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### Medium density residential zone code

#### Application

This code applies to development:-

1. within the Medium density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
2. identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Medium density residential zone is to provide for:-
2. medium density multiple dwellings; and
3. community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor’s note—the zone includes two precincts, being Precinct MDRZ1 (Bundaberg West medical/health hub) and Precinct MDRZ2 (Barolin Street office precinct), that also provide for particular business and community activities.

1. The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-
	1. development provides for a range and mix of low and medium density residential dwelling choices and forms, predominantly for permanent living;
	2. other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short-term accommodation and tourist parks may also be established in the zone;
	3. residential activities that provide short-term accommodation are located in areas that are highly accessible to tourists and travellers, whilst avoiding areas that are predominantly used for permanent living;
	4. limited non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
	5. the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
	6. development encourages and facilitates the efficient provision and use of physical and social infrastructure;
	7. development has a low-rise (up to three storeys) built form that is compatible with, and is sympathetic to, the existing and intended scale and character of the surrounding area, with non-residential built forms subservient to residential built forms in the locality;
	8. development is designed and located in a manner which makes a positive contribution to the streetscape and maintains a high level of residential amenity; and
	9. in addition to the overall outcomes for the zone generally:-
		1. development in **Precinct MDRZ1 (Bundaberg West medical/health hub)** provides for a cluster of medical, health care and allied services and facilities (including short-term accommodation) that complement and support the hospitals located in Bundaberg West; and
		2. development in **Precinct MDRZ2 (Barolin Street office precinct)** provides for small-scale business and community activities, predominantly in the form of offices and health care services, that take advantage of the precinct’s prominent location along a major entry road into the Bundaberg CBD.

#### Specific benchmarks for assessment

Table 6.2.2.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Residential uses*** |
| **PO1**Development provides for a compatible mix of predominantly low and medium density residential activities. | **AO1**Development provides for the following residential activities to occur in the Medium density residential zone:-1. Caretaker’s accommodation;
2. Dual occupancy;
3. Dwelling house;

Multiple dwelling;Relocatable home park;Residential care facility;Retirement facility;Rooming accommodation;Short-term accommodation; or1. Tourist park.
 | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**Short-term accommodation and tourist parks are located in tourism focus areas, within or adjacent to activity centres, or in other locations that are highly accessible and desirable to tourists or travellers, whilst avoiding locations that are predominantly used for permanent living. | **AO2**No acceptable outcome provided.  | Click and provide your representations. |
| ***Non-residential uses*** |
| **PO3**Except where otherwise provided for in a zone precinct, a limited range of non-residential activities may be established in the Medium density residential zone, provided that these activities:-1. directly support the day to day needs of the immediate residential community;
2. are of a small-scale and low intensity;
3. are compatible with the prevailing residential character and amenity of the local area;
4. wherever possible, are co-located with other non-residential uses; and
5. are accessible to the population they serve and are located on the major road network rather than local residential streets.

Note—such non-residential activities include community uses, emergency services, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities).Editor’s note—as provided for elsewhere in this code, a wider range of non-residential activities may be established in the identified zone precincts. | **AO3**No acceptable outcome provided.  | Click and provide your representations. |
| ***Building height and built form*** |
| **PO4**1. Residential development has a maximum building height of 3 storeys and 11m.
2. Non-residential development has a maximum building height of:-
	1. 2 storeys and 8.5m; or
	2. 3 storeys and 11m if located in Precinct MDRZ1 (Bundaberg West medical/health hub).
 | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| **PO5**Development has a built form and scale that is compatible with the existing and intended residential character of the zone, positively contributes to the streetscape and maintains or provides a high level of residential amenity.Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-1. adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;
2. privacy and overlooking impacts; and
3. building mass and scale as seen from neighbouring premises, and from the street.
 | **AO5**No acceptable outcome provided.  | Click and provide your representations. |
| **PO6**Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-1. the traditional Queensland ‘timber and tin’ architectural vernacular where located in a rural town or village; or
2. the Queensland ‘coastal beach’ vernacular where located in a coastal town or village.

Editor’s note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region. | **AO6**No acceptable outcome provided.  | Click and provide your representations. |
| ***Residential density*** |
| **PO7**Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity, within a low rise environment and consistent with available or planned infrastructure capacity. | **AO7**In sewered areas, development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.Editor’s note—lower net residential densities are likely to be achieved in unsewered areas, with the primary consideration being the need to treat and dispose of effluent on-site. | Click and provide your representations. |
| ***Amenity*** |
| **PO8**Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts. | **AO8**No acceptable outcome provided.  | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO9**Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO9**No acceptable outcome provided | Click and provide your representations. |
| **PO10**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO10**No acceptable outcome provided | Click and provide your representations. |
| ***Additional requirements for Precinct MDRZ1 (Bundaberg West medical/health hub)*** |
| **PO11**In addition to providing for low and medium density residential accommodation, development in Precinct **MDRZ1 (Bundaberg West medical/health hub)**:- 1. facilitates hospital expansion;
2. provides for a wide range of medical and health-related business and community activities that complement and support the nearby hospitals;
3. provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area;
4. is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and
5. provides a high level of accessibility, safety and permeability for pedestrians.
 | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for Precinct MDRZ2 (Barolin Street office precinct)*** |
| **PO12**In addition to providing for low and medium density residential accommodation, development in Precinct **MDRZ2 (Barolin Street office precinct)**:-1. provides for small-scale business and community activities predominantly in the form of offices and health care services;
2. provides for a limited range of ancillary business activities (e.g. small scale food and drink outlets such as take-away stores and coffee shops) which provide supporting services to the predominant uses in the precinct;
3. is accommodated in modern, well-designed buildings that contribute to an attractive and coherent streetscape and appropriately respond to the broader residential context and setting;
4. is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and
5. does not impact on the role and function of Barolin Street as a major entry road into the Bundaberg CBD.
 | **AO12**No acceptable outcome provided. | Click and provide your representations. |