

**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
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> 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><b>AO1.1</b> 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
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 40%;</p> <p>or</p> <p><b>AO2.2</b> Where for a Dwelling house or Dual occupancy, the site coverage is not more than 50%.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> 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"> <li>(a) being located in highly accessible locations;</li> <li>(b) being co-located with other similar uses;</li> <li>(c) providing for the identified convenience needs of the local community;</li> <li>(d) not impacting on the role and function of the hierarchy of centres within the region;</li> <li>(e) resulting in positive economic and social benefits for the local community;</li> <li>(f) small scale extensions to existing non-residential uses.</li> </ul> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Setbacks</b>	
<p><b>PO5</b> The setback of buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) maintains the amenity of adjoining premises and the residential character of the area;</li> <li>(b) achieves separation from neighbouring buildings and frontages.</li> </ul>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> 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><b>AO6.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO7</b> 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><b>AO7.1</b> No acceptable outcomes are provided.</p>