

# KNOW YOUR ZONE

## Queensland zoning information



Image is indicative only

### Medium density residential zone

#### What is a zone?

Every property is zoned. A zone identifies the preferred land use in an area. The zone, and other planning controls, are identified in the planning scheme to guide development and use of land.

#### What development can I expect in the medium density residential zone?

The medium density residential zone covers land that is mainly used for multiple dwellings such as apartments and townhouses.

Buildings in this zone are likely to be medium rise, for example more than 3 storeys high. Development of taller apartments may be seen closer to the town or city centre and transport hubs. Other types of housing like community care centres, residential care facilities and retirement villages may be located in this zone. This zone also includes other uses such as home-based businesses, local shops or child care centres.

A planning scheme can specify the range of building types and sizes which may be developed in this zone.

Examples of development that is likely to be in a medium density residential zone:



dwelling house



dual occupancy



multiple dwelling - lowrise



multiple dwelling - highrise



childcare centre



community care centre



residential care facility



retirement facility



shop

Examples of development that is unlikely to be in a medium density residential zone:



transport depot



warehouse



wholesale nursery