

Zone: Low-Medium Density Residential

The purpose of the Low-medium density residential zone is to provide for:

- a variety of low to medium density dwelling types; and
- community uses and small-scale services, facilities and infrastructure, to support local residents.

The purpose of the Low-medium density residential zone is achieved through the following overall outcomes, including but not limited to:

- The Low-medium density residential zone provides for housing diversity including Dwelling houses, Dual occupancies, Multiple dwellings and small-lot housing, close to the commercial centres of Gatton and Plainland. Housing diversity is provided to ensure that housing choice is provided to respond to the needs of the community.
- Development achieves a residential density commensurate with the low-density nature of the area and between of 15 dwellings to a hectare. Residential density may be increased to 25 dwellings to a hectare where:
 - buildings are low-scale (i.e. no more than two storeys);
 - buildings are consistent with the existing streetscape;
 - houses have a smaller building footprint to retain front and backyards.
- A residential density above 25 dwellings to a hectare (and not greater than 80 dwellings to a hectare) may be supported in limited circumstances and only where the site:
 - is within easy walking distance (200m-400m) to an existing or proposed commercial area, or school or public transport network; and
 - has frontage or is near to an urban collector road.
- In limited instances, superior urban design and built form is required to address the streetscape, mitigate amenity impacts on adjoining uses and ensure compatibility with the existing neighbourhood character.
- Development provides a high level of amenity through a compatible mix of land uses, access to services and facilities, cohesive streetscapes and quality urban design.

- Development provides for alternative housing types such as Rooming accommodation, Residential care facilities and Retirement facilities which provide housing diversity and allow people to find suitable accommodation throughout their life.
- Affordable housing is provided where it is consistent with the existing character, building bulk and scale of the locality without reducing residential amenity. Affordable housing and social housing are provided in a range of housing types (e.g. Dual occupancies, Multiple dwellings, Rooming accommodation) and styles (e.g. 2 to 3 storey buildings).
- Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. New residential activities are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.
- An open space network is established, improved and protected throughout the residential area to encourage active transport and community connectivity, to provide visual relief and protect environmental values.
- Non-residential uses are provided where they can be clustered together, provide a local function and primarily serve the residents of the immediate area (such as convenience stores and Childcare centres). Non-residential uses protect and maintain residential character, amenity and the vitality, role and function of the centre zones and hierarchy.
- Non-residential uses that do not fill a local function, locate in existing non-residential buildings, or where a Local heritage place is proposed to be reused.
- Non-residential uses incorporate design elements that are consistent with the surrounding residential development, including roofline and architectural treatments that reflect residential building design.
- Home-based businesses protect and improve the character and amenity of the location.

EXAMPLES OF CONSISTENT USES

Childcare centre Community care centre Community use Dual occupancy Dwelling house Emergency services	Food and drink outlet (where less than 100m ² GFA) Multiple dwelling Outdoor sport and recreation Relocatable home park Retirement facility	Shop (where less than 100m ² GFA) Short-term accommodation Substation Telecommunications facility Tourist park Utility installation
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WE WOULD LIKE TO SEE

Dwelling House



Park



Home-based Business



Community Residence



WE WILL CONSIDER

Dual Occupancy



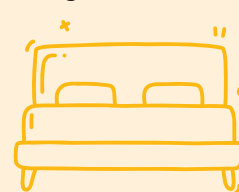
Multiple Dwelling



Residential Care Facility



Rooming Accommodation

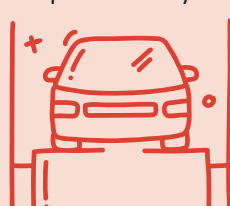


WE WOULD PREFER NOT TO SEE

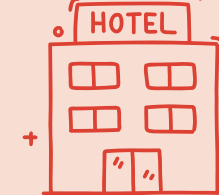
Function Facility



Low Impact Industry



Hotel

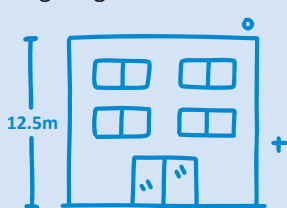


Intensive Animal Industry

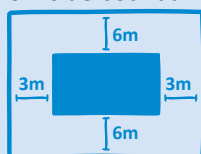


AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

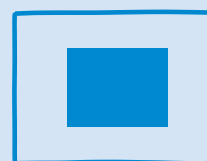
Building Height - **12.5m maximum**



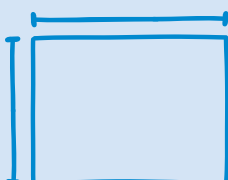
Setbacks - **6m** from the primary street frontage and rear boundaries and **3m** from side boundaries



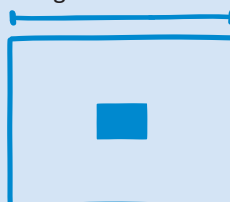
Site Cover - **50% max**



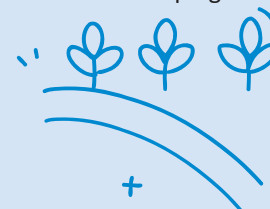
Lot Size - **600m² minimum** for subdivision in some locations



Frontage - **15m minimum**



Landscaping



FOR MORE INFORMATION

Visit: www.lockyervalley.qld.gov.au
 Contact: Council's Growth & Policy Team on **1300 005 872**
 Email: planningscheme@lvrc.qld.gov.au
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

