

6.2.10 Low-medium density residential zone code

6.2.10.1 Application

- (1) This code applies to assessing development in the Low-medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.10.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to promote the mixed residential character and amenity of the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of accommodation activities are provided on a range of lot sizes;
 - (b) a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (c) a mixed residential density and character is achieved;
 - (d) a low rise character is achieved;
 - (e) development reflects and responds to the natural features and constraints of the land;
 - (f) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained;
 - (g) non-residential uses are established where they serve the local community and do not detract from the residential amenity of the area.

6.2.10.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.10.3.a – Low-medium density residential zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
<p>PO1 The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and AO2.2 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
Site coverage	
<p>PO2 The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.</p>	<p>AO2.1 The site coverage is not more than 40%;</p> <p>or</p> <p>AO2.2 Where for a Dwelling house or Dual occupancy, the site coverage is not more than 50%.</p>
For assessable development	
Uses and other development	
<p>PO3 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO3.1 No acceptable outcomes are provided.</p>
<p>PO4 Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:</p> <ul style="list-style-type: none"> (a) being located in highly accessible locations; (b) being co-located with other similar uses; (c) providing for the identified convenience needs of the local community; (d) not impacting on the role and function of the hierarchy of centres within the region; (e) resulting in positive economic and social benefits for the local community; (f) small scale extensions to existing non-residential uses. <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>
Setbacks	
<p>PO5 The setback of buildings and structures:</p> <ul style="list-style-type: none"> (a) maintains the amenity of adjoining premises and the residential character of the area; (b) achieves separation from neighbouring buildings and frontages. 	<p>AO5.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO6 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO6.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO7 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO7.1 No acceptable outcomes are provided.</p>