



6.1.6 Low-Medium Density Residential Zone

Purpose Statement

The purpose of the *Low-Medium Density Residential Zone* is to provide for—

- (a) a variety of dwelling types, including Dwelling Houses and low to medium density Multiple Dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Local Purpose Statement

The local purpose of the *Low-Medium Density Residential Zone* is to identify land that is potentially suitable for more intensive residential purposes. Development in the *Low-Medium Density Residential Zone* is to support the expansion and diversification of housing options in Torres Shire. Development is to be appropriately scaled and sited having regard to its surroundings, particularly any established land uses and existing buildings.

Table 6.1.6 – Standard Outcomes for the Low-Medium Density Residential Zone

5. Built Form and Development Design



Note – SO1 and SO3 for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO1	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <ol style="list-style-type: none"> (a) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) <u>storeys</u> and 8.5 metres; or (b) three (3) <u>storeys</u> and 12 metres otherwise. <p>Note – Where paragraph (a) applies, an <u>overall height</u> of three (3) <u>storeys</u> and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific <u>site</u> characteristics of the development.</p>
SO2	Development does not exceed a <u>site cover</u> of 50%.
SO3	Buildings and structures are <u>setback</u> a minimum of six (6) metres from any <u>front boundary</u> .

5. Built Form and Development Design (continued)



Note – SO1 and SO3 for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	<p>Buildings and structures are <u>setback</u> from any <u>side boundary</u>, except to the extent that a built to boundary wall is proposed, by a minimum distance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height. <p>Note – SO6 relates to built to boundary walls.</p>
SO5	<p>Buildings and structures are <u>setback</u> from the <u>rear boundary</u> by a minimum distance of three (3) metres.</p>
SO6	<p>Buildings may comprise built to boundary walls where:</p> <ul style="list-style-type: none"> (a) the maximum length of any built to boundary wall is 15 metres; (b) the maximum height of any built to boundary wall is 4.5 metres; (c) there is no more than one built to boundary wall on each <u>side boundary</u>; (d) there is an existing built to boundary wall on an adjoining property, any built to boundary wall in the development is located on the same or a greater extent of the common boundary (where consistent with other parts of this outcome); and (e) located a minimum of 3 metres from any <u>habitable room</u> window.
SO7	<p>The maximum length of a building wall without articulation is 15 metres.</p> <p>Note – For the purposes of SO7, articulation involves a variation in the <u>setback</u> of the building wall.</p>
SO8	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO8 is not applicable to the determination of whether development is Accepted Development.</p>

5. Built Form and Development Design (continued)



Note – SO1 and SO3 for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO9 is not applicable to the determination of whether development is Accepted Development.

12. Landscaping



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO10 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO10 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Where adjoining land is not within the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

All lots have a minimum size of 450m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO12.

15. Reconfiguring a Lot (continued)

Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

All lots have a minimum primary frontage of 15 metres.

Note – SO13 does not apply to a rear lot.

10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.