

# Zone: Medium Density Residential

This Code applies to development where the Code is identified as applicable in the table of assessment for the Medium Density Residential Zone and development is within the Medium Density Residential Zone as identified on the Zoning maps contained within Schedule 2.

When using this Code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

## PURPOSE

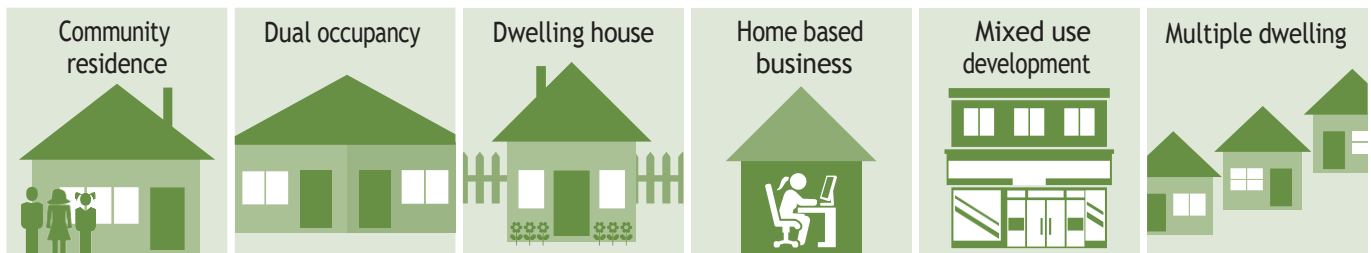
The purpose of the Medium Density Residential Zone Code is to provide for Medium Density Multiple Dwellings supported by community uses and small scale services and facilities that cater for local residents.

The overall outcomes sought for the Medium Density Residential Zone Code are as follows:

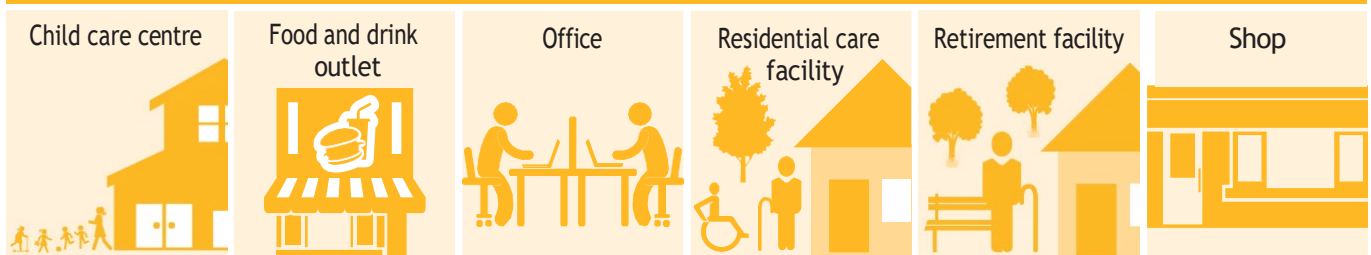
1. Low to medium-rise residential development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.
2. Mixed use development is supported where identified as a mixed use on the applicable zoning map in Schedule 2.
3. Home bases business activities may occur where these activities meet the daily needs of the immediate residential catchment and the business activity is ancillary to the residential use and does not negatively impact upon the residential amenity of the area.
4. Development provides for quality urban design outcomes that are complementary to and consistent with the existing scale, intensity, character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities. Higher density developments are in close proximity to public open space, Centre Zones and provide sufficient private open space to meet the private recreation needs of residents.
5. Community facilities, open space and recreation uses which directly support the local community are facilitated. It is expected, that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.
6. Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and child care facilities) and where the character and residential amenity is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate Zones, such as Centre Zones. In some locations it may be appropriate for non-residential uses to be clustered together as part of a mixed use development, however the scale of the development and the associated hard surfaces will be limited in order to minimise impacts on residential character and amenity. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.
7. Non-residential development, with the exception of a mixed use development, does not compromise the viability, role and/or functioning of higher order centres as outlined within the Western Downs activity centre network.
8. A minimum residential density of 25 dwellings per hectare is achieved and development has a low to medium rise built form of up to two (3) storeys in height and six (6) storeys in height in areas identified as mixed use on the applicable zoning map in Schedule 2.
9. A maximum residential density of 50 dwellings per hectare is achieved.
10. Any proposed reconfiguring of lots must facilitate allotments to ensure that battleaxe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
11. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Medium Density Residential Zone.
12. Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
13. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
14. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CEPTED).
15. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.
16. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
17. Where development is not consistent with the purpose and intent of the Medium Density Residential Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.

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## WE WOULD LIKE TO SEE



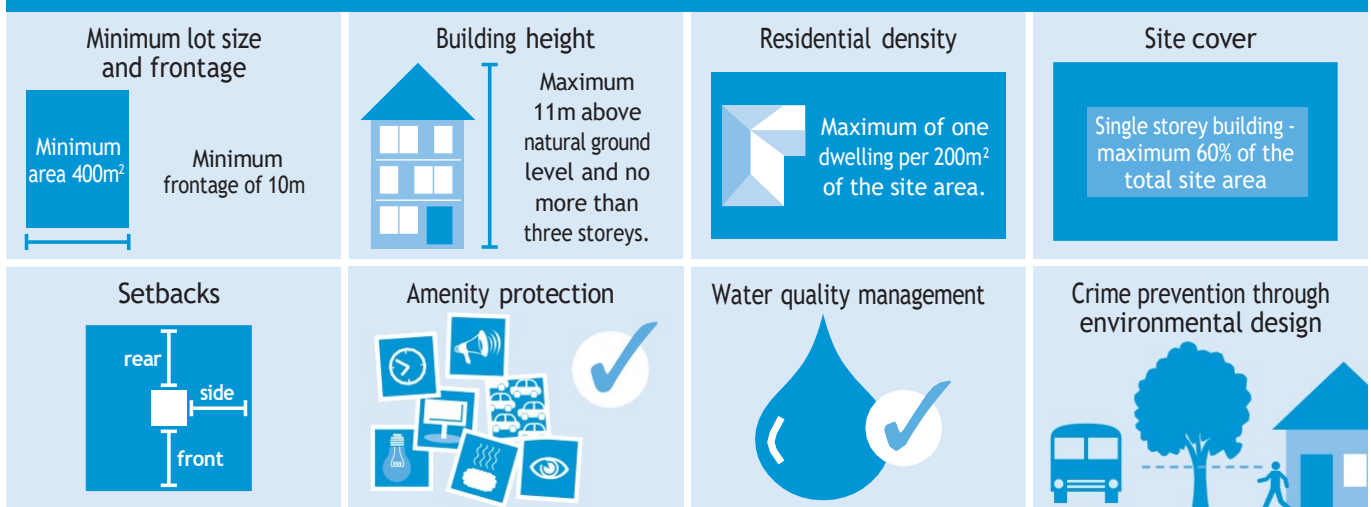
## WE WILL CONSIDER



## WE WOULD PREFER NOT TO SEE



## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS



## FOR MORE INFORMATION

Visit: [www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au)  
 Contact: Planning Dept on (07) 4679 4000  
 Email: [info@wdrc.qld.gov.au](mailto:info@wdrc.qld.gov.au)  
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

