



04/20 – Major Amendment
Medium Density Residential Code Review
Part 1: Medium Density Residential Zone Code
Adoption Version
Prepared by Redland City Council
September 2025



Note

- Yellow highlight denotes an addition or amended section.
- ~~Strikeout~~ denotes a deletion.

6.2.3 Medium density residential zone code

6.2.3.1 Application

This code applies to development:

- (1) within the medium density residential zone as identified on the zoning maps contained within 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).

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

6.2.3.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of multiple dwelling types.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the medium density residential zone consists predominantly of townhouses and apartments. Short term accommodation, retirement and residential care facilities may also be established;
 - (b) non-residential uses which provide a community service function or a local service such as a café, are only established where they are small scale, primarily serve the needs of the immediate locality, do not significantly detract from residential amenity, do not compromise the role of any centre and are provided as part of a mixed use development with residential, retirement or tourist accommodation;
 - (c) reconfiguration does not reduce lot sizes below 800m², unless the resultant lots are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space) or where a townhouse development has been designed to facilitate freehold titling;

Editor's note – small medium density residential zoned sites may need to be amalgamated or packaged into larger sites to facilitate well-designed, integrated and efficient multiple dwelling design outcomes.

- (d) individual apartment development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
- (e) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
- (f) development is generally two to three storeys in height, unless otherwise intended in a particular precinct;
- (g) buildings are set back from property boundaries to maintain an attractive streetscape character, protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
- (h) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form;
- (i) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
- (j) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
- (k) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;

- (l) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
- (m) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

- (n) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular medium density residential precincts:
- (a) Precinct MDR1: parkland living, Capalaba:
 - (i) buildings are orientated towards Capalaba Regional Park and encourage surveillance, access and views towards the park;
 - (ii) building height reinforces the role and vibrancy of Capalaba as a principal centre;
 - (iii) paths and landscape elements connect to the east-west pedestrian spine through Capalaba principal centre through to Capalaba Regional Park; and
 - (iv) development reinforces a low speed traffic environment within the precinct and extensive on-street car parking.



Figure 6.2.3.2.1—Precinct MDR1: parkland living, Capalaba

- (b) Precinct MDR2: Mount Cotton Road, Capalaba:
- (i) building height provides a transition in height between the principal centre and the surrounding residential environment, to minimise potential impacts of overshadowing and loss of privacy on adjoining sites.

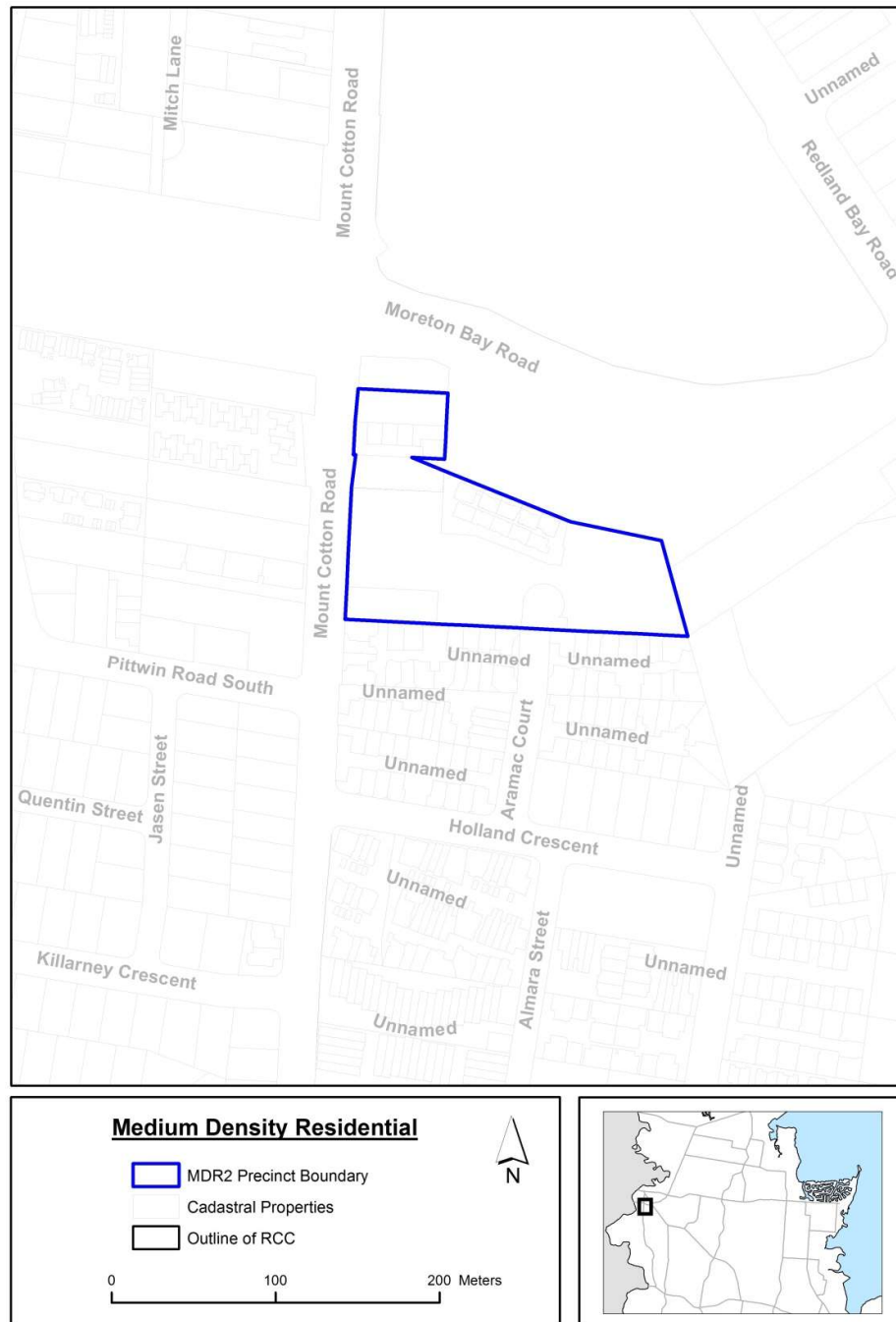


Figure 6.2.3.2.2—Precinct MDR2: Mount Cotton Road, Capalaba

- (c) Precinct MDR3: Shore Street East, Cleveland:
- (i) a slightly higher built form creates a focal point between Cleveland principal centre and Toondah Harbour; and
 - (ii) new development consolidates underutilised sites.

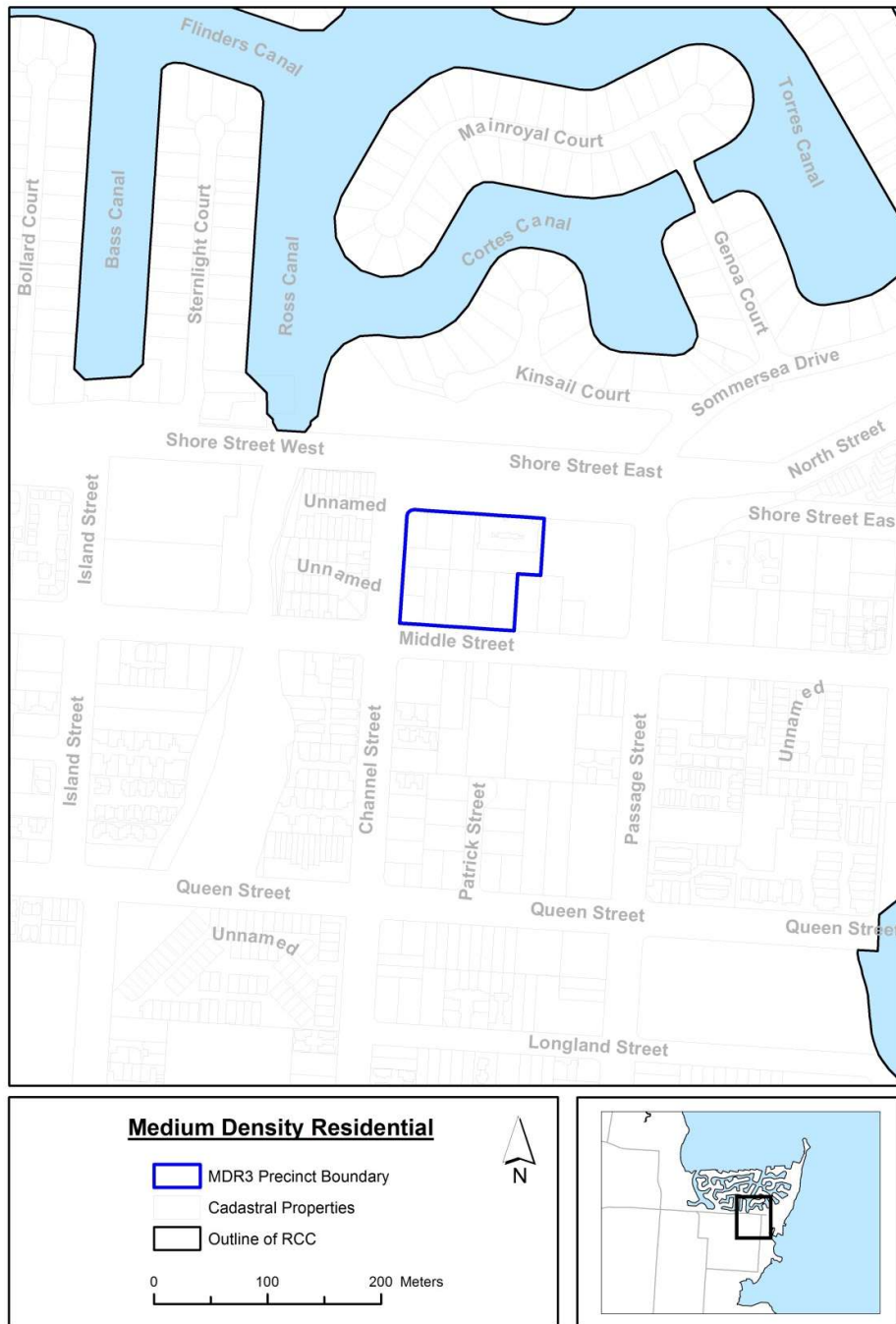


Figure 6.2.3.2.3—Precinct MDR3: Shore Street East, Cleveland

- (d) Precinct MDR4: Cleveland:
- (i) development assists in providing connections between Cleveland principal centre and the surrounding area;
 - (ii) building height reinforces the role and vibrancy of Cleveland as a principal centre and the connection between the centre and Toondah Harbour; and
 - (iii) new development consolidates underutilised sites.

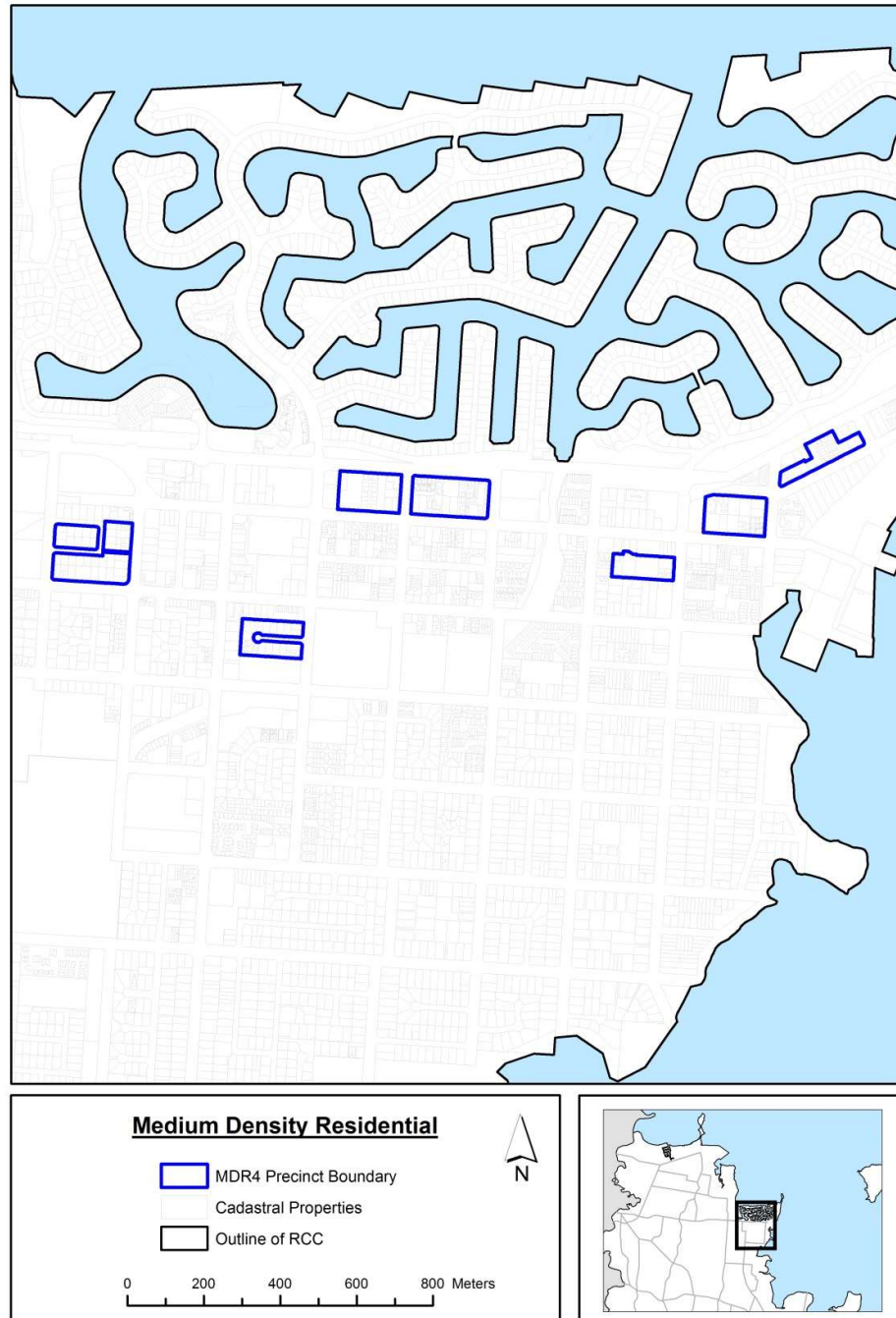


Figure 6.2.3.2.4—Precinct MDR4: Cleveland

- (e) Precinct MDR5: Esplanade, Redland Bay:
 - (i) development provides for a slightly higher built form which optimises the amenity provided by the bay-side location.



Figure 6.2.3.2.5—Precinct MDR5: Esplanade, Redland Bay

- (f) Precinct MDR6: South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
 - (iii) interim development does not compromise or constrain the potential for well designed future urban communities.

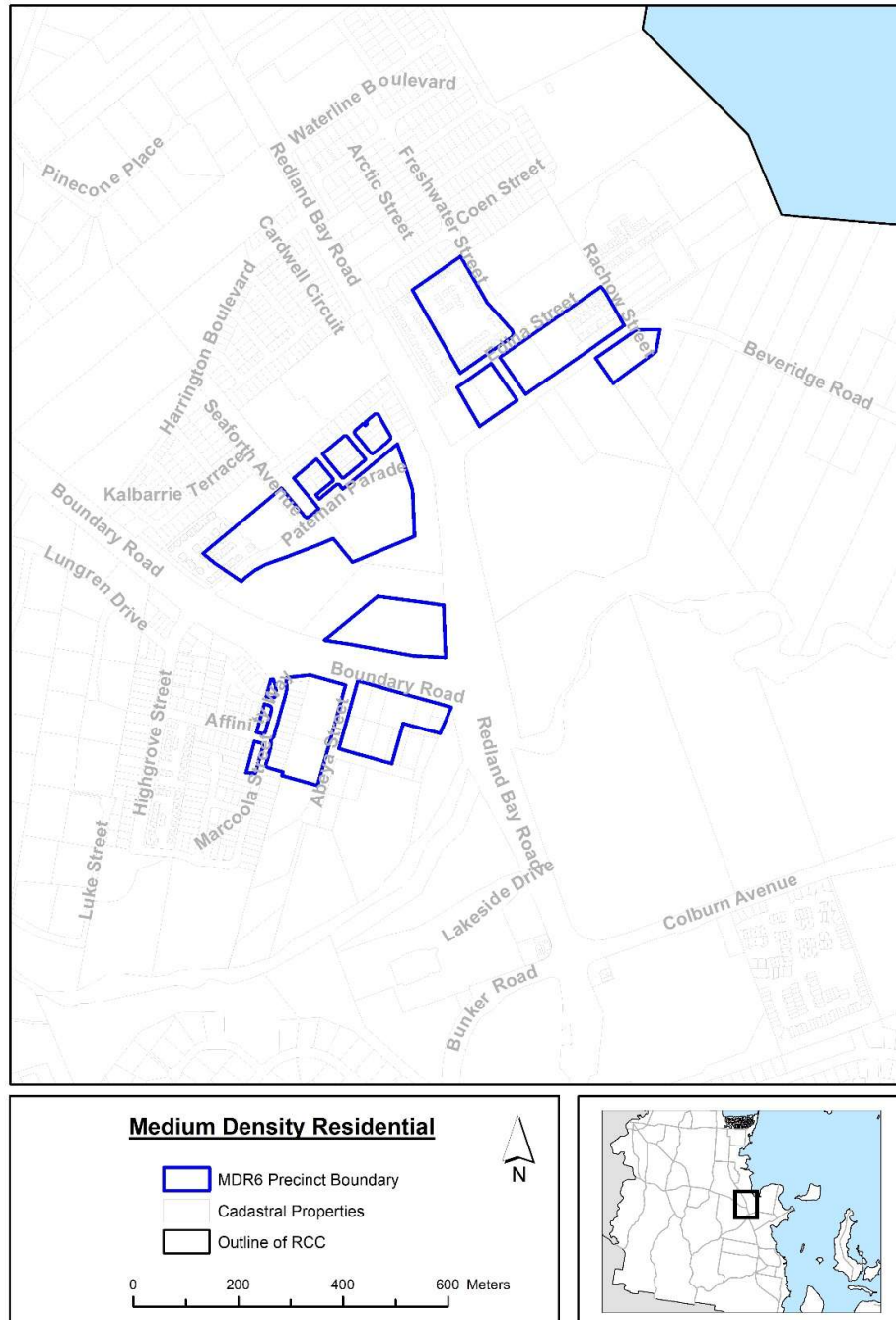


Figure 6.2.3.2.6—Precinct MDR6: South East Thornlands

- (g) Precinct MDR7: Erapah Creek, South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;

- (ii) development along Eprapah Creek provides for a slightly higher built form which optimises the amenity provided by the creek-side open space;
- (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
- (iv) interim development does not compromise or constrain the potential for well designed future urban communities.

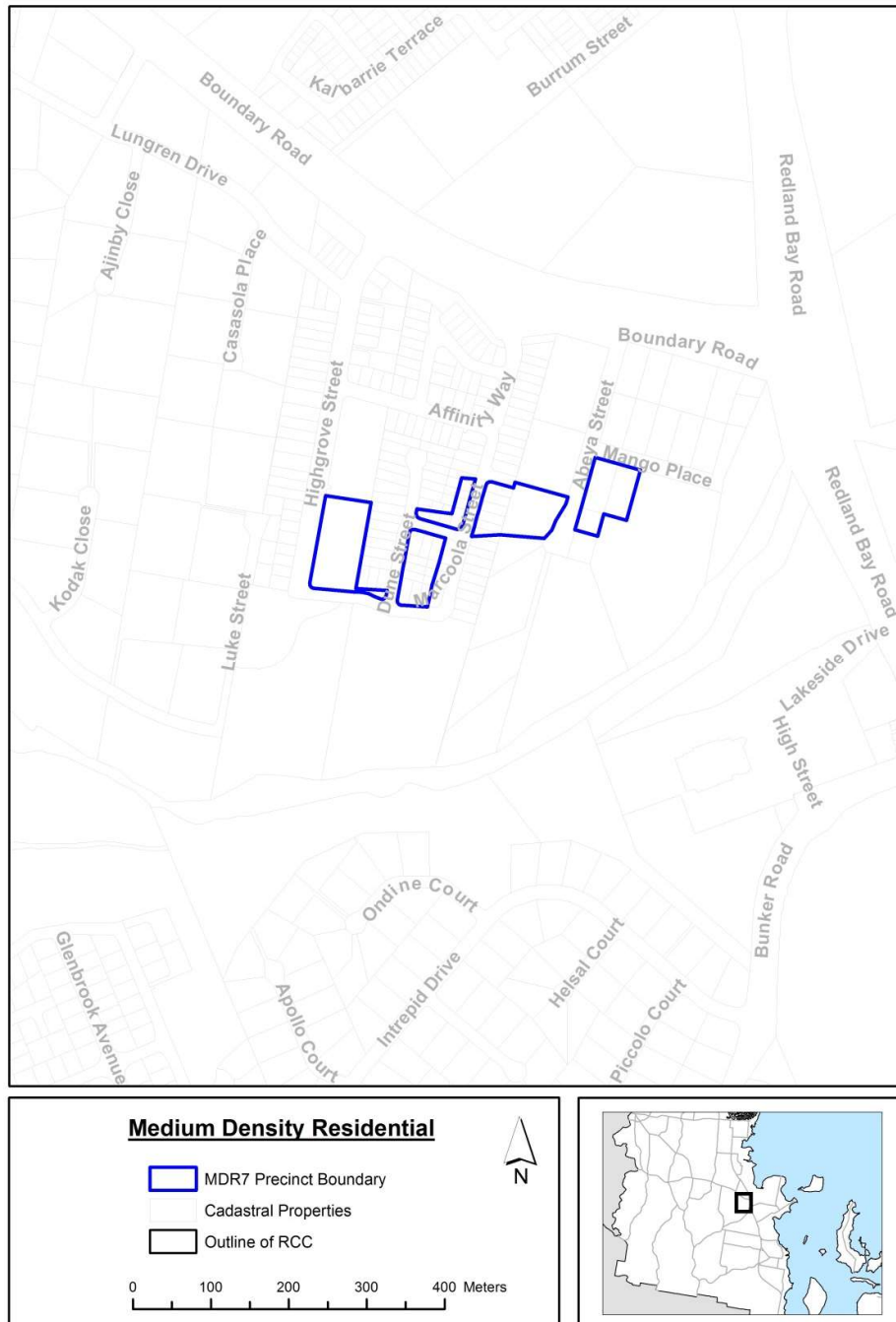


Figure 6.2.3.2.7—Precinct MDR7: Eprapah Creek, South East Thornlands

- (h) Precinct MDR8: Kinross Road and Boundary Road and precinct MDR9: Kinross Road:
 - (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 44 dwellings per hectare;
 - (ii) development provides for a high level of accessibility to nearby local centres and community facilities;
 - (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iv) development on land fronting Boundary Road and Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Boundary Road and Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Boundary Road and Panorama Drive;
 - (v) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

- (vi) development does not compromise or constrain the potential for well designed future urban communities;
- (vii) building height in precinct MDR8 Kinross Road and Boundary Road is compatible with that of surrounding residences.

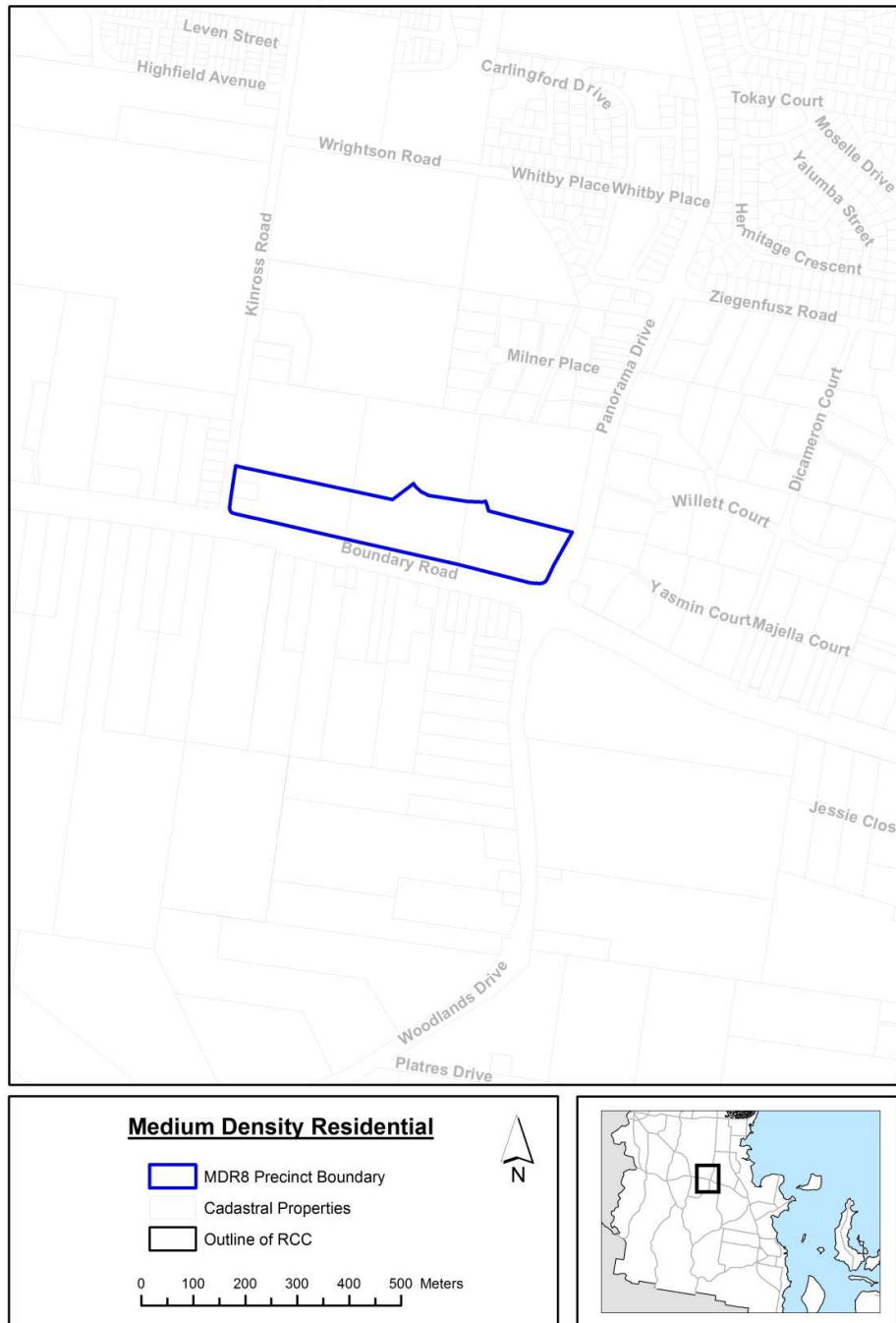


Figure 6.2.3.2.8—Precinct MDR8: Kinross Road and Boundary Road



Figure 6.2.3.2.9—Precinct MDR9: Kinross Road

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	AO1.1 A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development Note – Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.	
Non residential uses	
PO2 Non-residential uses occur only where they: (1) are for a food and drink outlet, community care centre or community use; (2) are designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale and primarily serve the immediate community; and (5) do not impact on the function of any nearby centre.	No acceptable outcome is nominated.
Short term accommodation	
PO3 Short term accommodation is located and designed to minimise conflicts with permanent residential development.	No acceptable outcome is nominated.
All residential development – communal and private open space	
PO4	AO4.1

Performance outcomes	Acceptable outcomes
Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that: (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration.	Communal open space is provided, where development involves: (1) an apartment development with 10 or more dwellings; (a) at a minimum rate of 15% of the site area or 100m² (whichever is greater) as communal open space; (b) has with a minimum dimension of 5m; and (c) communal open space can be provided at ground level, on rooftops, on podiums, by indoor recreational facilities, or a combination of these; and (2) a townhouse with 20 or more dwellings; (a) provides at a minimum rate of 5% of the site area or 50m² (whichever is greater) as communal open space; and (b) has a with a minimum dimension of 5m. AO4.2 A communal open space area is designed to: (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space ; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and

Performance outcomes	Acceptable outcomes
	(11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. Editor's note: landscaping provided in communal open space is separate from deep planting areas.
PO5 Development provides private open space that: (1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located and designed to enhance the liveability of residents.	AO5.1 For a ground floor dwelling, ground floor private open space is designed and located to: (1) be orientated to the street, where adjoining a street frontage for an apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum area of 16m² if a dwelling in a residential care facility; or (4) provide a minimum area of 25m² for all other dwellings; with: a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.

Performance outcomes	Acceptable outcomes
	AO5.2 For dwellings above ground level, private balconies are designed and located to: (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m² if a dwelling in a residential care facility; or (5) for all other dwellings: (a) a minimum area of 10m² for a 1 bedroom unit; or (b) a minimum area of 16m² for a two or more bedroom unit; with: a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours.
	AO5.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.
Apartment diversity	
PO6 Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.	No acceptable solution nominated.
Built form	
PO7 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level;	AO7.1 A development site has a minimum ~~site area and street frontage width of:~~ (1) site area of 800m² and a street frontage width of 20m for a building 3 storeys or less in height; or (2) site area of 1,000m² and a street frontage width of 20m for a building 4 storeys or greater in height.

Performance outcomes	Acceptable outcomes
(4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	
PO8 Development provides for interaction with the street and public spaces by: (1) providing non-residential uses, like a food and drink outlet, at ground level with direct and safe pedestrian access; or (2) providing dwellings or habitable rooms at ground level; and (3) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.	No acceptable solution nominated. Figure 6.2.3.3.6 illustrates.
PO9 Site cover: (1) is consistent with the intended medium density character of the area and immediate streetscape; (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable open space for residents; and (7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.	AO9.1 Site cover does not exceed : (a) 55% for an apartment development on a lot 800m² to 1000m²; or (b) 50% for an apartment development on a lot 1000m² or greater; or (c) 50% for a townhouse development. Editor's note: there is no acceptable outcome for development on a lot less than 800m². An application on a lot less than 800m² requires assessment against the site cover performance outcome. Editor's note: site cover for a townhouse designed for freehold titling is calculated as a proportion of the lot before reconfiguration.
PO10 Building height: (1) in precinct MDR1 parkland living, Capalaba, is mid-rise and provides a transition up to higher buildings within the principal centre;	A10.1 Building height does not exceed the maximum number of storeys or height set out in Table 6.2.3.3.2 Maximum building storeys and height. Editor's Note-Refer to Schedule 24 of the <i>Planning Regulation 2017</i> for the definition of storey.

Performance outcomes	Acceptable outcomes
(2) in precinct MDR2 Mount Cotton Road Capalaba, is mid-rise but steps down from the principal centre to low-rise residential areas south of Redland Bay Road; (3) in precinct MDR3 Shore Street East, Cleveland, is mid-rise but creates a focal point between Cleveland principal centre and Toondah Harbour; (4) in precinct MDR4 Cleveland, is mid-rise and reinforces the connection between Cleveland principal centre and Toondah Harbour; (5) in precinct MDR7 Eprapah Creek, South East Thornlands and precinct MDR5 Esplanade, Redland Bay, is mid-rise, accommodating a slightly higher built form than surrounding medium density residential zoned land; (6) in precinct MDR8 Kinross Road and Boundary Road, is low-rise and compatible with the height of surrounding residences; and (7) is up to three storeys (with a maximum height of 11.5m) in all other areas.	
PO11 Where building height over 13m 11.5m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.	AO11.1 Buildings: (1) within 10m of the common boundary have a building height no more than 13m 11.5m; and (2) within 20m of the common boundary have a building height no more than 6m greater than the intended building height on the adjoining site. Figure 6.2.3.3.1 illustrates.  Figure 6.2.3.3.1 —Height between adjoining development

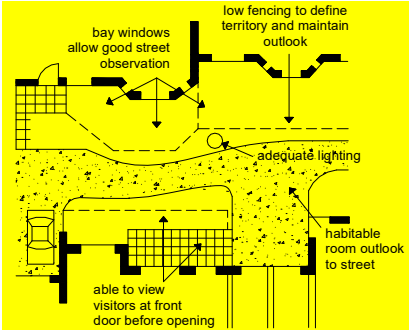
Performance outcomes	Acceptable outcomes
PO12 Front boundary setbacks (other than basements): (1) create an attractive, consistent and cohesive streetscape; (2) results in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.	AO12.1 The front boundary setback is a minimum of: (1) 3m to the building wall and 5.5m for garage doors for a townhouse development with front street access; or (2) 3m to the building wall for a townhouse development with rear lane access; or (3) 4m to balcony, eaves, awning or the like and 6m to building wall for an apartment development; Figure 6.2.3.3.5 illustrates.
PO13 Side and rear boundary setbacks: (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen	AO13.1 The side boundary setback: (1) ~~provides that a built to boundary wall does not exceed 4.5m in height and 9m in length along any one external boundary for a townhouse development;~~ and (2) ~~otherwise~~ for a townhouse development, is a minimum of: (a) 1.5m for a building wall up to 4.5m high; (b) 2m for a wall up to 8.5m high; (c) 2m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m; or (3) for apartment development on a lot 800m² to 1000m², is a minimum of 3m to a balcony or the building wall; or (4) for apartment development on a lot greater than 1000m², is a minimum of 4m to a balcony or the building wall. Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks

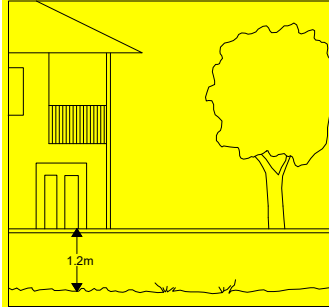
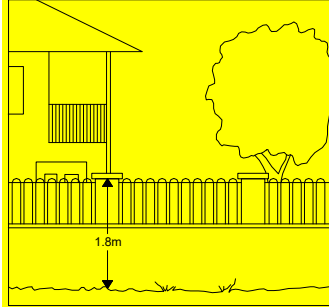
Performance outcomes	Acceptable outcomes
buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site. AO13.2 The rear boundary setback is: (1) for a townhouse development a minimum of 3m; or (2) for apartment development on a lot 800m² to 1000m², a minimum of 5m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m², a minimum of 6m to a balcony or the building wall.
PO14 Basements: (1) are located outside of deep planting areas; (2) are designed to integrate into the building façade and landscape design to minimise visual impacts on the streetscape; and (3) provide for natural ventilation.	No acceptable outcome is nominated.
PO15 Buildings are designed to: (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces; (4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation; (6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (9) articulate building entrances and openings.	No acceptable outcome is nominated. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates
PO16 Development ensures that: (1) corner sites address both street frontages; and	No acceptable outcome is nominated. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.

Performance outcomes	Acceptable outcomes
(2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.	
PO17 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	AO17.1 Services and related structures (such as electricity transformers, fire hydrant and booster assemblies.) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street. Figure 6.2.3.3.7 illustrates.
PO18 A main pedestrian entrance is provided for an apartment building that connects the street with the building and: (1) is separated from the vehicle entry; (2) provides safe and convenient access to the building for pedestrians, with crime prevention principles incorporated, to eliminate concealment areas and visually delineate the public and private spaces; and (3) includes an entry treatment that provides waiting space off the footpath, lighting, mailboxes, building signage and numbering.	No acceptable outcome is nominated.
PO19 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	AO19.1 The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates. Editor's note-full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO20 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies, decks and eaves;	No acceptable outcome is nominated Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.

Performance outcomes	Acceptable outcomes
(2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible; (3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate; and (6) screening habitable rooms from the western sun, using building and landscape elements. Editor's note—Applicants should have regard to: 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design.	Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).
PO21 The design of roof form, rooftops and building caps of apartment development: (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.	AO21.1 Roof form, rooftops and building caps are designed to: (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates. AO21.2 Rooftop service structures, plant and equipment are: (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner AO21.3 Where rooftops are used for communal open space:

Performance outcomes	Acceptable outcomes
	(1) service structures, plant and equipment are visually and acoustically screened; and (2) landscaping is provided to provide shade and visual relief.
PO22 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level ; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) provide storage areas for residents; and (4) mitigate amenity impacts on adjoining residents.	AO22.1 Parking facilities for residents (excludes visitor car parking):: (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage areas for residents. AO22.2 Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO23 Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.	AO23.1 Vehicle parking structures are located behind the front building alignment.
PO24 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required;	AO24.1 Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through (a) offset alignment of the driveway and landscaping to screen the

Performance outcomes	Acceptable outcomes
(8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure.	view of the driveway from the street; (b) a change in alignment within 20m from the street frontage; and (c) soft landscaping along the driveway and at the end of the straight alignment. Figure 6.2.3.3.6 illustrates.
PO25 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: (1) incorporating a mixture of building materials that complement the design of buildings (2) providing visual interest and a softening of the visual impact where significant in length (3) highlighting the entrance to the property	AO25.1 Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building. AO25.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated. Figure 6.2.3.3.6 illustrates.
PO26 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.	AO26.1 Balconies, windows and building openings overlook streets and other public spaces. Figures 6.2.3.3.2 and 6.2.3.3.8 illustrates.  Figure 6.2.3.3.2—Overlooking AO26.2 Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.

Performance outcomes	Acceptable outcomes
	Figures 6.2.3.3.3 and 6.2.3.3.4 illustrate.  Figure 6.2.3.3.3 — Fencing (1)  Figure 6.2.3.3.4 — Fencing (2)
PO27 On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	No acceptable outcome is nominated.
Amenity	
PO28 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	AO28.1 Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.3.3.8 illustrates. AO28.2

Performance outcomes	Acceptable outcomes
	Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.3.3.8 illustrates. AO28.3 Where incorporating screening devices, they are: (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.3.3.8 illustrates.
PO29 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	AO29.1 Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use. Figure 6.2.3.3.8 illustrates.
PO30 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	No acceptable outcome is provided.
PO31 On-site landscaping is provided to:	AO31.1 A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand).

Performance outcomes	Acceptable outcomes
(1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas (5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island impacts; (7) soften and breakup the extent of driveways and internal access ways; and (8) screen unsightly components.	including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas. AO31.2 A 2m wide planted landscaped area is provided along the length of any public road frontage. AO31.3 Development provides: (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO32 Deep planting areas are provided that: (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.	AO32.1 Deep planting areas are located: (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. AO32.2 Deep planting areas are: (1) a minimum of 10% of the site; (2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition. AO32.3 Deep planting areas are exclusively for landscaping and do not contain: (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structures and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.
PO33 Development minimises impacts on surrounding residential amenity and provides	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	
PO34 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO35 Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.	AO35.1 Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO36 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not be visible from street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.	AO36.1 Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO37 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of, a Concept Design Proposal.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

Performance outcomes	Acceptable outcomes
concept prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design. the that demonstrates the design process and includes: (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and (3) an outline of how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints.	
Reconfiguration	
PO38 Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than 800m² are not created.	AO38.1 Reconfiguration achieves a minimum lot size of 800m².
PO39 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remains a self-contained residence following reconfiguration; and (c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established. Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.	No acceptable outcome is nominated.
Precinct MDR6: South East Thornlands, and precinct MDR7: Eprapah Creek, South East Thornlands	
PO40 Housing is designed and located to maximise outlook across adjoining areas of open space.	No acceptable outcome identified.
PO41 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is in accordance with Figures 6.2.3.3.9 road movement network and 6.2.3.3.10 pedestrian, cycle and public transport network.	AO41.1 Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.9 road movement network and 6.2.3.3.10 pedestrian, cycle and public transport network.

Performance outcomes	Acceptable outcomes
PO42 Where development involves or adjoins nominated boulevard roads, the road design: (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	AO42.1 Total width of the boulevard is: (1) central boulevard - 50m; and (2) southern boulevard - 25m.
PO43 Development is set back from Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	AO43.1 In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Boundary Road which is densely vegetated by trees and shrubs.
PO44 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO45 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO46 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
Precinct MDR8: Kinross Road and Boundary Road, and Precinct MDR9: Kinross Road	
PO47 Development does not create any additional vehicular access points to Boundary Road or	AO47.1 No new access points from lots are provided to Boundary Road or Panorama Drive.

Performance outcomes	Acceptable outcomes
Panorama Drive. New lots are provided with access from internal roads.	
PO48 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	AO48.1 No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO49 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.3.3.11 road movement network and 6.2.3.3.12 pedestrian, cycle, public transport and parks network.	AO49.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.11 road movement network and 6.2.3.3.12 pedestrian, cycle, public transport and parks network.
PO50 Development adjoining Boundary Road or Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	AO50.1 A 10m wide setback is provided along Boundary Road. No acceptable outcome is nominated for Panorama Drive.
PO51 Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO52 Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO53 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO53.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.

Performance outcomes	Acceptable outcomes
PO54 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO54.1 The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO55 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.
PO56 New streets provide sufficient width for on-street parking on both sides.	AO56.1 Streets have a minimum width of 18m.
PO57 Development facilitates: (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 44 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO58 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO59 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO60	

Performance outcomes	Acceptable outcomes
To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

Table 6.2.3.3.2—Maximum building storeys and height

Area		Maximum Building Storeys	Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	Not applicable	22m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	Not applicable	19m
MDR7	Eprapah Creek, South East Thornlands	Not applicable	16m
MDR8	Kinross and Boundary Road	2 storeys	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys	13m
Where development is proposed at two storeys and is not located in a precinct. Note: this maximum building height of 8.5m only applies to development proposed at 2 storeys where the maximum number of storeys supported is 3 storeys.		Not applicable	8.5m

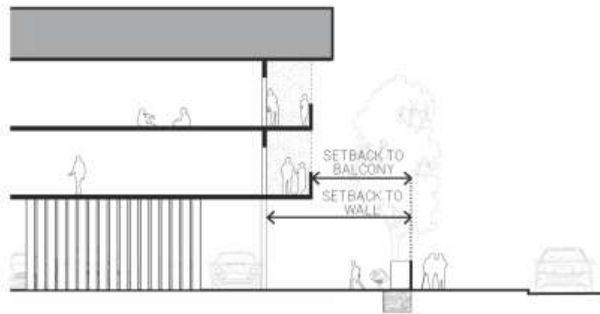


Figure 6.2.3.3.5 -front boundary setback to balcony and wall

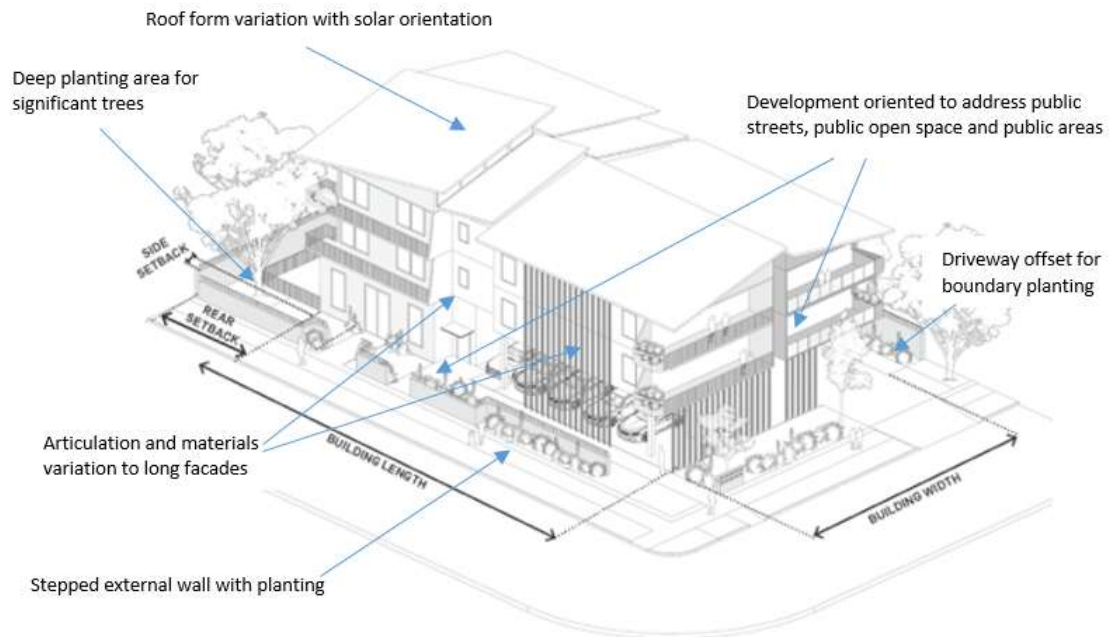


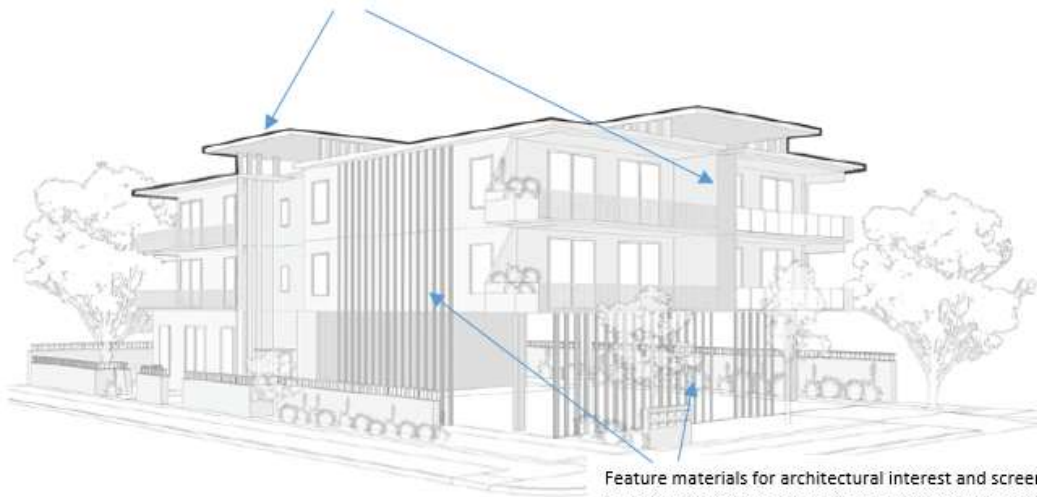
Figure 6.2.3.3.6 — building design and streetscape.

Roof form that effectively integrates and screens service structures and plant, creates architectural interest and contributes positively to the streetscape



Articulated roof and facades to provide variety in design and help reduce the visual bulk and scale of the building.

Legible and separate vehicle and pedestrian entrances and paths



Feature materials for architectural interest and screening to parking and storage areas; visually permeable for safety

Figure 6.2.3.3.7 — design, materials and roof form.

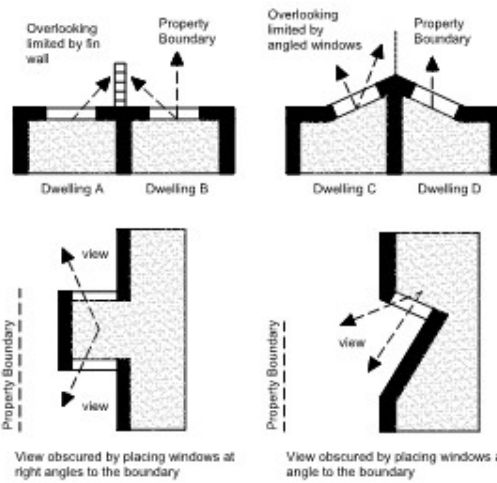
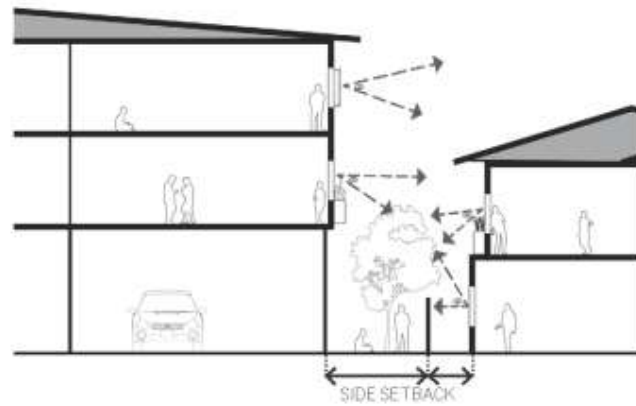
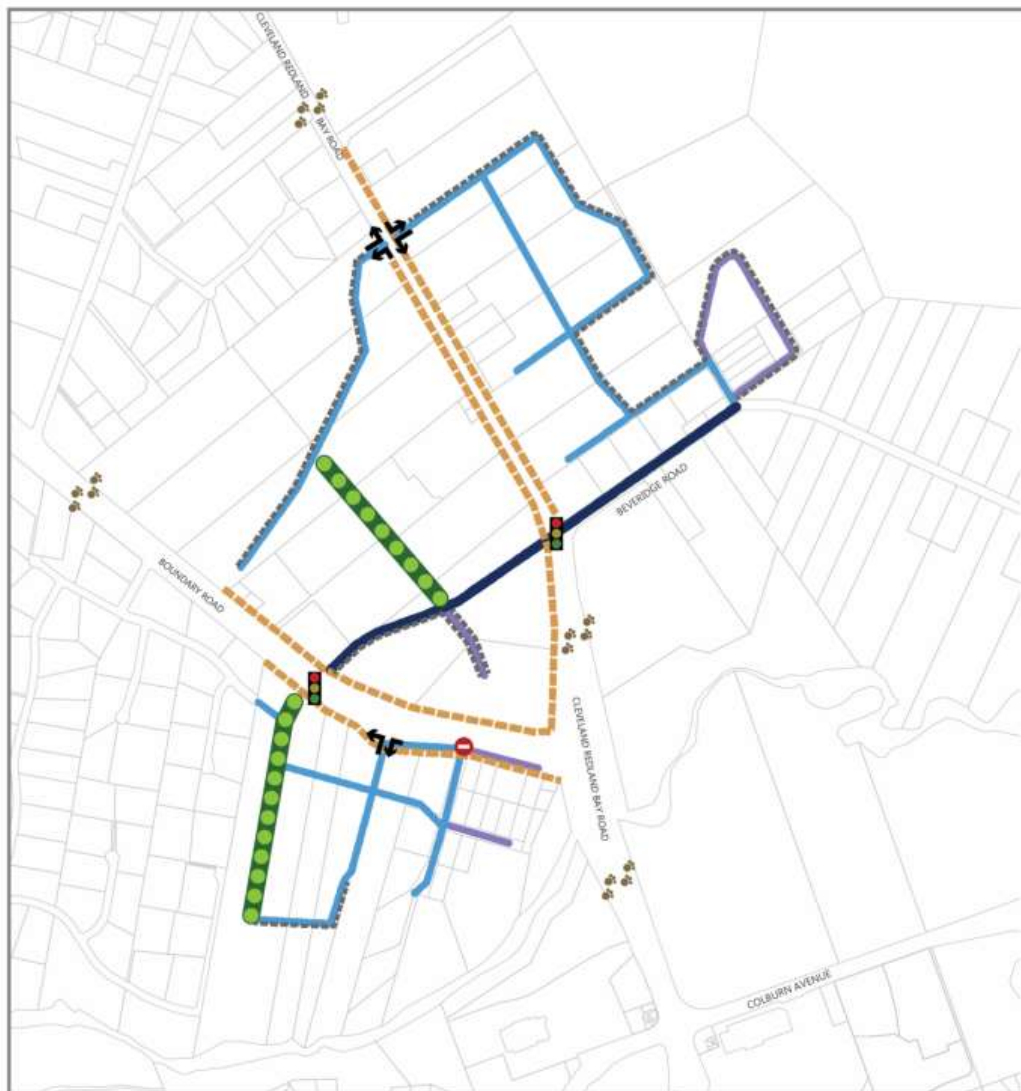


Figure 6.2.3.3.8 — privacy between dwelling units.

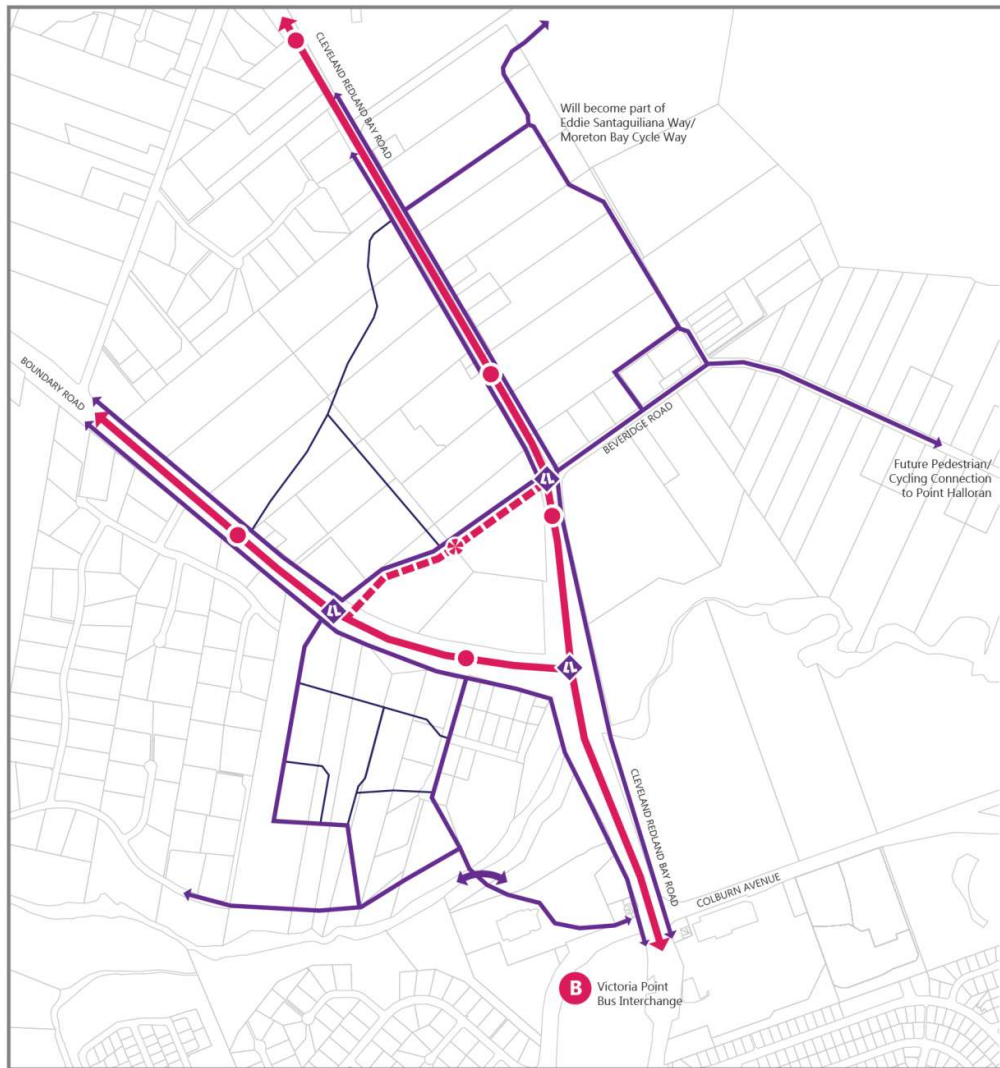


South East Thornlands - Road Movement Network

- | | |
|--|---|
| — Trunk Collector | ⋈ Intersection - Left in, Left out only |
| —●— Boulevard | ⊠ Intersection - 4 way signalised |
| — Collector Street | ⊘ No direct access to Boundary Road |
| — Access Street/Place | 🦋 Recommended Fauna Crossing Locations |
| - - - Landscaping and Acoustic Treatment | |
| Esplanade Treatment | |



Figure 6.2.3.3.9 —South East Thornlands: road movement network

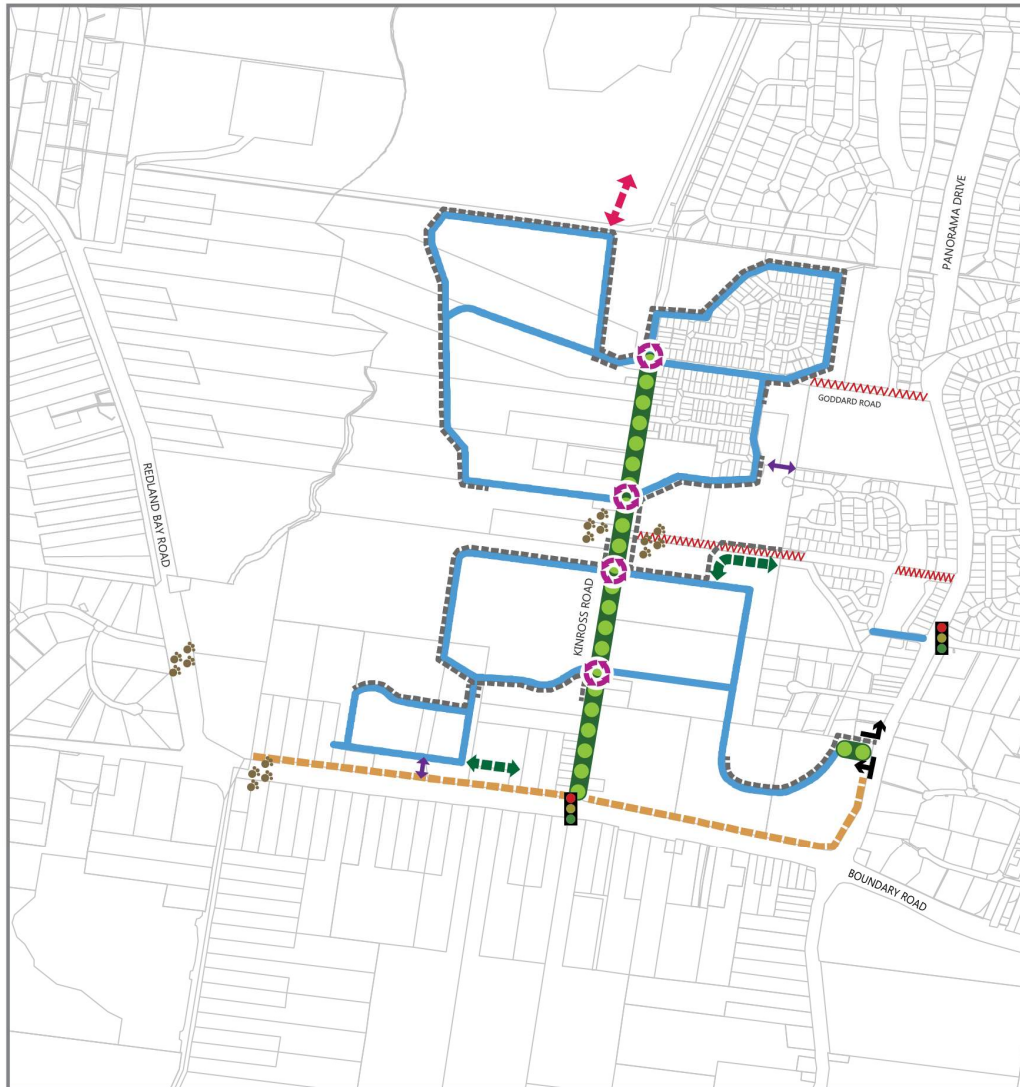


South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|---|--|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority and Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ⓑ Bus Station |
| ↔ Shared Pedestrian Cycle Bridge | ● Existing Bus Stops |
| ⓐ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |



Figure 6.2.3.10 —South East Thornlands: pedestrian, cycle and public transport network



Kinross Road - Road Movement Network

- | | |
|---|---|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |

Figure 6.2.3.3.11 —Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|---|--|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ● Existing Bus Stops |
| ◆ Controlled Pedestrian/Cycle Crossing Points | - - - Potential Bus Route |
| | * Potential Bus Stop |
| | ■ Parkland Area - Community Park |
| | ■ Parkland Area - Neighbourhood Park |



Figure 6.2.3.3.12 —Kinross Road: pedestrian, cycle, public transport and parks network



04/20 – Major Amendment
Medium Density Residential Code Review
Part 2: Consequential Amendments to the City Plan

Adoption Version

Prepared by Redland City Council

September 2025



Note

- Yellow highlight denotes an addition or amended section.
- ~~Strikeout~~ denotes a deletion.

Consequential City Plan Amendments

5.4 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.4.2—Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Residential care facility Retirement facility Rooming accommodation	Code assessment	
	If building height is 8.5m or less	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's Note—Planning Scheme Policy 7: Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.
	Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.3—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessment	
	If building storeys or height does not exceed that detailed in Table 5.4.4 Maximum building storeys and height Editor's Note-Refer to Schedule 24 of the <i>Planning Regulation 2017</i> for the definition of storey.	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's Note – Planning Scheme Policy 7: Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.
	Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.4—Maximum building storeys and height

Area		Maximum Building Storeys and Height (m)	Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	Not applicable	22m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	Not applicable	19m
MDR7	Eprapah Creek, South East Thornlands	Not applicable	16m
MDR8	Kinross and Boundary Road	2 storeys	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys	13m

Note - Where a maximum building storey is not specified, the category of development will be determined by the value in the Maximum Building Height column of Table 5.4.4.

6.2.2 Low–medium density residential zone code

6.2.2.1 Application

This code applies to development:

- (1) within the low-medium density residential zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the low-medium density residential zone code by the tables of assessment in Part 5 (tables of assessment).

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

6.2.2.2 Purpose

- (1) The purpose of the low-medium density residential zone code is to provide for residential areas with a high level of amenity, characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and smaller scale multiple dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the low-medium density residential zone consists of dwelling houses, dual occupancies and smaller scale multiple dwellings.
 - (b) retirement and residential care facilities and rooming accommodation may be established at a scale that is consistent with other intended housing in the zone;
 - (c) lot sizes are not reduced below 400m² and have a frontage width of no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood or where a townhouse development has been designed to facilitate freehold titling;
 - (d) sites are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space;
 - (e) uses which provide a community service function, such as a community use are only established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
 - (f) shops, offices and food and drink outlets are not established;
 - (g) individual multiple dwelling development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
 - (h) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
 - (i) buildings are low-rise and set back from property boundaries to maintain an attractive streetscape character, protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
 - (j) reconfiguration establishes a range of lot sizes to increase housing diversity and affordability;
 - (k) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form;
 - (l) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
 - (m) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
 - (n) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
 - (o) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
 - (p) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

- (q) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular low-medium density residential precincts:
 - (a) Precinct LMDR1: South East Thornlands:
 - (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iii) development does not compromise or constrain the potential for well designed future urban communities; and
 - (iv) development achieves a high standard of amenity by mitigating potential conflicts between new residential areas and existing dwelling houses on land zoned Low Density Residential Precinct LDR2.



Figure 6.2.2.1—Precinct LMDR1: South East Thornlands

(b) Precinct LMDR2: Kinross Road:

- (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 15 dwellings per hectare;
- (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
- (iii) development on land fronting Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Panorama Drive;
- (iv) development maintains significant habitat linkages and assists in the safe movement of koalas;

(v) development does not compromise or constrain the potential for well designed future urban communities.



6.2.2.3 Low–medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	AO1.1 A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development Note – Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.	
Non residential uses	
PO2 Non-residential uses, only occur where they: (1) are for a community care centre or community use; (2) are located on a major road or are designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale; and (5) do not impact on the function of any nearby centre.	No acceptable outcome is nominated.
All residential development – communal and private open space	
PO3 Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that: (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities;	AO3.1 Communal open space is provided, where development involves: (1) an apartment development with 10 or more dwellings; (a) provides at a minimum rate of 15% of the site area or 100m² (whichever is greater) as communal open space; (b) has with a minimum dimension of 5m; and

Performance outcomes	Acceptable outcomes
(3) is landscaped to provide shade creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration.	(c) ~~communal open space can be provided~~ at ground level, on rooftops, on podiums, by indoor recreational facilities or a combination of these; and (2) a townhouse with 20 or more dwellings (a) provides at a minimum rate of 5% of the site area or a minimum area of 50m² (whichever is greater) ~~as communal open space~~; and (b) has with a minimum dimension of 5m. AO3.2 A communal open space area is designed to: (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. Editor's note: landscaping provided in communal open space is separate from deep planting areas.
PO4	AO4.1

Performance outcomes	Acceptable outcomes
Development provides private open space that: (1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located to ensure a high level of amenity for occupants.	For a ground floor dwelling, ground floor private open space is designed and located to: (1) be orientated to the street, where adjoining a street frontage for apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum of 16m² if a dwelling in a residential care facility; or (4) provide a minimum area of 25m² for all other dwellings; with: a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.
	AO4.2 For dwellings above ground level, private balconies are designed and located to: (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m² if a dwelling in a residential care facility; or (5) for all other dwellings: (a) a minimum area of 10m² for a 1 bedroom unit; or (b) a minimum area of 16m² for a two or more bedroom unit; with: a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and

Performance outcomes	Acceptable outcomes
	c. a high level of privacy for residents and neighbours.
	AO4.3 Where clothes drying areas are provided on private balconies, they are screened from public view and do not take up more than 10% of the balcony area.
Apartment diversity	
PO5 Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.	No acceptable solution nominated.
Built form	
PO6 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated buildings; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors and vehicle movements for waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and	AO6.1 Development has a minimum site area of 800m² and street frontage width of 20m.

Performance outcomes	Acceptable outcomes
(7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	
PO7 Development provides for interaction with the street and public spaces by: (1) providing dwellings or habitable rooms at ground level; and (2) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.	No acceptable solution nominated. Figure 6.2.2.3.4 illustrates.
PO8 Site cover: (1) ensures development occurs at a house-compatible scale and in a form that is consistent with the low-medium density character of the locality; (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable communal and private open space for residents; and (7) allows for substantial open space and landscaping, including deep planting areas to retain or establish significant trees.	AO8.1 Site cover does not exceed 50%. Editor's note: site cover for a townhouse designed for freehold titling is calculated as a proportion of the lot before reconfiguration.
PO9 Buildings are low rise and of a house-compatible scale.	AO9.1 Building height does not exceed 8.5m

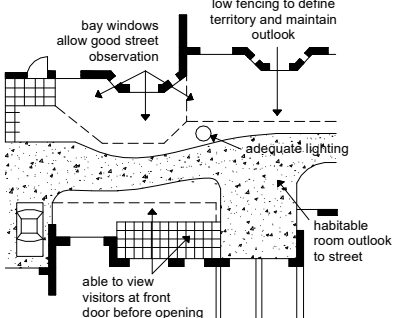
Performance outcomes	Acceptable outcomes
PO10 Front boundary setbacks (other than basements) that: (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.	AO10.1 Buildings are set back 6m from street frontages.
PO11 Side and rear boundary setbacks: (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites;	AO11.1 The side boundary setback: (1) provides that a built to boundary wall do not exceed 4.5m in height and 9m in total length along any one external boundary; and (2) otherwise, for townhouse development buildings are set back is a minimum of: (a) 1.5m for a wall up to 4.5m high;

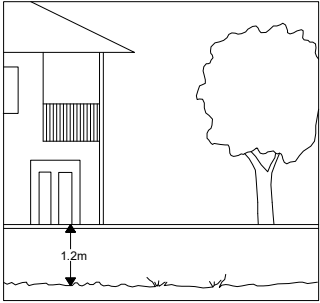
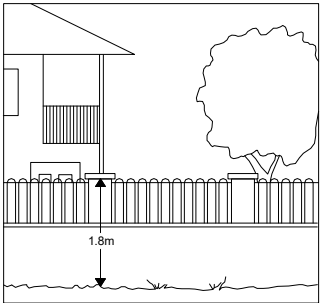
Performance outcomes	Acceptable outcomes
(3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	(b) 2m for a wall up to 8.5m high; and (3) for apartment development on a lot 800m² to 1000m², is a minimum of 3m to a balcony or the building wall; or (4) for apartment development on a lot greater than 1000m², is a minimum of 4m to a balcony or the building wall. Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site. AO11.2 The rear boundary setback is: (1) for a townhouse development a minimum of 3m; or (2) for apartment development on a lot 800m² to 1000m², a minimum of 5m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m², a minimum of 6m to a balcony or the building wall.
PO12 Buildings are designed to: (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces; (4) provide modulation and articulation in the building façade and elevations horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation; (6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (8) break up the appearance of large buildings through roof form, materials, projections and recesses that reflect the existing streetscape scale; and	No acceptable outcome is nominated. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.

Performance outcomes	Acceptable outcomes
(9) articulate building entrances and openings.	
PO13 Development ensures that: (1) corner sites address both street frontages; and (2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.	No acceptable outcome is nominated. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.
PO14 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	AO14.1 Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street. Figure 6.2.2.3.5 illustrates.
PO15 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development to reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	AO15.1 The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates. Editor's note—full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO16 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies, decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible; (3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings within landscape planting and deep planting areas to create a pleasant micro-climate;	No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision-Makers (2010 Centre for Subtropical Design QUT).

Performance outcomes	Acceptable outcomes
(6) screening habitable rooms from the western sun, using building and landscape elements. Editor's note—Applicants should have regard to: 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design.	
PO17 The design of roof form, rooftops and building caps: (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.	AO17.1 Roof form is designed to: (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates. AO17.2 Rooftop service structures, plant and equipment are: (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner. AO17.3 Where rooftops are used for communal open space: (1) service structures, plant and equipment are visually and acoustically screened; and (2) landscaping is provided to provide shade and visual relief.

Performance outcomes	Acceptable outcomes
PO18 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) provide storage for residents; and (4) mitigate amenity impacts on adjoining residents.	AO18.1 Parking facilities for residents (excludes visitor car parking): (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents. AO18.2 Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO19 Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.	AO19.1 Vehicle parking structures are located behind the front building alignment.
PO20 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking;	AO20.1 Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and

Performance outcomes	Acceptable outcomes
(11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure.	c. soft landscaping along the driveway and at the end of the straight alignment. Figure 6.2.2.3.5 illustrates.
PO21 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: (1) incorporating a mixture of building materials that complement the design of buildings; (2) providing visual interest and a softening of the visual impact where significant in length; (3) highlighting the entrance to the property.	AO21.1 Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building. AO21.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated. Figure 6.2.2.3.5 illustrates.
PO22 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided), pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.	AO22.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figures 6.2.2.3.1 and 6.2.2.3.4 illustrates.  Figure 6.2.2.3.1—Overlooking AO22.2 Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. Figures 6.2.2.3.2 and 6.2.2.3.3 illustrate.

Performance outcomes	Acceptable outcomes
	 Figure 6.2.2.3.2—Fencing (1)  Figure 6.2.2.3.3—Fencing (2)
PO23 On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	No acceptable outcome is nominated.
Amenity	
PO24 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas, or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	AO24.1 Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.2.3.6 illustrates AO24.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space

Performance outcomes	Acceptable outcomes
	of another dwelling. Screening is achieved by: (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.2.3.6 illustrates.
	AO24.3 Where incorporating screening devices, they are: (1) solid translucent screens or perforated panels or trellises that have a maximum of 25 % openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.2.3.6 illustrates.
PO25 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	AO25.1 Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use. Figure 6.2.2.3.6 illustrates.
PO26 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	No acceptable outcome is provided.
PO27 On-site landscaping is provided to: (1) contribute to an attractive streetscape (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas	AO27.1 A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand), including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas. AO27.2

Performance outcomes	Acceptable outcomes
(5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island effects; (7) soften and break up the extent of driveways and internal access ways; and (8) screen unsightly components.	A 2m wide planted landscaped area is provided along the length of any public road frontage. AO27.3 Development provides: (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO28 Deep planting areas are provided that: (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.	AO28.1 Deep planting areas are located: (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. AO28.2 Deep planting areas are: (1) a minimum of 10% of the site; (2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition. AO28.3 Deep planting areas are exclusively for landscaping and do not contain: (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structure and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.
PO29 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	No acceptable outcome is nominated.
PO30 Siting and design achieves a high level of amenity for occupants by minimising impacts	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	
PO31 Development minimises the extent of shadows on useable private open space or public spaces, and provides adequate sunlight to habitable rooms on the site and adjoining land.	AO31.1 Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO32 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not be visible from street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents on adjoining properties.	AO32.1 Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO33 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of, a Concept Design Proposal, concept prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design. that demonstrates the design process and includes: (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

Performance outcomes	Acceptable outcomes
(3) outline how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints.	
Reconfiguration	
PO34 Lots less than 400m ² and with a frontage width less than 10m are not created.	AO34.1 Reconfiguration achieves a minimum lot size of 400m ² and a minimum frontage width of 10m.
PO35 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remaining a self-contained residence following reconfiguration; (c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established. Editor's note- material change of use and reconfiguration applications may be submitted together to allow concurrent assessment.	No acceptable outcome is nominated.
Precinct LMDR1: South East Thornlands	
PO36 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle and public transport network.	AO36.1 Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle and public transport network.
PO37 Where development involves or adjoins nominated boulevard roads, the road design: (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	AO37.1 Total width of the boulevard is: (1) central boulevard - 50m; and (2) southern boulevard - 25m.

Performance outcomes	Acceptable outcomes
PO38 Development is set back from Cleveland Redland Bay Road and Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	AO38.1 In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Cleveland Redland Bay Road and Boundary Road which is densely vegetated by trees and shrubs.
PO39 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO40 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO41 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO42 Dual occupancies and multiple dwellings are not established on lots that directly adjoin land within the Low Density Residential Precinct LDR2.	No acceptable outcome is nominated.
PO43 Lots that directly adjoin land within the Low Density Residential Precinct LDR2 achieve a minimum site area of 1200m ² and a minimum frontage width of 25m.	No acceptable outcome is nominated.
Precinct LMDR2: Kinross Road	
PO44 Development does not create any additional vehicular access points to Panorama Drive. New lots are provided with access from internal roads.	AO44.1 No new access points from lots are provided to Panorama Drive.
PO45	AO45.1

Performance outcomes	Acceptable outcomes
Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO46 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.9 road movement network and 6.2.2.3.10 pedestrian, cycle, public transport and parks network.	AO46.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.9 road movement network and 6.2.2.3.10 pedestrian, cycle, public transport and parks network.
PO47 Development adjoining Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	No acceptable outcome is nominated.
PO48 Development adjoining Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability,	No acceptable outcome is nominated.
PO49 Development adjoining Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO50 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO50.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO51 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO51.1 The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m;

Performance outcomes	Acceptable outcomes
	(2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO52 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.
PO53 To encourage funnelling of fauna to the fauna crossing at Kinross Road, fauna exclusion fencing is provided to lots and roads adjoining the east west open space corridor on the western side of Kinross Road (in the Low medium density residential zoned parts of 68-70 Kinross Road - land no. 130759, lot 2 RP156850, and 64-66 Kinross Road - land no. 130879, lot 15 RP73640).	No acceptable outcome is nominated.
PO54 Development facilitates: (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 15 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO55 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO56 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO57	

Performance outcomes	Acceptable outcomes
To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

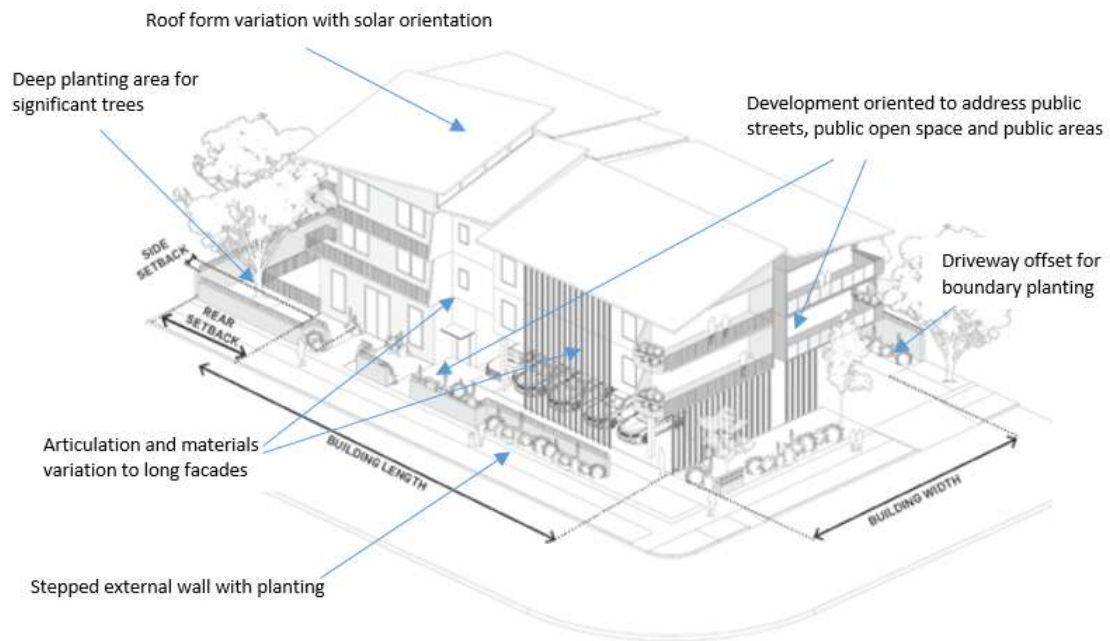


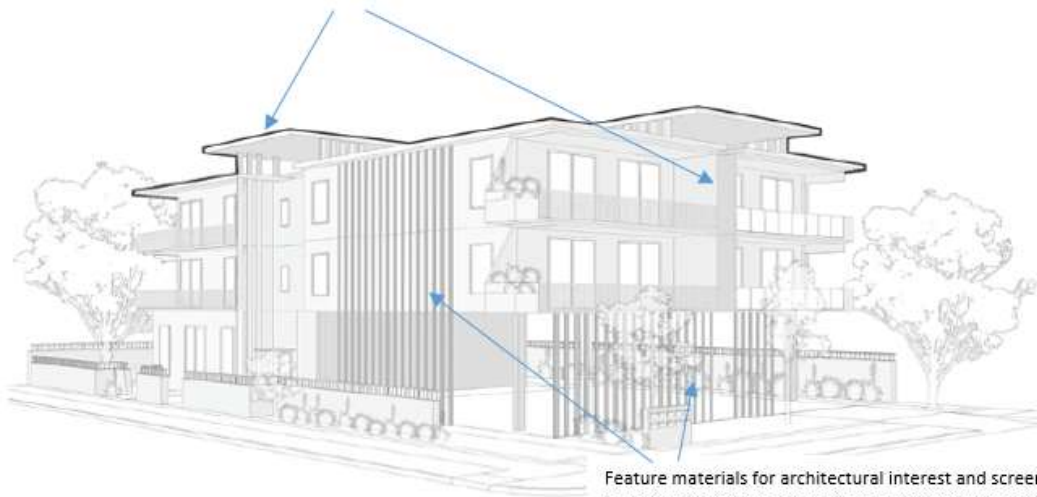
Figure 6.2.2.3.4 —building design and streetscape.

Roof form that effectively integrates and screens service structures and plant, creates architectural interest and contributes positively to the streetscape



Articulated roof and facades to provide variety in design and help reduce the visual bulk and scale of the building.

Legible and separate vehicle and pedestrian entrances and paths



Feature materials for architectural interest and screening to parking and storage areas; visually permeable for safety

Figure 6.2.2.3.5 — design, materials and roof form.

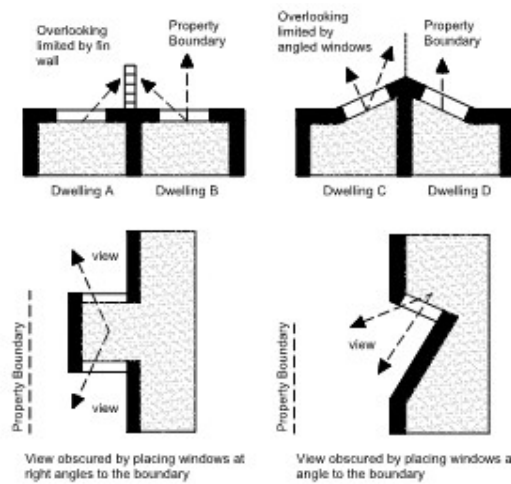
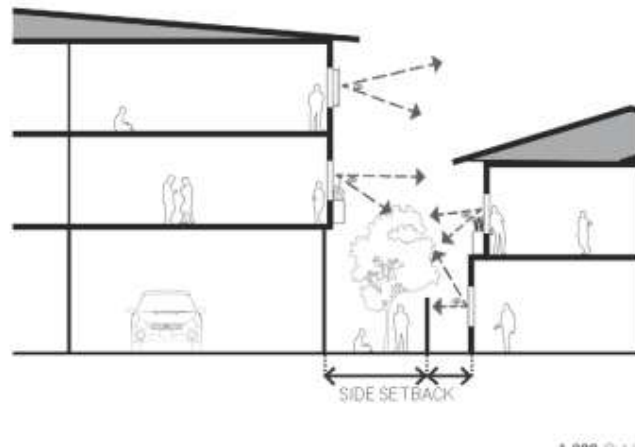
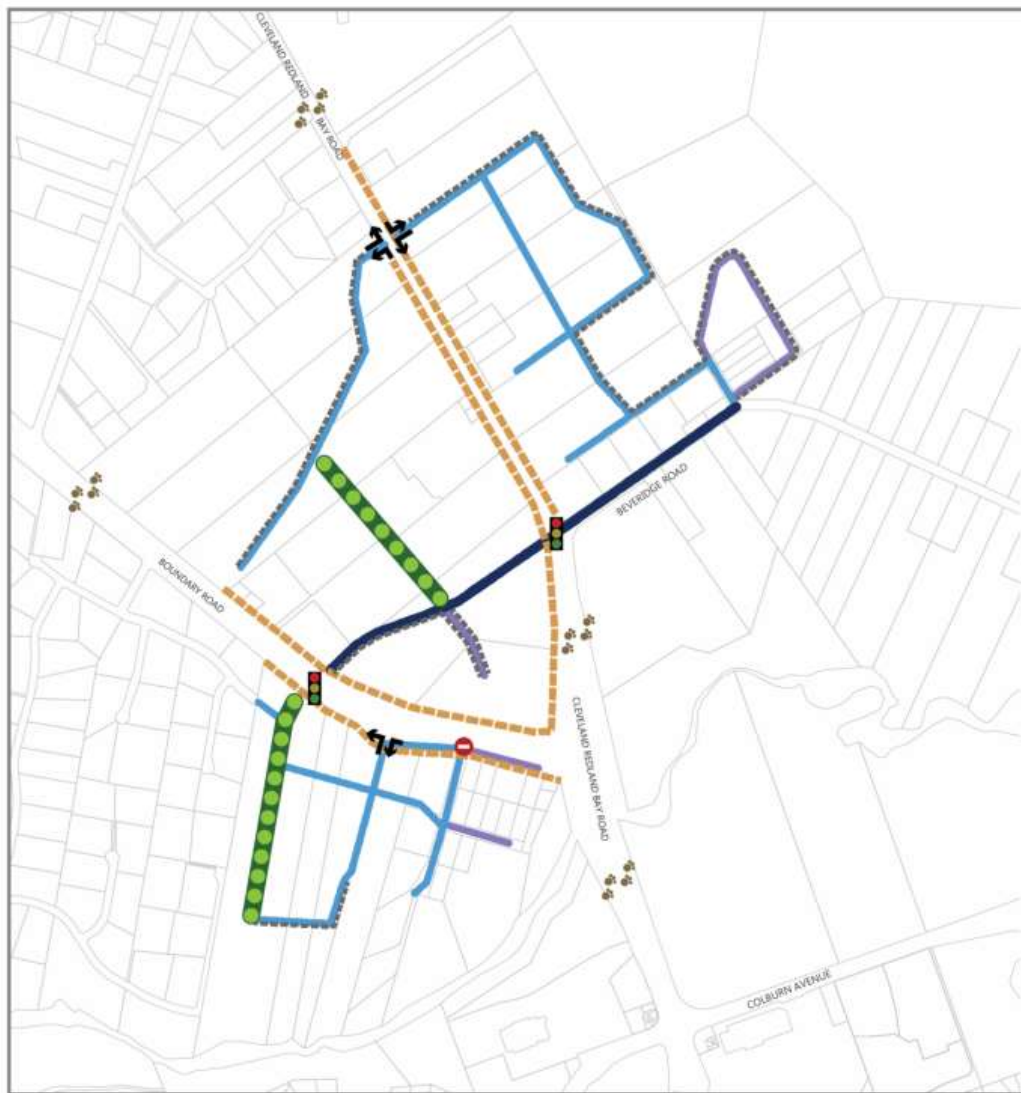


Figure 6.2.2.3.6 —privacy between dwelling units.

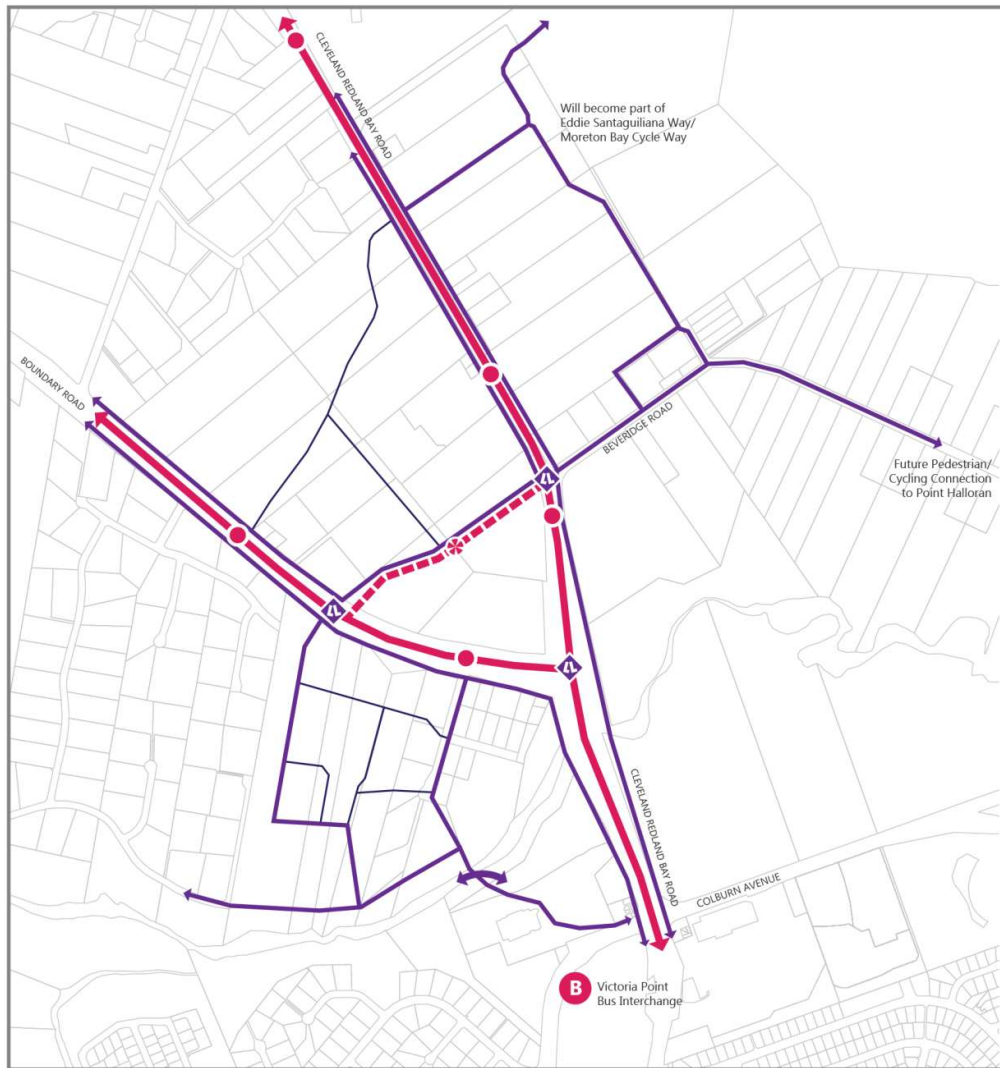


South East Thornlands - Road Movement Network

- | | |
|--|---|
| — Trunk Collector | ⋈ Intersection - Left in, Left out only |
| — Boulevard | ⊠ Intersection - 4 way signalised |
| — Collector Street | ⊙ No direct access to Boundary Road |
| — Access Street/Place | 🦋 Recommended Fauna Crossing Locations |
| - - - Landscaping and Acoustic Treatment | |
| - - - Esplanade Treatment | |



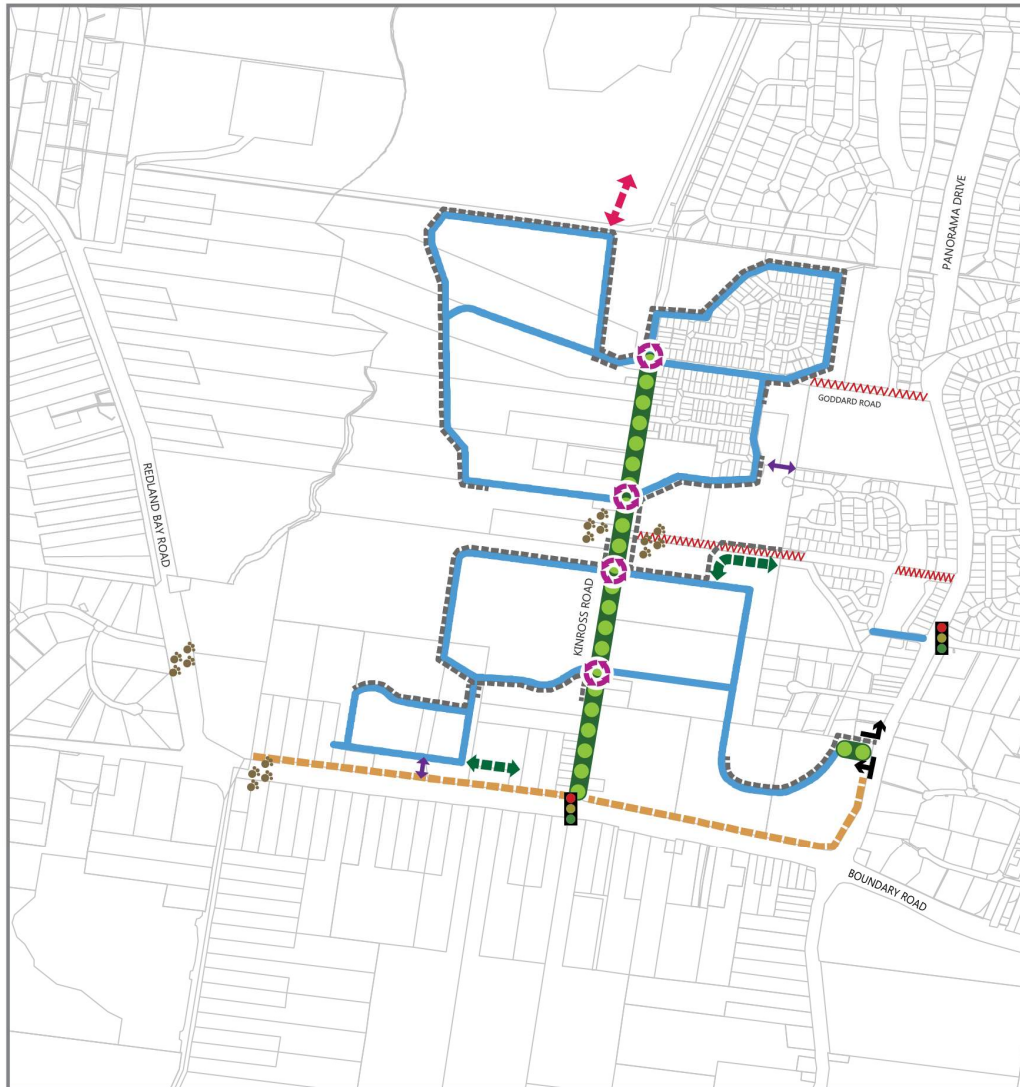
Figure 6.2.2.3.7 —South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|---|--|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority and Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ⓑ Bus Station |
| ↔ Shared Pedestrian Cycle Bridge | ● Existing Bus Stops |
| ⓐ Controlled Pedestrian/Cycle Crossing Points | --- Potential Bus Route |
| | * Potential Bus Stop |

Figure 6.2.2.3.8 —South East Thornlands: pedestrian, cycle and public transport network



Kinross Road - Road Movement Network

- | | |
|---|---|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |

Figure 6.2.2.3.9 —Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|---|--|
| ↔ Primary Pedestrian Cycle Link | ↔ Existing Bus Priority Line Haul Routes |
| — Secondary Pedestrian Cycle Link | ● Existing Bus Stops |
| ◆ Controlled Pedestrian/Cycle Crossing Points | - - - Potential Bus Route |
| | * Potential Bus Stop |
| | ■ Parkland Area - Community Park |
| | ■ Parkland Area - Neighbourhood Park |



Figure 6.2.2.3.10 —Kinross Road: pedestrian, cycle, public transport and parks network

6.2.5 Tourist accommodation zone code

6.2.5.1 Application

This code applies to development:

- (1) within the tourist accommodation zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the tourist accommodation zone code by the tables of assessment in Part 5 (tables of assessment).

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

6.2.5.2 Application

- (1) The purpose of the tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities on North Stradbroke Island.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the tourist accommodation zone predominantly consists of multiple dwellings, short term accommodation and tourist resorts and related support facilities for Point Lookout's holiday population;
 - (b) non-residential or non-accommodation uses occur where they are small in scale, provide services primarily for tourists and do not compromise the role of the island's centres. Such uses are provided as part of a mixed use development with tourist accommodation;
 - (c) in order to retain larger land parcels for development, further subdivision of land within this zone does not occur;
 - (d) buildings are set back from property boundaries to maintain an attractive streetscape character and protect the privacy and amenity of adjoining dwellings;
 - (e) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (f) development design is supported by a contextual site analysis, and is of an appropriate height that maintains views to ridgelines and other prominent local features, and uses a site layout that best provides for equitable access to light and breezes for occupants and neighbours;
 - (g) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
 - (h) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
 - (i) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
 - (j) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
 - (k) development creates a safe, comfortable and convenient pedestrian environment within and external to the site and facilitates a high level of accessibility and permeability for pedestrians and cyclists; and
 - (l) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines.

Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

6.2.5.3 Tourist accommodation zone code – Specific benchmarks for assessment

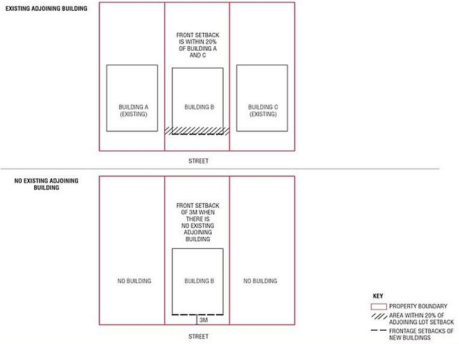
Table 6.2.5.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	AO1.1 A Dual occupancy complies with all the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development Planning Scheme Policy 7 Multiple Dwelling Design Guide provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. The design principles of the policy are also relevant for other accommodation oriented development in the zone of a similar scale.	
Non residential/accommodation uses	
PO2 Non-residential or non-accommodation uses, only occur where they: (1) are small in scale; (2) are integrated with tourist accommodation activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) provide services primarily for tourists; and (5) do not impact on the function of the island’s centres.	No acceptable outcome is nominated.
All residential and accommodation uses	
PO3 Land is predominantly used for tourist accommodation. Development supports and does not undermine this intention.	No acceptable outcome is nominated.
PO4 Multiple dwellings intended for permanent residential use are designed to minimise potential conflicts with tourist accommodation and related uses.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO5 Developments involving more than 20 dwellings provide sufficient communal open space to: (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration.	AO5.1 Where development involves more than 20 dwellings a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m². Note—Communal open space can be provided on rooftops, on podiums, at ground level, by indoor recreation facilities or a combination of these. AO5.2 A communal open space area is designed to: (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. Editor's note: landscaping provided in communal open space is separate from deep planting areas.
PO6 Development provides private open space that:	AO6.1 For a ground floor dwelling, ground floor private open space is designed and located to:

Performance outcomes	Acceptable outcomes
(1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located and designed to enhance the liveability of residents.	(1) be orientated to the street, where adjoining a street frontage for an apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum area of 16m² if a dwelling in a residential care facility; or (4) provide a minimum area of 25m² for all other dwellings; with: a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.
	AO6.2 For dwellings above ground level, private balconies are designed and located to: (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m² if a dwelling in a residential care facility; or (5) for all other dwellings: (c) a minimum area of 10m² for a 1 bedroom unit; or (d) a minimum area of 16m² for a two or more bedroom unit; with: a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours.
	AO6.3

Performance outcomes	Acceptable outcomes
	Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.
Reconfiguration	
PO7 Existing lot sizes are maintained or increased to facilitate integrated tourist uses.	AO7.1 Reconfiguration does not result in a smaller lot size.
Built form	
PO8 Buildings are generally two to three storeys, and retain views to vegetated ridgelines.	AO8.1 Building height is a maximum of 11.5m.
PO9 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	AO9.1 Development has a minimum site area and street frontage width of: (1) 800m² and 20m, for a building 3 storeys or less in height; or (2) 1,000m² and 20m, for a building 4 storeys or greater in height.
PO10 Site cover: (1) is consistent with the intended medium density character of the area and immediate streetscape (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable open space for residents; and (7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.	AO10.1 Site cover does not exceed 50%.

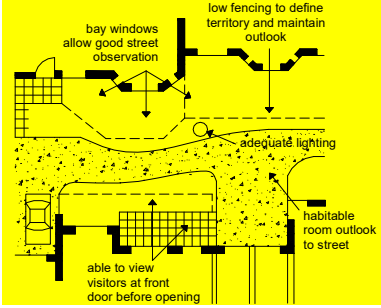
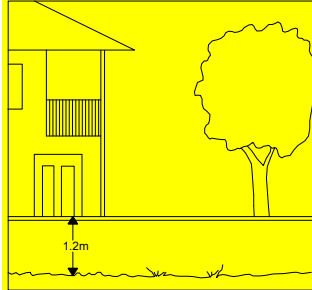
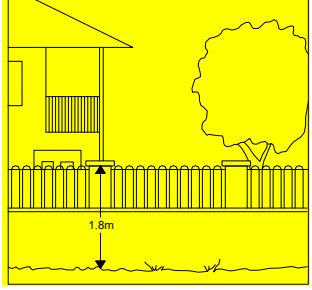
Performance outcomes	Acceptable outcomes
PO11 Front boundary setbacks (other than basements): (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.	AO11.1 Buildings are set back from street frontages: (1) within 20% of the average front setback of adjoining buildings; or (2) where there are no adjoining buildings: (a) 3m to the building wall and 5.5m for garage doors for townhouse development; or (b) 4m to balconies, eaves, awning or the like and 6m to building walls for apartment development and tourist accommodation. Figures 6.2.5.3.1 and 6.2.5.3.5 illustrates.  Figure 6.2.5.3.1—Setbacks
PO12 Side and rear boundary setbacks: (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites;	AO12.1 At the side boundary: (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: (a) 1.5m for a wall up to 4.5m high;

Performance outcomes	Acceptable outcomes
(3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	(b) 2m for a wall up to 8.5m high; and (c) 2m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m. Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site. AO12.2 The rear boundary setback is a minimum of 5m.
PO13 Basements are designed to ensure: (1) located outside of deep planting areas; (2) designed to provide natural ventilation for basement car parking that is integrated into the building façade and landscape design; and (3) designed to have a strong relationship between the street and the proposed building and ground level open space.	No acceptable outcome is nominated.
PO14 Buildings are designed to: (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces; (4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation;	No acceptable outcome is nominated. Figures 6.2.5.3.6 and 6.2.5.3.7 illustrates.

Performance outcomes	Acceptable outcomes
(6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (9) articulate building entrances and openings.	
PO15 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	AO15.1 Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.
PO16 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	AO16.1 The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.5.3.6 and 6.2.5.3.7 illustrates. Editor's note—full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO17 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible; (3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate;	No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).

Performance outcomes	Acceptable outcomes
(6) screening habitable rooms from the western sun, using building and landscape elements; and (7) integration of buildings within landscape planting. Editor's note—Applicants should have regard to: 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design.	
PO18 The design of roof form, rooftops and building caps of apartments: (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.	AO18.1 Roof form, rooftops and building caps are designed to: (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figure 6.2.5.3.6 and 6.2.5.3.7 illustrates.
PO19 Development establishes an active interface with adjoining pedestrian spaces by providing physical connections between buildings and between buildings and public places to encourage pedestrian movement.	No acceptable outcome is nominated.
PO20 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) mitigate amenity impacts on adjoining residents.	AO20.1 Parking facilities for residents (excludes visitor car parking): (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents. AO20.2

Performance outcomes	Acceptable outcomes
	Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO21 Parking facilities for townhouse development are located so that they do not dominate the streetscape or the building form when viewed from the street.	AO21.1 Vehicle parking structures are located behind the front building alignment.
PO22 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure.	AO22.1 Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and c. soft landscaping along the driveway and at the end of the straight alignment. Figure 6.2.5.3.6 illustrates.
PO23 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: (1) incorporating a mixture of building materials that complement the design of buildings	AO23.1 Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building. AO23.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft

Performance outcomes	Acceptable outcomes
(2) providing visual interest and a softening of the visual impact where significant in length (3) highlighting the entrance to the property	landscaping (including planter boxes) are incorporated. Figure 6.2.5.3.6 illustrates.
PO24 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided), pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines, and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.	AO24.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figures 6.2.5.3.2 and 6.2.5.3.5 illustrates.  Figure 6.2.5.3.2—Overlooking AO24.2 Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. Figures 6.2.5.3.3 and 6.2.5.3.4 illustrate.  Figure 6.2.5.3.3—Fencing (1)  Figure 6.2.5.3.4—Fencing (2)
PO25	

Performance outcomes	Acceptable outcomes
On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	No acceptable outcome is nominated.
Amenity	
PO26 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	AO26.1 Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.5.3.8 illustrates. AO26.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) landscape planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.5.3.8 illustrates. AO26.3 Where incorporating screening devices, they are: (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building.
PO27	AO27.1

Performance outcomes	Acceptable outcomes
Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use.
PO28 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	No acceptable outcome is provided.
PO29 On-site landscaping is provided to: (1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement, and where possible retain and add to, any native vegetation within the site; (4) provide for the retention of establishment of significant trees in deep planting areas; (5) create green roofs, walls or other sustainable building elements; (6) provide privacy between on-site dwellings and adjoining properties; and (7) screen unsightly components.	AO29.1 A minimum of 20% of the site is planted or vegetated landscaping (rather than hardstand), including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas. AO29.2 A 2m wide landscaped area is provided along the length of any public road frontage. AO29.3 Development provides: (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO30 Deep planting areas are provided that: (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity	AO30.1 Deep planting areas are located: (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. AO30.2 Deep planting areas are: (1) a minimum of 10% of the site;

Performance outcomes	Acceptable outcomes
complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.	(2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition. AO30.3 Deep planting areas are exclusively for landscaping and do not contain: (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structures and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.
PO31 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	No acceptable outcome is nominated.
PO32 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO33 Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.	AO33.1 Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO34 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not be visible from street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.	AO34.1 Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and

Performance outcomes	Acceptable outcomes
	(6) well ventilated.
PO35 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of a, Concept Design Proposal concept-prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design. that demonstrates the design process and includes: (1) site and neighbourhood analysis; (2) building design criteria/principles informed by an opportunities and constraints analysis; and (3) an outline of how the layout and design responds to the site, streetscape, surrounding neighbourhood and natural values constraints.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

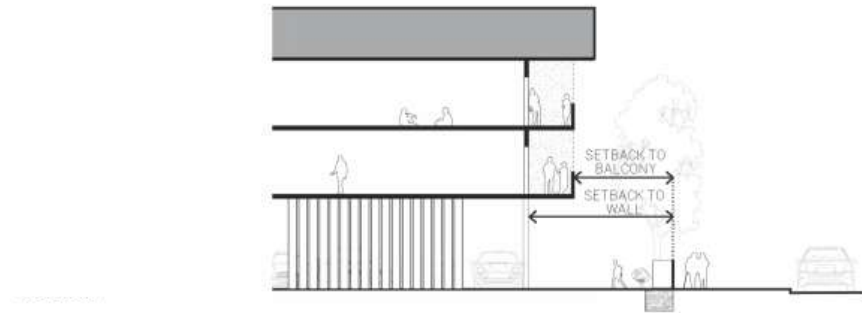


Figure 6.2.5.3.5 -front boundary setback to balcony and wall

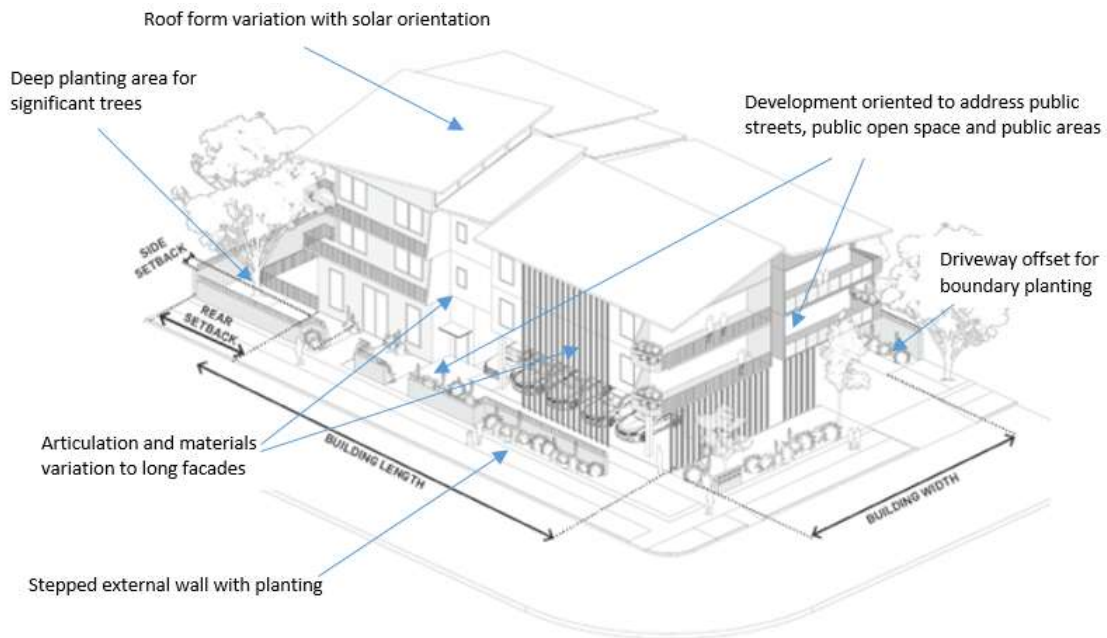


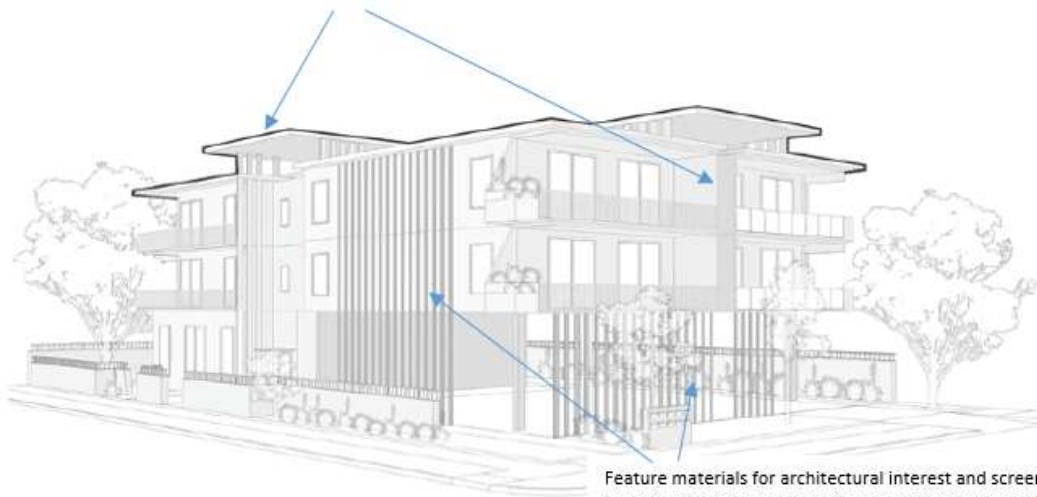
Figure 6.2.5.3.6 —building design and streetscape.

Roof form that effectively integrates and screens service structures and plant, creates architectural interest and contributes positively to the streetscape



Articulated roof and facades to provide variety in design and help reduce the visual bulk and scale of the building.

Legible and separate vehicle and pedestrian entrances and paths



Feature materials for architectural interest and screening to parking and storage areas; visually permeable for safety

Figure 6.2.5.3.7 — design, materials and roof form.

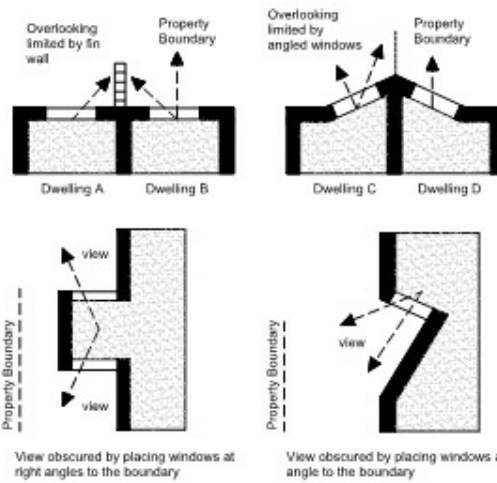
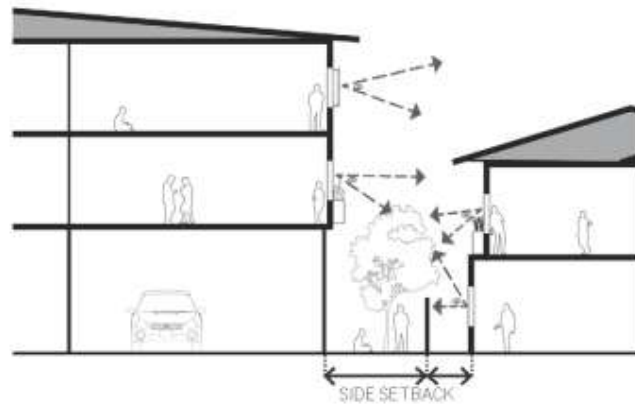


Figure 6.2.5.3.8 —privacy between dwelling units.

9.3.4 Reconfiguring a lot code

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

SC1.1 Table 9.3.4.3.1 – Benchmarks for assessable development

Reconfiguration for a townhouse	
PO52 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remains a self-contained residence following reconfiguration; (c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established like waste collection, water meters. Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.	No acceptable outcome is nominated.

SC1.2 Administrative definitions

Table SC1.2.1 Additional administrative terms and their definition

Column 1 Administrative term	Column 2 Definition
Articulation	The treatment of a building form or façade that creates or contributes to visual character and an active frontage. Articulation may include: - vertical and horizontal detail and/or projections - variations in colours, materials, patterns and textures - architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form
Apartment Development (Multiple Dwelling)	The use of a premises for three or more dwelling units in a building that generally: - is two or more storeys in height - has a common foyer entrance - has communal facilities including outdoor spaces, car parking and waste storage areas
Building envelope	The three-dimensional extent of where a building and associated structure may be built on a site after consideration of assessment criteria for building height, front, side and rear boundary set-backs, any height transitions and other assessment criteria.
Building footprint	The two-dimensional extent of built development, including balconies, covered private outdoor living areas and enclosed spaces but excluding the part of a building or structure that is: - an eave or a roof; or - a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.
Deep Planting Areas	Areas open to the sky for the retention of existing native trees or the introduction of native trees that at maturity will complement the scale and height of the built form that: - are in soil profile of sufficient supporting volume for the native trees to be retained or established; - are used exclusively for native trees and other landscaping; - do not contain driveways, manoeuvring or hardstand areas or surface structures like water tanks and utilities; and - do not contain sub-surface structures or infrastructure, like basement car parking or wastewater infrastructure.
Townhouse Development (Multiple Dwelling)	The use of a premises for three or more dwelling units generally in separate buildings that: - does not have a dwelling above or below it - has have individual dwelling unit entrances. - has have individual car parking either incorporated into the dwelling or immediately accessible to the dwelling and waste storage areas

Schedule 6 Planning scheme policies

The table below lists all the planning scheme policies applicable to the planning scheme area.

SC6.1 Planning scheme policy index

Table SC6.1.1— Planning scheme policy index

Planning scheme policy title
Planning Scheme Policy 1 - Environmental significance
Planning Scheme Policy 2 – Infrastructure works
Planning Scheme Policy 3 – Flood and storm tide hazard

Planning Scheme Policy 4 – Landslide hazard
Planning Scheme Policy 5 – Structure plans
Planning Scheme Policy 6 – Environmental emissions
Planning Scheme Policy 7 – Multiple dwelling design

SC6.8 Planning Scheme Policy 7 - Multiple dwelling design

To access Planning Scheme Policy 7- Multiple dwelling design, [click here](#).

SC6.8 PLANNING SCHEME POLICY 7 – MULTIPLE DWELLING DESIGN