* + 1. Medium density residential zone code

# 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.

# Purpose

1. The purpose of the Medium density residential zone is to provide for –
   1. medium density multiple dwellings; and
   2. community uses, and small-scale services, facilities and infrastructure, to support 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:
   1. a range of accommodation activities, in low to medium rise multiple dwelling and mixed-use buildings is established;
   2. development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour, and lighting;
   3. a medium residential density, scale and character of the area is achieved;
   4. development reflects and responds to the natural features and constraints of the land;
   5. community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided;

(h) 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** [**6.2.12.3**](#_bookmark0)**.a – 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 and amenity 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 15 metres and 4 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%. |  |
| **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. |  |
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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **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. their proximity 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 – 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.  Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome. | **AO4.1**  No acceptable outcomes are provided. |  |
| **Setbacks** | | |
| **PO5**  Buildings and structures are set back to:   1. maintain the residential character and amenity of the area; 2. achieve separation from neighbouring buildings and frontages. | **AO5.1**  No acceptable outcomes are provided |  |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **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. |  |