6.2.1.2 Low-medium density residential zone code

1. The purpose of the low-medium density residential zone is to provide for:
2. a variety of [dwelling](Definitions.docx#Dwelling) types, including [dwelling houses](Definitions.docx#DwgHse) and low to medium density [multiple dwellings](Definitions.docx#Multiple); and
3. [community uses](Definitions.docx#CommunityUse), and [small-scale](Definitions.docx#SmallScale) services, facilities and infrastructure, to support local residents.

Note—Land in the [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) 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 [Traditional building character overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) 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](Definitions.docx#Multiple) 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](Definitions.docx#Multiple).

Editor's note—Many sites in the 2 or 3 [storey](Definitions.docx#Storey) mix zone precinct of the [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) are currently identified on the [Traditional building character overlay map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). It is intended that over time the [Traditional building character overlay map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) be reviewed, and that these sites be included in either the [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or be removed from the [Traditional building character overlay map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). Until such time, these sites are afforded the same degree of protection and character design consideration as any other site within the [Traditional building character overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).

1. The purpose of the zone will be achieved through overall outcomes for:
2. zone role;
3. development location and uses;
4. development form;
5. the following zone precincts:
6. 2 storey mix zone precinct;
7. 2 or 3 storey mix zone precinct;
8. Up to 3 storeys zone precinct.
9. Zone role overall outcomes are:
10. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
11. [Theme 2: Brisbane’s outstanding lifestyle](Part3Theme2.docx) and [Element 2.2 – Brisbane’s housing and accommodation choices](Part3Theme2.docx#Part343Element22);
12. [Theme 5: Brisbane’s CityShape](Part3Theme5.docx), [Element 5.3 – Brisbane’s Major Centres](Part3Theme5.docx#Part374BrisMajorCentres) and [Element 5.5 – Brisbane’s Suburban Living Areas and Element](Part3Theme5.docx#Part376BrisSubLivAreas) [5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors](Part3Theme5.docx#Part379BrisGrowthNodes).
13. Development location and uses overall outcomes are:
14. Development comprises a mix of low and low-medium rise, low-medium density residential development.
15. Development allows for urban consolidation and better use of physical and social infrastructure.
16. Development supports the creation of a walkable neighbourhood with the potential for residents to live within [walking distance](Definitions.docx#WalkingDistance) of regular public transport, nearby centres, recreational opportunities and [community facilities](Definitions.docx#CommunityFacilities), and reduces vehicle-based trips to work, [shops](Definitions.docx#Shop) or centres.
17. Development provides for co-existence of [dwelling houses](Definitions.docx#DwgHse), [dual occupancies](Definitions.docx#DualOcc) or [multiple dwellings](Definitions.docx#Multiple).
18. Development retains an existing [dwelling house](Definitions.docx#DwgHse) that is located on land within the [Traditional building character overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping), [Heritage overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or [Pre-1911 building overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).
19. Development for alternative housing types, such as [rooming accommodation](Definitions.docx#RoomAccom), a [residential care facility](Definitions.docx#ResidentialCare) or a [retirement facility](Definitions.docx#RetirementFac) together with ancillary convenience activities and allied services ([care co-located uses](Definitions.docx#CareColocated)), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:
20. meets amenity expectations of residents;
21. meets the bulk and [building height](Definitions.docx#BuildingHeight) requirements of the [Multiple dwelling code](MultipleDwellingCode.docx) or any applicable neighbourhood plan and is not adjoining a [dwelling house](Definitions.docx#DwgHse) if [rooming accommodation](Definitions.docx#RoomAccom) for 6 persons or more;
22. meets the bulk and [building height](Definitions.docx#BuildingHeight) requirements of the [Retirement and residential care facility code](ResidentialCareCode.docx) if a [residential care facility](Definitions.docx#ResidentialCare) or [retirement facility](Definitions.docx#RetirementFac).
23. Development for complementary residential accommodation options including [short-term accommodation](Definitions.docx#Shortterm) support, and meet the needs of visitors to, nearby destinations such as [hospitals](Definitions.docx#Hospital) and is located in highly accessible locations fronting an [arterial](Definitions.docx#ArterialR) or [suburban road](Definitions.docx#SuburbanR) 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.
24. Development for a [relocatable home park](Definitions.docx#Relocatable) or [tourist park](Definitions.docx#Touristpark) may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 [storey](Definitions.docx#Storey) mix zone precinct to provide housing diversity.
25. Development for a [dwelling unit](Definitions.docx#DwgUnit) may occur as part of a non-residential use.
26. 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.
27. Development for an [active frontage use](Definitions.docx#ActiveFrontageUse) on land within the [Active frontages in residential zones overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) is to comply with the [Active frontages in residential zones overlay code](ActiveFrontagesOC.docx).
28. Development for [commercial character building activities](Definitions.docx#ComCharBldgActivities) on land within the [Commercial character building overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) is to comply with the [Commercial character building (activities) overlay code](CommercialCharActivitiesOC.docx).
29. Development for a compatible and individual [small-scale non-residential use](Definitions.docx#SmallScale) which is a [community care centre](Definitions.docx#CommunityCare), [community use](Definitions.docx#CommunityUse), [health care service](Definitions.docx#HealthCare), [office](Definitions.docx#Office), [shop](Definitions.docx#Shop) or [veterinary service](Definitions.docx#Vet) (together with any associated [caretaker’s accommodation](Definitions.docx#Caretakers) or [dwelling unit](Definitions.docx#DwgUnit)) where not on land within the [Commercial character building overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or the [Active frontages in residential zones overlay](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping), is to:
30. have a [gross floor area](Definitions.docx#GFA) of less than 250m2;
31. serve local residents' day-to-day needs;
32. not undermine the viability of a nearby centre.
33. 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](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) map or where located in two or more adjoining [commercial character buildings](Definitions.docx#CommCharBuilding).
34. Development for a [home-based business](Definitions.docx#HomeBasedBus) may operate in a [dwelling house](Definitions.docx#DwgHse), [dual occupancy](Definitions.docx#DualOcc) or [multiple dwelling](Definitions.docx#Multiple) and is of a scale and nature that protects the amenity of adjoining residents.
35. Development for any other non-residential use serves a local [community facility](Definitions.docx#CommunityFacilities) need only such as a [childcare centre](Definitions.docx#Childcare) or a [substation](Definitions.docx#Substation).
36. Development form overall outcomes are:
37. Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the [site](Definitions.docx#Site) within the [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.
38. Development provides for a building to have a [building height](Definitions.docx#BuildingHeight) and bulk that responds to:
39. the nature of adjoining [dwellings](Definitions.docx#Dwelling);
40. [site](Definitions.docx#Site) characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining [dwellings](Definitions.docx#Dwelling).
41. Development provides for [setbacks](Definitions.docx#Setback) which suitably buffer a residential use from an activity in an adjoining non-residential zone.
42. Development supports a subtropical character by ensuring that:
43. the building form, spacing, orientation and design ensure [dwellings](Definitions.docx#Dwelling) are well designed and sensitive to the city’s climate;
44. residents on the [site](Definitions.docx#Site), as well as residents of existing or future [dwellings](Definitions.docx#Dwelling) on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.
45. Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the [dwellings](Definitions.docx#Dwelling), provides spaces for outdoor activity areas and encourages outdoor living.
46. 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](Definitions.docx#DwgHse) or [dual occupancy](Definitions.docx#DualOcc)) which provides surveillance and encourages activation of [parks](Definitions.docx#Park) and streets.
47. Development provides for a residential [dwelling](Definitions.docx#Dwelling) that fronts a heavily trafficked road or other noise source to be:
48. suitably located and orientated on the [site](Definitions.docx#Site);
49. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.
50. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by [overlays](Part8Overlays.docx) affecting the [site](Definitions.docx#Site) or in [codes](Part9Developmentcodes.docx) applicable to the development.
51. 2 storey mix zone precinct overall outcomes are:
52. Development comprises a mix of [dwelling](Definitions.docx#Dwelling) types including [dwelling houses](Definitions.docx#DwgHse), 2 [storey](Definitions.docx#Storey) low rise [multiple dwellings](Definitions.docx#Multiple) (such as row houses) and [dual occupancy](Definitions.docx#DualOcc) 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.
53. Development of low-rise, low-medium density residential buildings:
54. are predominantly 1 or 2 [storeys](Definitions.docx#Storey) in height;
55. are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors;
56. provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population;
57. are in areas that are often surrounded by low density detached housing in the [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).
58. Development for a residential use other than a [dwelling house](Definitions.docx#DwgHse) makes a deliberate contribution to diversifying the housing stock available to suit residents at all life- cycle stages.
59. Development of a new residential use other than a [dwelling house](Definitions.docx#DwgHse), such as a [multiple dwelling](Definitions.docx#Multiple) or [dual occupancy](Definitions.docx#DualOcc), has a built form and design that is:
60. consistent with the character of a low density detached house style residential environment of 1 or 2 [storeys](Definitions.docx#Storey);
61. suited to smaller lot sizes.
62. Development incorporates a height and [setback](Definitions.docx#Setback) that provide a sensitive transition at the edge of the [site](Definitions.docx#Site) to adjoining [dwelling houses](Definitions.docx#DwgHse), ensuring that development is compatible in scale with adjoining [dwelling houses](Definitions.docx#DwgHse), both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of [amenity](Definitions.docx#Amenity) and privacy to adjoining [dwellings](Definitions.docx#Dwelling).
63. 2 or 3 storey mix zone precinct overall outcomes are:
64. Development comprises a mix of [dwelling](Definitions.docx#Dwelling) types including [dwelling houses](Definitions.docx#DwgHse), 2 to 3 [storey](Definitions.docx#Storey) low rise [multiple dwellings](Definitions.docx#Multiple) (such as apartments and row houses) and [dual occupancy](Definitions.docx#DualOcc), to provide housing diversity and a sensitive transition both to adjoining sites that contain [dwelling houses](Definitions.docx#DwgHse) and between busier roads or centres and lower density residential areas.
65. Development of low-medium rise, low-medium density residential buildings:
66. are of predominantly 2 [storeys](Definitions.docx#Storey), or of up to 3 [storeys](Definitions.docx#Storey) in height where located within easy walking distance of a public transport node;
67. are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations.
68. Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house.
69. Development design, height and [setbacks](Definitions.docx#Setback) provide a sensitive transition at the edge of the [site](Definitions.docx#Site) to an adjoining [dwelling house](Definitions.docx#DwgHse) or land in a lower density zone or zone precinct.
70. Development for a residential use other than for a dwelling house incorporates [setbacks](Definitions.docx#Setback) and landscaping which contribute to a cohesive and compatible human-scale streetscape.
71. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.
72. Up to 3 storeys zone precinct overall outcomes are:
73. Development comprises predominantly 3 [storey](Definitions.docx#Storey) low-medium rise [multiple dwellings](Definitions.docx#Multiple) (such as apartments and row houses) in [Growth Nodes on Selected Transport Corridors](Part3Theme5.docx#Part379BrisGrowthNodes) 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.
74. Development of low-medium rise, medium density residential buildings:
75. are predominantly (but no more than) 3 [storeys](Definitions.docx#Storey) in height;
76. are 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.
77. Development incorporates a height and [setback](Definitions.docx#Setback) that:
78. provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts;
79. responds to the existing and intended uses and built form in each particular adjoining zone.
80. [Dwellings](Definitions.docx#Dwelling) are a mix of apartment and row-house style [multiple dwellings](Definitions.docx#Multiple) which are of a scale and bulk that enable the building to co-exist comfortably with existing [dwelling houses](Definitions.docx#DwgHse) and [dual occupancy](Definitions.docx#DualOcc) uses.
81. Development for a [multiple dwelling](Definitions.docx#Multiple) or [dual occupancy](Definitions.docx#DualOcc) incorporates [setbacks](Definitions.docx#Setback) and landscaping which contribute to a cohesive and compatible human-scale streetscape.
82. 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 smaller building envelope than in the [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping), 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](Part3Theme5.docx#Part379BrisGrowthNodes).