* + 1. Low-medium density residential zone code

# 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.

# Purpose

1. The purpose of the Low-medium density residential zone is to provide for –
   1. a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
   2. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The purpose of the code will be achieved through the following overall outcomes:
   1. a range of accommodation activities are provided on a range of lot sizes;
   2. a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
   3. a mixed residential density and character is achieved;
   4. a low rise character is achieved;
   5. development reflects and responds to the natural features and constraints of the land;
   6. community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained;
   7. non-residential uses are established where they serve the local community, do not detract from the residential amenity of the area and do not adversely impact on the role and function of centres within the hierarchy of centres.

Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.

Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6.

# Assessment benchmarks and requirements

**Table** [**6.2.10.3**](#_bookmark0)**.a – Low-medium density residential zone code – assessment benchmarks for assessable development and requirements for accepted development**

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| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For accepted development subject to requirements and assessable development** | | |
| **Height** | | |
| **PO1**  The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.  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.  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. | **AO1.1**  Buildings and structures are not more than 8.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height. |  |
| **Site coverage** | | |
| **PO2**  The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area. | **AO2.1**  The site coverage is not more than 40%; or  **AO2.2**  Where for a Dwelling house or Dual occupancy, the site coverage is not more than 50%. |  |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO3**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO3.1**  No acceptable outcomes are provided. |  |
| **PO4**  Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:   1. being located in highly accessible locations; 2. being co-located with other similar uses; 3. providing for the identified convenience needs of the local community; 4. not impacting on the role and function of the hierarchy of centres within the region; 5. resulting in positive economic and social benefits for the local community; 6. small scale extensions to existing non- residential uses.   Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.  Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.  Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6. | **AO4.1**  No acceptable outcomes are provided. |  |
| **Setbacks** | | |
| **PO5**  The setback of buildings and structures:  (a) maintains the amenity of adjoining premises and the residential character of the area; | **AO5.1**  No acceptable outcomes are provided. |  |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| (b) achieves separation from neighbouring buildings and frontages. |  |  |
| **Site constraints** | | |
| **PO6**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO6.1**  No acceptable outcomes are provided. |  |
| **Amenity** | | |
| **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. | **AO7.1**  No acceptable outcomes are provided. |  |