

6.2.9 Medium Density Residential Zone Code

Table 6.2.9.1 - Medium density residential zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
Building height		
PO1 A low-rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises.	AO1.1 Development has a maximum building height of 11 metres above natural ground level and no more than three (3) storeys.	
	AO1.2 Development has a maximum building height of 20 metres above natural ground level and no more than six (6) storeys where identified in a mixed use area.	
Accommodation density		
PO2 Accommodation and residential density is consistent with the prevailing character and density of the locality.	AO2.1 Residential density is a maximum of one dwelling per 400m ² of the site area.	
	AO2.2 Accommodation density is a maximum of one accommodation unit per 200m ² of the site area.	
	AO2.3 Development is for a dwelling house and includes building work or minor building work with a maximum additional gross floor area of 50m ² .	
	AO2.4 Accommodation density is a maximum of one accommodation unit per 100m ² of the site area or 100 bedrooms per net hectare.	

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Site cover		
<p>PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of:</p> <ul style="list-style-type: none"> (a) private open space; and (b) landscaping. 	<p>AO3.1 Site cover is a maximum of:</p> <ul style="list-style-type: none"> (a) for a single storey building - 60% of the total site area; (b) for a two (2) storey building - 50% of the total site area; (c) for a three (3) storey or more building - 40% of the total site area; or (d) unless a Development Code provides an alternative maximum site cover. 	
	<p>AO3.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note- A03.2 excludes balconies and verandahs where connected to a dwelling.</p>	
Setbacks		
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>Where for a Dwelling House AO4.1 The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</p>	
	<p>Where for all other uses AO4.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p>	
	<p>AO4.3 Buildings and structures have a minimum setback of 4 metres to the secondary road frontage.</p>	

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	<p>AO4.4 Buildings and structures have minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres where the height of that part is 4.5 metres or less; and (b) 2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and (c) 2.5 metres where the height of that part is greater than 7.5 metres. 	
Mixed use development		
<p>PO5 Mixed use development promotes active frontages and provides high standards of amenity, privacy and security for residents and visitors.</p>	<p>Where part of a Mixed Use Development AO5.1 Dwellings are located in a storey above any storey at ground level.</p>	
	<p>AO5.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p>	
	<p>AO5.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p>	
	<p>AO5.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non- residential building users.</p>	
	<p>AO5.5 Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed 	

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	service yards or courtyards; (b) limiting service vehicle loading and unloading to between the hours of: <ul style="list-style-type: none"> i. 7.00am and 6.00pm Monday to Friday; ii. 8.00am and 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures	
For assessable development (code, code (fast tracked) and impact)		
Amenity protection		
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	AO6 No acceptable outcome.	

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<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO7 No acceptable outcome.</p>	
Water quality management		
<p>PO8 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO8 No acceptable outcome.</p>	
<p>PO9 Development achieves the storm water management design objectives specified in Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO9 Development achieves objectives as specified in Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives</p>	
<p>PO10 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO10 No acceptable outcome.</p>	

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PO11 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO11 No acceptable outcome.	

Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for < 12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed area open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.