

## 6.2.2 Medium density residential zone code

### 6.2.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Medium density residential zone.

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

The purpose of the Medium density residential zone is to provide for—

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The Racehorse stables precinct allows for the stabling of racehorses (where registered with Racing Queensland) at the rear of properties close to Buchanan Park to support the local racing industry.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development provides for and supports a range of residential choices including dwelling houses, dual occupancies, and multiple dwellings.
- (2) Development provides for an efficient land use pattern and is well connected to other parts of the Mount Isa local government area.
- (3) Development is characterised by smaller lot sizes and larger variety of housing types such as multiple dwellings than the Low density residential zone, with a high level of amenity with a streetscape and setbacks consistent with medium density *residential activities*.
- (4) Development reflects and enhances the existing medium density scale and character of the area.
- (5) The development of stables for registered racehorses in the Racehorse stables precinct is facilitated where they are:
  - (a) directly supporting racing activities at Buchanan Park; and
  - (b) compatible with local residential amenity, safety and character.
- (6) New residential development is designed to minimise or mitigate any adverse impacts from nearby existing uses that are potentially incompatible with residential development.
- (7) Home based businesses may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (8) Development for small-scale non-*residential activities* is facilitated, but only where such uses:
  - (a) support the day to day needs of the immediate and surrounding residential community; and
  - (b) are compatible with local residential amenity; and
  - (c) do not undermine the viability of the CBD.
- (9) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (12) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.