

6.2.3 Medium density residential zone code



Photograph 6.2.3-1

Example of Medium density residential zone located at Salacia Waters Paradise Point. Photograph by John Mills.

6.2.3.1 Application

This code applies to assessing all development in the 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**.

Where development is identified in the **Calypso Bay precinct**, additional outcomes will apply to development.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.3.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for:
 - (a) a range of medium density residential activities, generally in an apartment format, supported by community uses and small-scale services that serve local residents' daily needs;
 - (b) intensive urban consolidation to maximise the efficient use of physical and social infrastructure; and
 - (c) well-designed, walkable neighbourhoods with buildings that ~~reinforce a distinctive positively responds to the~~ subtropical ~~character and positively responds to climate and~~ its local 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.

Comment [OCOP1]: Submission/s

- (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 Dual occupancies, Dwelling houses on small lots, Multiple dwellings, Community residences, Residential care facilities, Retirement facilities, Rooming accommodation and Short term accommodation.
- (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 consistent with the Strategic framework;
 - (ii) which carry higher potential for impacts on amenity such as Car washes, 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 detract from 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.

Amenity overall outcomes

- (d) Development achieves a level of amenity reasonably expected in a 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 indicated on the **Building height overlay map** as having a building height of 9 metres;
 - (iii) positively contributes to its urban context, by:
 - (A) ~~reinforcing enhancing~~ the planned character of the locality, ~~being a medium density, mostly permanent residential environment; and~~
 - (B) ~~creating an interesting, varied and attractive street environment;~~
 - (CB) ~~being responsive responding~~ to the streetscape, neighbouring buildings (existing and approved) and site conditions; and
 - (BC) ~~being responsive responding appropriately~~ to significant ~~important~~ local features and ~~public 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 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, allow 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;~~

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- (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 provide areas for outdoor recreation, landscaping (including deep planting), whilst ensuring adequate access to natural light and natural ventilation;
- (ix) supports compact and slender building forms (controlled through width, bulk and scale) and building separation to maintain the perception of spaciousness between buildings, with adequate separation distances between buildings to allow for natural light penetration and natural ventilation; and
- (x) achieves appropriate building separation in relation to building height with separation distances increasing with 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, opportunities for passive surveillance, well defined entrances and clearly defined street edges to enhance legibility.
- (g) Development is designed to respond to the city's subtropical climate.

(h) Development provides on-site landscaping that reinforces a green streetscape and incorporates deep planting areas for the protection or establishment of shade trees.

Comment [OCOP3]: Submission/s

Infrastructure capacity overall outcomes

- (hi) Development demonstrates adequate available infrastructure capacity to support the development density, including water, sewer, stormwater, transport, social and community facilities, electricity and telecommunications.
- (hj) 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

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

Variations in the zone

- (kl) Variations in the zone are –
 - (i) **Calypso Bay precinct;** and
 - (ii) **Chevron Island precinct.**
- (3) The purpose of the **Calypso Bay precinct** will be achieved through the following additional overall outcomes:
 - (a) The cumulative residential density does not exceed 1852 dwellings within this precinct and the **Calypso Bay precinct** in the Low density residential zone.
 - (b) Development does not compromise planned infrastructure delivery to other land within the catchment.
 - (c) Development proposals do not comprise the achievement of other parts of the precinct being developed in accordance with the zone.
- (4) The purpose of the **Chevron Island precinct** will be achieved through the following additional overall outcomes:
 - (a) residential density does not exceed the density identified on the **Residential density overlay map.**

6.2.3.3 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 6.2.3-1: Medium density residential zone code – for accepted development subject to requirements

Required outcomes	
Setbacks	<p>RO1 Minimum setbacks are in accordance with Table 6.2.3-3: Setback and site cover requirements. OR Dwelling houses on rear lots are setback 3m from all boundaries.</p>
Site cover	<p>RO2 Site cover does not exceed the maximum specified in Table 6.2.3-3: Setback and site cover requirements. OR Dwelling houses on rear lots do not exceed a site cover of 50%.</p>
Density	<p>RO3 For Dwelling houses density is one Dwelling house per lot. OR Density does not exceed that shown on Residential density overlay map. OR Where not identified on the overlay map, density does not exceed one dwelling per 400m².</p>
Height	<p>RO4 Building height and structure height does not exceed that shown on the Building height overlay map.</p> <p>RO5 Freestanding garages and carports do not exceed a height of 3.5m.</p>
<p>Advisory note 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 6.2.3-2: Medium density residential zone code – for assessable development

Performance outcomes	Acceptable outcomes
<p>Land uses</p> <p>PO1 Non-residential uses: (a) are small scale and stand-alone (other than community uses and neighbourhood centres); (b) serve a local community need only; (c) are of a scale that complements the character of the area; (d) do not undermine the viability of a nearby neighbourhood centre or the mixed use centre hierarchy; and (e) if located within a mixed use development, are located on the ground floor and orientate towards the street frontage.</p>	<p>AO1 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO2</p> <p>Development achieves a level of amenity reasonably expected in a medium density, mostly permanent residential environment, having regard to:</p> <p>(a) qualities of the locality;</p> <p>(b) built form and scale;</p> <p>(c) noise, privacy, safety, glare, odour and light; and</p> <p>(d) traffic, parking, servicing and hours of operation.</p>	<p>AO2</p> <p>No acceptable outcome provided.</p>
Built form and scale	
<p>PO3</p> <p>Building and structure height does not exceed that shown on the Building height overlay map.</p> <p>OR</p> <p>Building height does not exceed a partial third storey where indicated on the Building height overlay map as having a building height of 9m</p>	<p>AO3</p> <p>No acceptable outcome provided.</p>
<p>PO4</p> <p>Free standing garages and car ports do not exceed a height of 3.5m.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>
<p>PO5</p> <p>Development positively contributes to its urban context by where built form:</p> <p>(a) enhances the character of the locality; reinforcing the planned character of the medium density, mostly permanent residential environment; and</p> <p>(b) creating an interesting, varied and attractive street environment;</p> <p>(c) responding to the streetscape, neighbouring buildings (existing and approved) and site conditions; and</p> <p>(d) is responsive responding appropriately to significant important local features and public views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces;</p> <p>(e) is orientated to -and- respond to the streetscape, neighbouring buildings (existing and approved) and site conditions; and</p> <p>(f) create an interesting, varied and attractive street environment;</p> <p>(d) provides an appropriate interface to surrounding higher and lower density residential environments.</p> <p>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.</p> <p>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.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>
<p>PO6</p> <p>Where not identified within the Light rail urban renewal</p>	<p>AO6</p> <p>Development provides minimum front, side and rear</p>

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Performance outcomes	Acceptable outcomes
<p>area overlay map, buildings and structures are sited and designed to:</p> <ul style="list-style-type: none"> (a) maximise access to natural ventilation; (b) allow light to penetrate into buildings, between buildings and down to the ground; (c) not cause undue adverse amenity impact to adjoining properties; (d) provide reasonable privacy to residents on adjoining lots; (e) reduce the width, bulk and scale of buildings proportionate to the site; (f) allow for off-street car parking; (g) achieve appropriate building separation in relation to building height with separation distances increasing with building height; and (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>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 to demonstrate compliance with this performance outcome.</p>	<p>setbacks and maximum site cover in accordance with Table 6.2.3-3: Setback and site cover requirements.</p> <p>OR</p> <p>Dwelling houses on rear lots are setback 3m from all boundaries and do not exceed a site cover of 50%.</p>

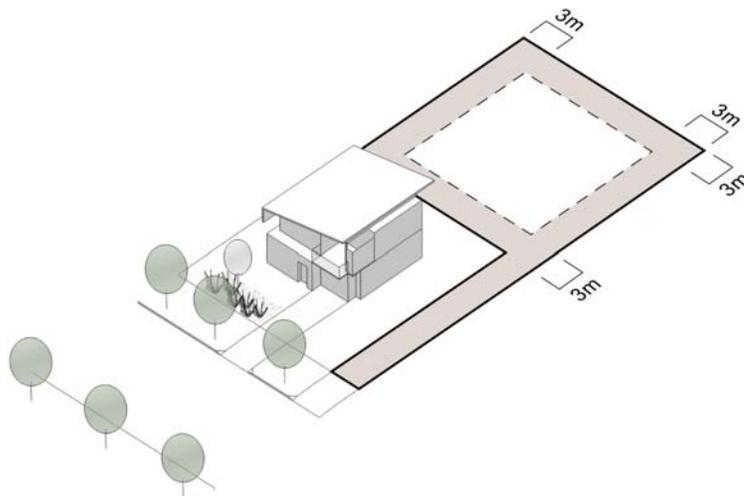


Figure 6.2.3-1
Illustration showing Medium density residential zone setback outcomes for dwelling houses on rear lots

<p>PO7 Development:</p> <ul style="list-style-type: none"> (a) avoids the appearance of continuous blank walls longer than 20 metres; (b) utilises building proportions, alignment, articulation and the modulation of building elements to breakdown the building bulk; (c) provides an engaging and human scale built form; and (d) avoids building lengths greater than 50 metres. <p>Note: Alignment is a change in building line of plus or minus 2 metres for a length not less than 4 metres.</p>	<p>A07 No acceptable outcome provided.</p>
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Performance outcomes	Acceptable outcomes
Subtropical design	
<p>PO8 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>AO8 No acceptable outcome provided.</p>
<p>PO9 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 microclimate control shade to buildings and private open space; and</p> <p>(e) reinforce a green streetscape character.</p>	<p>AO9 No acceptable outcome provided.</p>
<p>PO10 <u>Development provides deep planting that:</u></p> <p>(a) <u>has an area proportionate to the site area which supports mature tree growth;</u></p> <p>(b) <u>softens the impact of buildings and hardstand areas;</u></p> <p>(c) <u>provides natural shade;</u></p> <p>(d) <u>retains assessable vegetation where possible; and</u></p> <p>(e) <u>is open to the sky</u></p>	<p>AO10.1 <u>Development provides deep planting areas that are:</u></p> <p>(a) <u>a minimum of 15% of the site area; or</u></p> <p>(b) <u>a minimum of 10% of the site area if existing assessable vegetation is retained in the deep planting area.</u></p> <p>AO10.2 <u>Deep planting areas are designed to be:</u></p> <p>(a) <u>a minimum width of 3m; and</u></p> <p>(b) <u>100% open to the sky.</u></p>
Density	
<p>PO10PO11 For Dwelling houses density is one Dwelling house per lot. OR Density does not exceed that shown on Residential density overlay map. OR Where not identified on the overlay map, density does not exceed one dwelling per 400m². OR For Residential care facilities and Retirement facilities there is no performance outcome provided. OR For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m².</p>	<p>AO10AO11 No acceptable outcome provided.</p>
<p>PO11PO12 Calypso Bay precinct The cumulative density (as a consequence of any material change of use or reconfiguring of a lot application) of this precinct and the Calypso Bay precinct in the Low density residential zone does not exceed 1852 dwellings. Development proposals do not comprise the achievement of other parts of this precinct being developed in accordance with the zone. Note: A reconciliation table is to be provided to Council</p>	<p>AO11AO12 Calypso Bay precinct No acceptable outcome provided.</p>

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Comment [OCOP6]: Submission/s

Performance outcomes	Acceptable outcomes																		
<p>identifying the proposed and total dwellings in this precinct and the Calypso Bay precinct in the Low density residential zone.</p> <p>Sufficient density reserves should be demonstrated to show that balance land can be developed consistent with the zone and precinct intent.</p>																			
Lot design (for subdivision only)																			
<p>PO12PO13</p> <p>Lot size and configuration supports a mix and variety of housing forms envisaged in the zone.</p> <p>Note: PO13 does not apply to the creation of small lots where associated with an existing residential building.</p>	<p>AO12AO13.1</p> <p>Where the site is not mapped on the Residential density overlay map the minimum lot size is 400m².</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>400m²</td> </tr> <tr> <td>RD2</td> <td>300m²</td> </tr> <tr> <td>RD3</td> <td>250m²</td> </tr> <tr> <td>RD4</td> <td>200m²</td> </tr> <tr> <td>RD5</td> <td>125m²</td> </tr> <tr> <td>RD6</td> <td>No minimum</td> </tr> <tr> <td>RD7</td> <td>No minimum</td> </tr> <tr> <td>RD8</td> <td>No minimum</td> </tr> </tbody> </table> <p>Note: 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 ²	RD2	300m ²	RD3	250m ²	RD4	200m ²	RD5	125m ²	RD6	No minimum	RD7	No minimum	RD8	No minimum
Residential density overlay map designation	Minimum lot size																		
RD1	400m ²																		
RD2	300m ²																		
RD3	250m ²																		
RD4	200m ²																		
RD5	125m ²																		
RD6	No minimum																		
RD7	No minimum																		
RD8	No minimum																		
Lot design within the Ridges and Significant Hills Protection Overlay area (for subdivision only)																			
<p>PO13PO14</p> <p>New lots proposed within the Ridges and significant hills protection overlay area:</p> <p>(a) support the intent of the Ridges and significant hills protection overlay code; and</p> <p>(b) address site constraints.</p>	<p>AO13AO14.1</p> <p>The minimum lot size is 600m².</p> <p>AO13AO14.2</p> <p>Minimum road frontage is 17m.</p> <p>OR</p> <p>Minimum road frontage is 4.5m for a rear lot.</p>																		
Housing need and choice																			
<p>PO14PO15</p> <p>Development provides a mix of housing sizes and affordability outcomes to meet housing needs.</p>	<p>AO14AO15</p> <p>No acceptable outcome provided.</p>																		

Table 6.2.3-3: 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 Medium density residential zone.

Note: Setbacks and site cover 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.

Note: Where proposed building height is greater than 33m, reference should be made to the setback, site cover and floor plate requirements in the High density residential zone code for buildings of this height.

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
Buildings up to 9m in height (on lots equal to or greater than 400m²)	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			

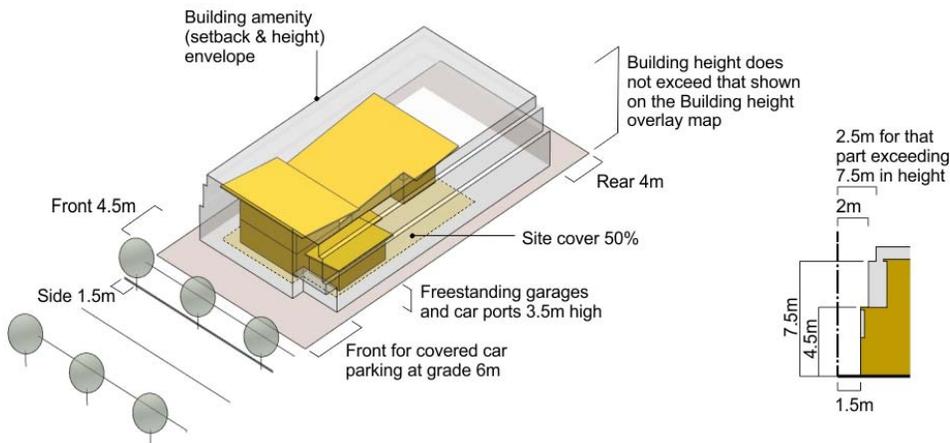
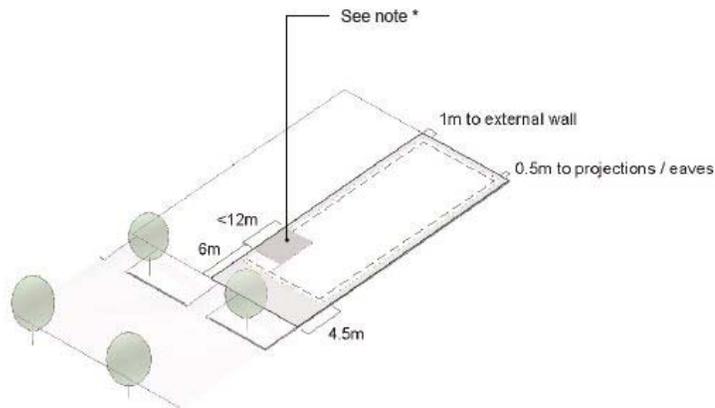


Figure 6.2.3-2
Illustration showing buildings up to 9m in height contained within building amenity envelope

Buildings up to 9m in height (on lots less than 400m²)	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 including projections up to 2m)	0.5m to outermost projection 0m to class 10 building and/or non-habitable room where: (a) located along a southern or western boundary; (b) a maximum length of 12m where no single part exceeds 6m in		

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



* For Class 10 buildings and/or non-habitable rooms, 0m setback permitted - subject to design criteria

Figure 6.2.3-3

Illustration showing setbacks for buildings up to 9m in height on lots less than 400m²

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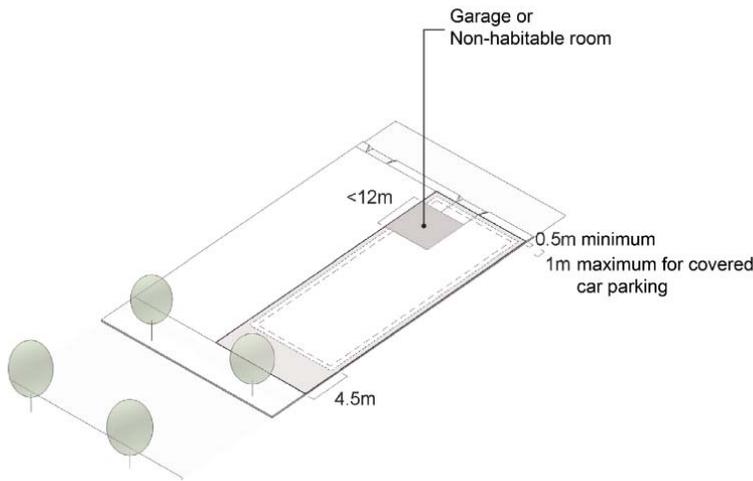


Figure 6.2.3-4

Illustration showing rear lane setbacks for buildings up to 9m in height on lots less than 400m²

Buildings greater than 9m and up to 16m in height	4m	3m	4m	60%	Double the applicable side setback
	For covered car parking at grade: 6m				

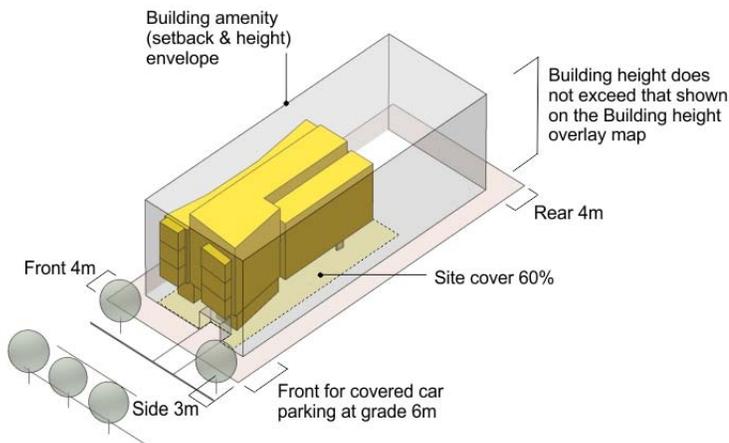


Figure 6.2.3-5

Illustration showing buildings greater than 9m and up to 16m in height contained within building amenity envelope

Buildings greater than 16m and up to 33m in height	4m	4m	4m	50%	Double the applicable side setback
	For covered car				

Development Category	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Site Cover	Setbacks between on-site habitable buildings (where not attached)
	parking at grade: 6m				

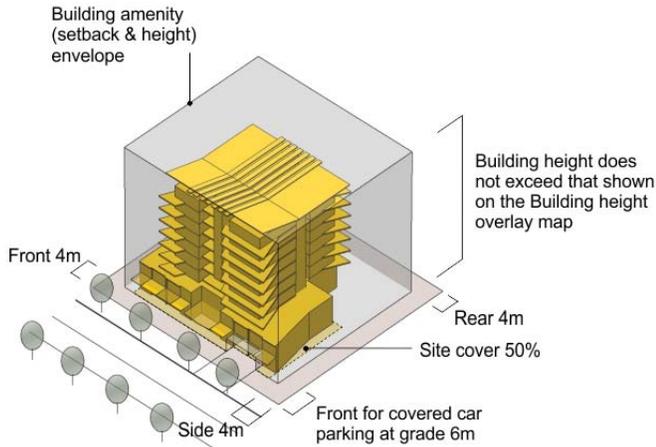


Figure 6.2.3-6

Illustration showing buildings greater than 16m and up to 33m in height contained within building amenity envelope

<p>All ancillary structures up to 9m in height; and Buildings associated with communal open space up to 9m in height</p>	4m	For that part up to 4.5m in height: 1.5m	Applicable development category identified in this table	NA
		For that part between 4.5m – 7.5m in height: 2m		
		For that part exceeding 7.5m: 2.5m		