

Medium Density Housing Model Code

What is it?

The Medium Density Housing Model Code is a form-based code that Local Governments can consider, adapt and adopt as appropriate within local planning frameworks.

It provides for various types of medium density dwellings, including townhouses, row houses/terraces, and low-rise apartments. It links with the Neighbourhood Planning Toolkit which provides a framework for working with local communities in planning for areas of urban renewal and growth.

The Model Code is structured on a number of deliverables that have underpinned the Liveable Compact Cities Project. These include the Portfolio of Leading Practice Medium Density Housing, the Feasibility of Medium Density Development in SEQ, the Sustainable Medium Density Infill Housing Guideline and the Open Space Toolkit. It also builds on the Next Generation Planning Handbook.

The Model Code also provides guidance on levels of assessment (dependent on neighbourhood planning processes) that are important in an efficient development assessment processes.

Who is it for and how should it be used?

The Model Code is for the consideration, adaptation and adoption of Local Governments as appropriate. It is not intended as a mandatory code, but simply a form-based code that represents leading practice which can be used in preparing or reviewing planning schemes.

How does it address affordability?

The Model Code addresses affordability through two key measures. First it promotes policy that balances preferred outcomes and the cost implications, reducing the development costs of ineffective policy. It also provides for a simpler approach to policy and with reduced levels of assessment (in appropriate circumstances) will contribute to reduced holding costs and reduced dwelling prices.

Where is located?

The Model Code comprises a part of the Liveable Compact Cities Policy and Practice Guideline. This is available on the Council of Mayors (SEQ) website – www.seqmayors.qld.gov.au.