space Zone; and
 - (C) development does not compromise the operations of existing or future land uses on adjoining land included in the Industry Zone or *centres zones*;
 - (iii) may include other non-residential activities listed in **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone** that:
 - (A) are small in scale and of a low intensity;
 - (B) directly support the needs of the immediate residential community;
 - (C) do not detract from the amenity of *residential activities*;
 - (D) wherever possible, are co-located with other non-residential activities in the zone;
 - (iv) includes:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density**

Residential Zone to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

- (v) where not listed in **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone** are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) is predominantly low rise and low-medium density residential environments that enjoy a high level of amenity;
- (ii) involves limited non-residential activities of a residential scale and appearance;
- (iii) maintains the visually prominent and sensitive upper slopes of the Birnam Range in Beaudesert in their natural state and protects the ridgeline from development impacts;

(d) Built form:

- (i) is low-medium scale, low rise and compatible with the building height of nearby residential activities;
- (ii) enhances the streetscape character of the area by:
 - (A) designing buildings to address the street and public spaces, and provide opportunities for casual surveillance;
 - (B) maintaining a residential appearance;
 - (C) setting buildings back from the road frontage;
- (iii) provides space around buildings to:
 - (A) maintain the residential character and amenity of the zone;
 - (B) give a sense of openness between buildings when viewed from the street and public spaces;
 - (C) maintain privacy to adjoining residential activities;
- (iv) where involving *Multiple dwellings*, *Residential care facilities* and *Retirement facilities*, is designed to ensure that the interface of the development is compatible with the height, scale and intensity of neighbouring *residential activities*;

(e) Lot design:

- (i) supports low-medium density residential living; and
- (ii) complies with the requirements relevant to the Low-medium Density Residential Zone of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.9.2.1 - Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (where on a lot 600m ² or greater) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i> <i>Multiple dwelling</i> (where involving 6 dwelling units or less) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Residential care facility*</i> <i>Retirement facility*</i> <i>Multiple dwelling*</i>
Community Service Activities	
<i>Child care centre</i> (where obtaining access from a higher order road)	<i>Child care centre*</i> <i>Club</i> (where small scale and not involving a liquor

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Emergency services</i>	licence)
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving <i>minor utility installation</i>)	<i>Major electricity infrastructure*</i>
Recreational Activities	
<i>Park</i>	
Rural Activities	
<i>Animal keeping</i> (where an aviary or a cattery involving the breeding of cats)	
Tourism Activities	
<i>Short-term accommodation</i> (where involving a <i>holiday home</i>)	

* other than as specified in column 1

6.2.9.3 Assessment Benchmarks

Table 6.2.9.3.1 - Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Setbacks:</p> <ol style="list-style-type: none"> (1) assist in the protection of the residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of amenity and privacy to adjoining premises; (4) allow for access and landscaping around buildings; (5) provide a sense of openness between buildings and from the street; and (6) allow for on-site car parking between the front boundary and buildings. <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	6m																
Side and rear boundary	Building Height	Setback															
	Up to 4.5m	1.5m															
	For that part between 4.5m – 7.5m	2m															
For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that:</p> <ol style="list-style-type: none"> (1) is predominantly low rise; (2) does not detract from the amenity of adjoining premises; and (3) is compatible with the height of nearby <i>residential activities</i>. 	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																

Table 6.2.9.3.2—Assessable Development

Performance Outcomes	Acceptable Outcomes						
Built Form and Urban Design							
<p>PO1 Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; and (2) providing opportunities for casual surveillance.</p>	<p>AO1.1 Buildings are designed to address the street and public spaces.</p> <p>AO1.2 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</p>						
<p>PO2 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of: (1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>						
<p>PO3 The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.</p>	<p>AO3 Development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres for land north of Beaudesert-Nerang Road.</p>						
Land Uses							
<p>PO4 Non-residential uses are: (1) small in scale and low in intensity; (2) do not detract from the amenity of residential activities; and (3) wherever possible, are co-located with other non-residential activities in the zone.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>						
<p>PO5 <i>Medium density residential activities</i> are adequately separated from land included in the Industry Zone or <i>centre zones</i> to ensure the ability of existing and future <i>industrial</i> and <i>commercial activities</i> to function safely and effectively is not compromised.</p>	<p>AO5 Development involving <i>medium density residential activities</i> are setback from land included in the Industry Zone or <i>centre zones</i> in accordance with the following table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d3d3d3;">Zone</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Industrial Zone</td> <td>50m</td> </tr> <tr> <td><i>Centre zones</i></td> <td>5m</td> </tr> </tbody> </table>	Zone	Minimum Distances Measured in Metres (m)	Industrial Zone	50m	<i>Centre zones</i>	5m
Zone	Minimum Distances Measured in Metres (m)						
Industrial Zone	50m						
<i>Centre zones</i>	5m						
<p>PO6 <i>Medium density residential activities</i> are within close proximity to well serviced areas and are highly accessible to land located in: (1) a <i>centre zone</i>; or (2) the Recreation and Open Space Zone.</p>	<p>AO6 Development involving <i>medium density residential activities</i> are located within: (1) 800m of land in a <i>centre zone</i>; or (2) 400m of land in a Recreation and Open Space Zone.</p>						
<p>PO7 Development involving a <i>Multiple dwelling</i> or <i>Dual occupancy</i>:</p>	<p>AO7.1 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements:</p>						

Performance Outcomes	Acceptable Outcomes
<p>(1) is consistent with the low-medium density residential character of the zone; and (2) caters for a mix of household sizes to meet the diverse housing needs of the community.</p>	<p>(1) 300m² for each 3 or more bedroom unit; (2) 270m² for each 2 bedroom unit; and (3) 250m² for each 1 bedroom unit. AO7.2 A <i>Dual occupancy</i> is located on a lot 600m² or greater.</p>
<p>PO8 Development involving <i>Multiple dwellings</i>, <i>Residential care facilities</i> and <i>Retirement facilities</i> is designed to ensure that the interface of the development complements the height, scale and intensity of adjoining residential development.</p>	<p>AO8 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO9 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) supports low-medium density residential living; and (3) complies with the minimum lot size in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO9 No Acceptable Outcome is prescribed.</p>