

6.7.2. Low-medium density residential zone code

6.7.2.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.7.2.2. Purpose

The purpose of the low-medium density residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of residential neighbourhoods comprising a mixture of different long-term accommodation activities as the preferred and dominant land use within the zone;
- (3) to provide for the development of the mixture of different long-term accommodation activities at a low to medium density;
- (4) to provide for the development of a limited range of non-residential uses only if they are compatible with and support preferred land uses and they service the needs of residents in the immediate area; and
- (5) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
 - (a) the Coee Bay Accommodation Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.7.2.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides only for the long-term stay of residents;
 - (ii) is designed at a low to medium dwelling density; and
 - (iii) is designed to be consistent with the character of a residential neighbourhood which is predominantly comprised of a mixture of different dwelling types; or
 - (b) a use which supports the long-term accommodation activities of the immediate area; or

- (c) a use which services the convenience needs of residents of the immediate area; and
- (2) the development of a use within the accommodation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a community residence; or
 - (c) it is a dual occupancy; or
 - (d) it is a dwelling house; or
 - (e) it is a dwelling unit; or
 - (f) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (3) if the development is a use within the accommodation activities group and it is not identified in Overall Outcome (2) above, the development occurs within the zone only in the following circumstances:
 - (a) the use is designed to be consistent with the character of the zone and other uses in the immediate area; and
 - (b) the use:
 - (i) is multiple dwellings; or
 - (ii) is non-resident workforce accommodation; or
 - (iii) is a relocatable home park; or
 - (iv) is a residential care facility; or
 - (v) is a retirement facility; or
 - (vi) is rooming accommodation; and
- (4) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is small in scale;
 - (b) it is consistent with the built form and appearance of development in the immediate area;
 - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (d) the use:
 - (i) is an environment facility; or
 - (ii) is a child care centre; or
 - (iii) is a park; or
 - (iv) is a sales office; or
 - (v) shop for the purpose of a general corner store; or
 - (vi) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (5) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (6) development contributes to a high level of amenity and an attractive living environment;
- (7) sensitive land use is not located in proximity to established incompatible uses without appropriate design and siting to minimise impacts on amenity;
- (8) the development is compatible with an urban form that is characterised by:

- (a) a low to medium 'net' dwelling density (between fifteen to thirty dwellings per hectare for detached dwellings, and potential for up to fifty dwellings per hectare at locations determined to be suitable for multiple dwellings);
- (b) the height of buildings does not exceed two (2) storeys above ground level; ÷
- (c) low site cover;
- (d) provision of private or communal open space for accommodation activities;
- (e) appealing streetscapes and public places; and
- (9) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (10) the development is provided with adequate infrastructure and essential services; and

Where located in the Cooe Bay Accommodation Precinct

Note: The overall outcomes of the Cooe Bay Accommodation Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (11) the development is:
 - (a) a use within the accommodation activities group which provides for the long-term stay of residents; or
 - (b) a use within the centre activities group which:
 - (i) services the convenience needs of residents of the immediate area; or
 - (ii) is oriented towards supporting the tourism and recreation development potential of the immediate area; and
- (12) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a dwelling house; or
 - (c) it is a dwelling unit; or
 - (d) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (13) the development of a use within the accommodation activities group that is not identified in Overall Outcome (12) above, occurs only in the following circumstance:
 - (a) it is a dual occupancy and it is located above the ground level storey; or
 - (b) it is multiple dwellings and they are located above the ground level storey; and
- (14) the development of a use within the centre activities group occurs only in the following circumstances:
 - (a) it is small in scale; and
 - (b) it is a use within the centre activities group which:
 - (i) is a food and drink outlet; or
 - (ii) is a shop for the purpose of a general corner store.

6.7.2.4. Specific benchmarks for assessment

Table 6.7.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Built form			
PO1		AO1.1	

Performance outcomes	Acceptable outcomes
<p>The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>Building height (for buildings other than a Class 10a building under the Building Code of Australia) does not exceed the following:</p> <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. <p>AO1.2</p> <p>Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following:</p> <ul style="list-style-type: none"> (a) if there is a dwelling house on the site, the height of the dwelling house; or (b) five (5) metres to the apex of the Class 10a building. <p>AO1.3</p> <p>The volume of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed three (3) per cent of the lot volume.</p> <p>Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</p> <p>AO1.4</p> <p>A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO1.5</p> <p>Site cover does not exceed fifty (50) per cent.</p>
<p>PO2</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of and maintenance of access to natural light and ventilation; (c) provision of recreational open space for the occupants of dwellings; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or 	<p>AO2.1</p> <p>There is a 1.8 metre high screen fence located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p> <p>AO2.2</p> <p>Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.2 of Schedule 10.</p>

Performance outcomes	Acceptable outcomes
public places.	<p>AO2.3</p> <p>The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <p>(a) each dwelling is provided with a private open space area as follows:</p> <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of thirty (30) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by four (4) metres; or (ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p>AO2.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
Appearance	
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public 	<p>AO3.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p>

Performance outcomes	Acceptable outcomes
<p>places;</p> <p>(c) inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings; and</p> <p>(e) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</p> <p>AO3.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO3.4</p> <p>Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p> <p>AO3.5</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.7.2.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Where not located in the Cooe Bay Accommodation Precinct the following outcomes apply	
<p>PO4</p> <p>The use contributes to the development of residential neighbourhoods which:</p> <p>(a) comprise the following:</p> <p>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(ii) other long-term accommodation activities identified in the overall outcomes for the zone that are designed to be consistent in form and appearance with preferred uses for the zone; or</p> <p>(b) comprise other small-scale relatively low-</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
impact uses that are identified in the overall outcomes for the zone where they service the community or convenience needs of the immediate residential area.	
PO5 The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.	No acceptable outcome is nominated.
PO6 The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
PO7 The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.	No acceptable outcome is nominated.
PO8 The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road: (a) is designed to accommodate the traffic generated by the use; (b) provides for convenient and safe access; and (c) can minimise nuisance and disturbance to the surrounding residential area.	No acceptable outcome is nominated.
Where located in the Cooee Bay Accommodation Precinct the following outcomes apply	
PO9 The use contributes to the development of the Cooee Bay Accommodation Precinct which: (a) is oriented towards supporting the visitor and recreation development potential of the Cooee Bay foreshore and beach, the historic scenic transport route, and the Daniel Park recreation area; and (b) is comprised of the following: (i) preferred uses for the precinct (as identified in the overall outcomes for the precinct); or (ii) other long-term accommodation activities (as identified in the overall outcomes for the precinct) which are located above the ground level storey; or (iii) other small-scale relatively low-impact uses that are within the centre activities group (as identified in the overall outcomes for the precinct), where they service the convenience needs of the	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
immediate residential area or they enhance the experience of the visitors of the Cooee Bay foreshore and beach and Daniel Park.	
PO10 The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.	No acceptable outcome is nominated.
PO11 The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
PO12 The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.	No acceptable outcome is nominated.
Dwelling density	
PO13 If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following: (a) the planned low-medium dwelling density for the zone (as identified in the overall outcomes for the zone); and (b) the ability of the land and infrastructure to support the development.	No acceptable outcome is nominated.
Appearance	
PO14 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.
Infrastructure	
PO15 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	AO15.1 The development complies with the requirements of the Development Works Code.