

6.2.12 Medium density residential zone code

6.2.12.1 Application

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

6.2.12.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for medium density 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 and retain a mixed residential density character and amenity, with access to centres, major transport facilities, open space and recreation activities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of accommodation activities, in low to medium rise multiple dwelling and mixed-use buildings is established;
 - (b) development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour, and lighting;
 - (c) a medium residential density, scale and character of the area is achieved;
 - (d) development reflects and responds to the natural features and constraints of the land;
 - (e) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

6.2.12.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.12.3.a – Medium density residential zone code – self-assessable and assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| For self-assessable development 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 and amenity 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 15 metres and 4 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) their proximity 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 Buildings and structures are set back to:</p> <ul style="list-style-type: none"> (a) maintain the residential character and amenity of the area; (b) achieve 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> |