

Comment [MU3 - CP1]: Theme:  
Height and density - creating a sustainable  
city shape;  
Item 3 – New Low-medium residential  
zone

## 6.2.2 Low-medium density residential zone code



**Photograph 6.2.2-1**  
Example of townhouses at Hope Island.

### 6.2.2.1 Application

This code applies to assessing all development in the **Low-medium density residential zone**.

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

### 6.2.2.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for:
  - (a) a range of low-medium density residential activities, in a variety of architectural forms, supported by community uses and small-scale services that serve local residents' daily needs;
  - (b) urban consolidation, through innovative housing typologies, to support the efficient use of land, encourage housing diversity and to maximise the use of physical and social infrastructure; and
  - (c) well-designed, walkable neighbourhoods with buildings that reinforce a distinctive subtropical character and responds to its urban context, including significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.

**Editor's note: The purpose statement for the zone has been changed in accordance with Section 6(3) of the Planning Regulation 2017. The changed purpose statement took effect on INSERT DATE.**

- (2) The purpose of the code will be achieved through the following overall outcomes:

#### Land use overall outcomes

- (a) Development in this zone provides for housing choice, diversity and options for all stages of life by accommodating a range of residential activities such as Dwelling houses, Dual occupancies, Multiple dwellings, Rooming accommodation, Residential care facilities and Retirement facilities.
- (b) Development provides for a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality.
- (c) Non-residential activities –
  - (i) include neighbourhood centres and stand-alone small scale non-residential development;

- (ii) which carry higher potential for impacts on amenity such as Childcare centres, Health care services, Food and drink outlets, Shops (other than a supermarket), Veterinary services, Community care centres, Community uses, Emergency services, Educational establishments, and Places of worship may be considered if appropriately designed and located and do not adversely impact on the residential amenity of the area;
- (iii) involving tourist-related development such as Short-term accommodation and Tourist parks but not Party houses may be considered where they can be supported by City services and do not compromise the amenity or character of the zone and local area; and
- (iv) do not detract from the residential amenity of the area.



**Figure 6.2.2-1**  
Illustration showing housing typologies expected within the Low-medium density residential zone

#### **Amenity overall outcomes**

- (d) Development achieves a level of amenity reasonably expected in a low-medium density, mostly permanent residential environment, having regard to:
  - (i) the qualities of the locality;
  - (ii) built form and scale;
  - (iii) noise, privacy, safety, glare, odour and light; and
  - (iv) traffic, parking, servicing and hours of operation.

#### **Built form and character overall outcomes**

- (e) The built form and scale of development:
  - (i) does not exceed the building height identified on the **Building height overlay map**;
  - (ii) does not exceed a Partial third storey where identified on the **Building height overlay map** as having a building height of 9 metres;
  - (iii) positively contributes to urban context, by
    - (A) reinforcing the planned character of the locality in a manner that provides an appropriate transition to surrounding higher and lower density residential environments;
    - (B) creating an interesting, varied and attractive street environment;
    - (C) responding to the streetscape, neighbouring buildings (existing and approved) and site conditions; and
    - (D) responding appropriately to significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.
  - (iv) is responsive to the size of the lot, site characteristics and neighbouring buildings (existing and approved), ensuring reasonable amenity and privacy;

- (v) has a site cover that is consistent with the planned character, does not present an appearance of bulk, is balanced between the built form and landscaping (including provision for tall shade trees and deep planting), encourages outdoor living and provides adequate space for services and utilities;
- (vi) is setback from road frontages to create an attractive and engaging interface with the street, allows for the integration of landscaping (including provision for tall shade trees and deep planting) and built form, and allows for off-street car-parking, whilst minimising the dominance of car parking and servicing areas;
- (vii) is setback from side boundaries to protect the reasonable amenity and privacy of adjoining residences, provide areas for landscaping (including provision for tall shade trees and deep planting), provide separation between buildings, ensure adequate access to natural light and natural ventilation and allow access around the building;
- (viii) is setback from rear boundaries to protect the reasonable amenity and privacy of adjoining residences and provide areas for outdoor recreation, landscaping (including provision for tall shade trees and deep planting), whilst ensuring adequate access to natural light and natural ventilation;
- (ix) achieves compact and slender building forms (controlled through width, bulk and scale) and separation between existing and proposed buildings to maintain the perception of spaciousness between buildings and to allow for natural light penetration and natural ventilation; and
- (x) achieves appropriate building separation in relation to building height.

**Note:** The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to, aviation restrictions, setbacks and site cover.

**Note:** Where a site cannot demonstrate an appropriate built form and scale that achieves the overall outcomes, amalgamation of adjoining sites is the Council's preferred response.

- (f) Development positively contributes to the immediate streetscape and pedestrian environment with highly articulated building facades, well defined entrances and clearly defined street edges to enhance legibility.
- (g) Development is designed to respond to the city's subtropical climate.

#### **Infrastructure capacity overall outcomes**

- (h) Development demonstrates adequate available infrastructure capacity to support the development density, including water, sewer, stormwater, transport, social and community facilities, electricity and telecommunications.
- (i) Development density does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

#### **Lot design overall outcomes**

- (j) Lot design supports a mix and variety of lot sizes of an appropriate dimension and arrangement to support the range of residential activities envisaged in this zone.

#### **6.2.2.3 Specific benchmarks for assessment**

**Part A** applies to accepted development subject to requirements.

**Part B** applies to assessable development.

#### **PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS**

**Table 6.2.2-1: Low-medium density residential zone code – for accepted development subject to requirements**

Required outcomes
-------------------

<b>Setback</b>	<p><b>RO1</b> Minimum setbacks are in accordance with <b>Table 6.2.2-3: Setback and site cover requirements</b>.</p> <p>OR</p> <p>Dwelling houses on rear lots are setback 3m from all boundaries.</p>
<b>Site cover</b>	<p><b>RO2</b> Site cover does not exceed the maximum specified in <b>Table 6.2.2-3: Setback and site cover requirements</b>.</p> <p>OR</p> <p>Dwelling houses on rear lots do not exceed a site cover of 50%.</p>
<b>Density</b>	<p><b>RO3</b> For Dwelling houses density is one Dwelling house per lot.</p> <p>OR</p> <p>Density does not exceed that shown on <b>Residential density overlay map</b>.</p> <p>OR</p> <p>Where not identified on the overlay map, density does not exceed one dwelling per 400m<sup>2</sup>.</p>
<b>Height</b>	<p><b>RO4</b> Building height and structure height does not exceed that shown on the <b>Building height overlay map</b>.</p>
	<p><b>RO5</b> Freestanding garages and carports do not exceed a height of 3.5m.</p>
<b>Advisory note</b>	<p>Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.</p>

## PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

**Table 6.2.2-2: Low-medium density residential zone code – for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land uses</b>	
<p><b>PO1</b> Non-residential uses:</p> <ul style="list-style-type: none"> <li>(a) are small scale and stand-alone (other than community uses and neighbourhood centres);</li> <li>(b) serve a local community need only;</li> <li>(c) are of a scale that complements the planned character of the area;</li> <li>(d) do not undermine the viability of a nearby centre or the mixed use centre hierarchy;</li> <li>(e) are located on a corner lot or lot(s) fronting a high order road; and</li> <li>(f) if located within a mixed use development, are located on the ground floor and orientate towards the street frontage.</li> </ul>	<p><b>AO1</b> No acceptable outcome provided.</p>
<b>Amenity</b>	
<p><b>PO2</b> Development achieves a level of amenity reasonably expected in a low-medium density, mostly permanent</p>	<p><b>AO2</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
residential environment, having regard to: (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour and light; and (d) traffic, parking, servicing and hours of operation.	
<b>Built form and scale</b>	
<b>PO3</b> Building and structure height does not exceed that shown on the <b>Building height overlay map</b> . OR Building height does not exceed a Partial third storey where indicated on the <b>Building height overlay map</b> as having a building height of 9m.	<b>AO3</b> No acceptable outcome provided.
<b>PO4</b> Freestanding garages and car-ports do not exceed a height of 3.5m.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Development positively contributes to its local urban context by: (a) reinforcing the planned neighbourhood character of well-designed buildings within a landscaped street. (b) providing an appropriate transition to surrounding higher and lower density residential environments; and (c) creating an interesting, varied and attractive street environment; (d) responding to the streetscape, neighbouring buildings (existing and approved) and site conditions; (e) responding appropriately to significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open space; (f) orientate and respond to the streetscape, neighbouring buildings (existing and approved) and site conditions; and (g) create an interesting, varied and attractive street environment. <b>Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council’s preferred method of addressing this performance outcome.</b> <b>Note: The requirements of this performance outcome are in addition to the requirements of any other performance outcomes or acceptable outcomes in this code. For example, even if a development complies with the setback requirements of performance outcome PO6, or acceptable outcome AO6, additional setbacks may be required to comply with this performance outcome.</b>	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> Where not identified within the Light rail urban renewal area overlay map, buildings and structures are sited and designed to: (a) maximise access to natural ventilation; (b) allow light to penetrate into buildings, between buildings and down to the ground; (c) not cause significant and undue adverse amenity	<b>AO6</b> Development provides minimum front, side and rear setbacks and maximum site cover in accordance with <b>Table 6.2.2-3: Setback and site cover requirements</b> . OR Dwelling houses on rear lots are setback 3m from all boundaries and do not exceed a site cover of 50%.

Performance outcomes	Acceptable outcomes
<p>impact to adjoining properties;</p> <p>(d) provide reasonable privacy to residents on adjoining lots;</p> <p>(e) reduce the width, bulk and scale of buildings to achieve compact and slender building forms;</p> <p>(f) allow for off-street car parking;</p> <p>(g) achieve appropriate building separation in relation to building height with separation distances increasing with building height; and</p> <p>(h) be setback from boundaries and have a site cover that is balanced between built form and high quality landscaping to allow for tall shade trees, deep planting and on-site open space which contributes to residential amenity and local character.</p> <p><b>Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.</b></p>	
<p><b>PO7</b></p> <p>Development:</p> <p>(a) avoids the appearance of continuous blank walls longer than 20 metres;</p> <p>(b) utilises building proportions, alignment, articulation and the modulation of building elements to breakdown the bulk;</p> <p>(c) provides an engaging and human scale built form; and</p> <p>(d) avoids building lengths greater than 50 metres.</p> <p><b>Note: Alignment is a change in building line of plus or minus 2 metres for a length not less than 4 metres.</b></p>	<p><b>AO7.1</b></p> <p>No acceptable outcome provided.</p>
<b>Subtropical design</b>	
<p><b>PO8</b></p> <p>Development is designed to exhibit subtropical design elements to support the City of Gold Coast's subtropical design character and sustainable subtropical living.</p>	<p><b>AO8</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO9</b></p> <p>Development provides high quality private open space and landscaping, including deep planting, to:</p> <p>(a) provide visual relief to the built form;</p> <p>(b) provide usable spaces for outdoor activity and encourage outdoor living;</p> <p>(c) enhance privacy on the site and to adjoining dwellings;</p> <p>(d) assist in providing shade to building and private open space; and</p> <p>(e) reinforce a green streetscape character.</p>	<p><b>AO9</b></p> <p>No acceptable outcome provided.</p>
<b>Density</b>	
<p><b>PO10</b></p> <p>For Dwelling houses density is one Dwelling house per lot. OR Density does not exceed that shown on <b>Residential density overlay map</b>. OR Where not identified on the overlay map, density does not exceed one dwelling per 400m<sup>2</sup>.</p>	<p><b>AO10</b></p> <p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes												
<p>OR</p> <p>For Residential care facilities and Retirement facilities there is no performance outcome provided.</p> <p>OR</p> <p>For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m<sup>2</sup>.</p>													
<b>Lot design (for subdivision only)</b>													
<p><b>PO11</b></p> <p>Reconfiguring a lot:</p> <p>(a) results in the creation of new lots of appropriate size, shape, dimension, arrangement and density to support the character of the zone;</p> <p>(b) create safe, functional and attractive neighbourhoods;</p> <p>(c) occurs in a manner which achieves good urban design outcomes; and</p> <p>(d) does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p><b>AO11.1</b></p> <p>Where the site is not mapped on the <b>Residential density overlay map</b> the minimum lot size is 400m<sup>2</sup>.</p> <p>OR</p> <p>Where the site is mapped on the Residential density overlay map, new lots meet the following:</p> <table border="1"> <thead> <tr> <th>Residential density overlay map designation</th> <th>Minimum lot size</th> </tr> </thead> <tbody> <tr> <td>RD1</td> <td>400m<sup>2</sup></td> </tr> <tr> <td>RD2</td> <td>300m<sup>2</sup></td> </tr> <tr> <td>RD3</td> <td>250m<sup>2</sup></td> </tr> <tr> <td>RD4</td> <td>250m<sup>2</sup></td> </tr> <tr> <td>RD5</td> <td>250m<sup>2</sup></td> </tr> </tbody> </table> <p><b>Note:</b> Lot sizes referenced must be determined exclusive of access strip or access easement area for rear lots.</p>	Residential density overlay map designation	Minimum lot size	RD1	400m <sup>2</sup>	RD2	300m <sup>2</sup>	RD3	250m <sup>2</sup>	RD4	250m <sup>2</sup>	RD5	250m <sup>2</sup>
	Residential density overlay map designation	Minimum lot size											
	RD1	400m <sup>2</sup>											
	RD2	300m <sup>2</sup>											
	RD3	250m <sup>2</sup>											
RD4	250m <sup>2</sup>												
RD5	250m <sup>2</sup>												
	<p><b>AO11.2</b></p> <p>Minimum road frontage is 12m.</p>												
<b>Lot design within the Ridges and Significant Hills Protection Overlay area (for subdivision only)</b>													
<p><b>PO12</b></p> <p>New lots proposed within the <b>Ridges and significant hills protection overlay</b> area:</p> <p>(a) support the intent of the <b>Ridges and significant hills protection overlay code</b>; and</p> <p>(b) address site constraints.</p>	<p><b>AO12.1</b></p> <p>The minimum lot size is 600m<sup>2</sup>.</p>												
	<p><b>AO12.2</b></p> <p>Minimum road frontage is 17m.</p> <p>OR</p> <p>Minimum road frontage is 4.5m for a rear lot.</p>												
<b>Housing need and choice</b>													
<p><b>PO13</b></p> <p>Development provides a mix of housing sizes and affordability outcomes to meet housing needs.</p>	<p><b>AO13</b></p> <p>No acceptable outcome provided.</p>												

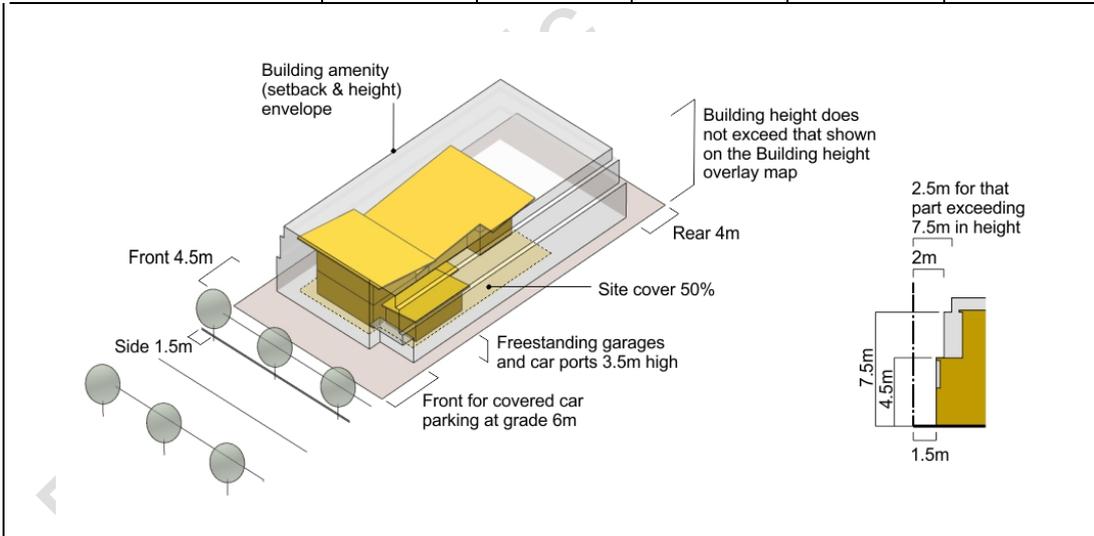
**Table 6.2.2-3: Setback and site cover requirements**

This table sets out the minimum front, side and rear setbacks and maximum site cover requirements for development within the Low-medium density residential zone.

**Note: Setbacks, site cover and floor plate requirements apply to the entire building where the proposed maximum building height falls within one of the development categories listed below.**

**Note: Where more than one building is proposed on the same site, the highest proposed building height is deemed to be the relevant building height to determine the appropriate development category.**

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
<b>Buildings up to 9m in height (on lots equal to or greater than 400m<sup>2</sup>)</b>	4.5m to wall and balcony	For that part up to 4.5m in height: 1.5m to wall	4m	50%	Double the applicable side setback
	For a secondary frontage of a corner lot: 4m (not including projections up to 2m)	For that part between 4.5m – 7.5m in height: 2m to wall			
	For covered car parking at grade: 6m	For that part exceeding 7.5m: 2.5m to wall  1m to eaves, sun hoods and screens			

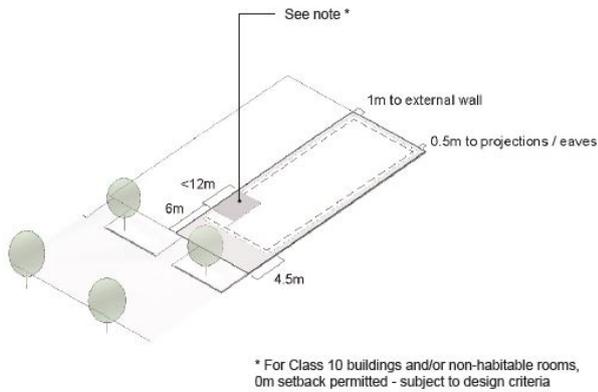


**Figure 6.2.2-2**

Illustration showing buildings up to 9m in height contained within building amenity envelope

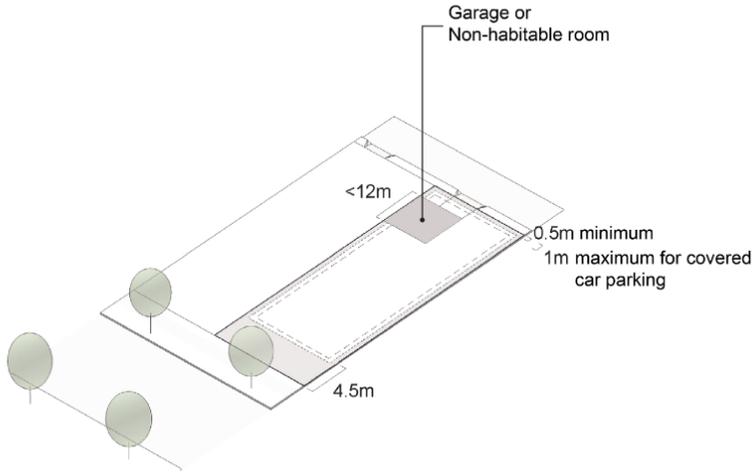
<b>Buildings up to 9m in height (on lots less than 400m<sup>2</sup>)</b>	4.5m to wall and balcony	Where up to 4.5m in height: 1m to wall and balcony	60%	Double the applicable side setback
	For a secondary frontage of a corner lot: 4m (not	0.5m to outermost projection 0m to class 10 building and/or non-habitable room where: (a) located along a southern or western boundary;		

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
	including projections up to 2m)	(b) a maximum length of 12m where no single part exceeds 6m in length; and (c) at least 1m separation from a habitable window of a neighbouring dwelling.			
	For covered car parking at grade (not applicable to the rear lane access): 6m and 1m behind front wall or balcony	For that part between 4.5m – 7.5m in height: 1.5m to wall and balcony 1m to outermost projection			
	For covered car parking on a rear lane: Between 0.5m and 1m	For that part exceeding 7.5m: 2m to wall and balcony 1.5m to outermost projection			



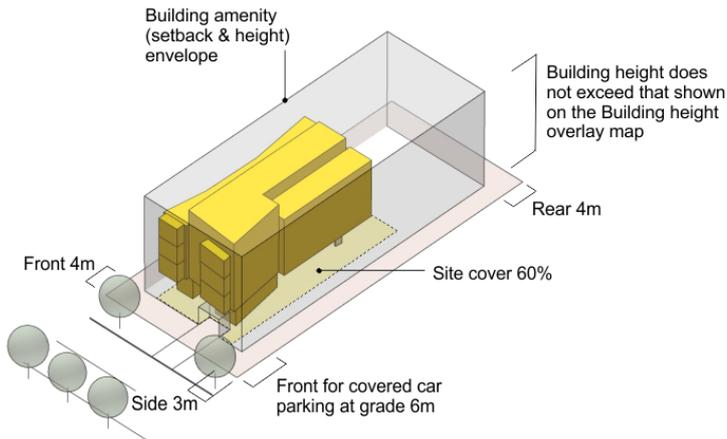
**Figure 6.2.2-3**  
Illustration showing setbacks for buildings up to 9m in height on lots less than 400m<sup>2</sup>

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
----------------------	-------------------	------------------	------------------	------------	---



**Figure 6.2.2-4**  
Illustration showing rear lane setbacks for buildings up to 9m in height on lots less than 400m<sup>2</sup>

<b>Buildings up to 16m in height</b>	4m	3m	4m	60%	Double the applicable side setback
	For covered car parking at grade: 6m				



**Figure 6.2.2-5**  
Illustration showing buildings greater than 9m and up to 16m in height contained within building amenity envelope

<b>All ancillary structures up to 9m in height; and</b>	4m	For that part up to 4.5m in height:	Applicable development	NA
---	----	-------------------------------------	------------------------	----

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
Buildings associated with communal open space up to 9m in height		1.5m		category identified in this table	
		For that part between 4.5m – 7.5m in height: 2m			
		For that part exceeding 7.5m: 2.5m			

Draft for Public Consultation