

9.3.12 Medium Density Residential Uses Code



9.3.12.1 Application

This code applies to development identified as requiring assessment against the Medium Density Residential Uses Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.12.2 Purpose

- (1) The purpose of the Medium Density Residential Uses Code is to ensure that *medium density residential activities* are high quality, attractive and well-designed to provide residents with a high quality living environment and to make a positive contribution to the amenity of the neighbourhood.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development:
 - (i) is designed to create attractive and high quality buildings that add visual interest to the streetscape and contribute positively to the character of a neighbourhood;
 - (ii) supports the provision of housing diversity for various household types to meet the existing and future needs of the community;
 - (iii) is designed to address the street and public spaces and integrate with neighbouring residential premises;
 - (iv) provides a high standard of privacy and amenity for occupants and residents of adjoining residential premises;
 - (v) provides private and communal open space that is adequate and useable to service the recreational needs of residents;
 - (vi) is designed and orientated to promote a safe environment within the site, adjoining streets and public spaces, including safe and convenient pedestrian and vehicle access to and from the site;
 - (vii) incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location;
 - (viii) being *Non-resident workforce accommodation*, is limited to short or medium term accommodation required in conjunction with a specific large-scale project.
 - (ix) larger *Retirement facilities* and *Residential care facilities* and other similar high density residential developments are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located.

9.3.12.3 Assessment Benchmarks

Table 9.3.12.3.1 — Criteria for Assessable Development - Multiple dwelling, Residential Care Facility, Retirement Facility and Rooming Accommodation

Performance Outcomes	Acceptable Outcomes
Design and Appearance	
PO1 Development is designed to: (1) create visual interest and contribute positively to the streetscape and character of the area; and (2) visually integrate with the desired built form of the area as expressed by the zone.	AO1.1 A building: (1) has a maximum unarticulated length of 5 metres to any street frontage or public space; and (2) includes articulation such as windows and openings, verandahs, balconies and wall variations.
	AO1.2 The building design, scale, roof form, articulation, materials and colours are compatible and integrate with the intended character of the area.
PO2 Buildings are orientated and designed to address the street and public spaces.	AO2 No acceptable outcome is prescribed.
Car Parking Area and Vehicular Access	
PO3 The car parking area, vehicular access and associated structures do not dominate the street frontage of the development.	AO3 No acceptable outcome is prescribed.
PO4 Development is accessible to vehicles, pedestrians and cyclists and has immediate legal and practical access via a constructed road.	AO4 No acceptable outcome is prescribed.
Privacy	
PO5 The building is designed to minimise adverse privacy impacts for the occupants of the building and neighbouring dwellings.	AO5.1 The habitable room windows of a building do not directly face: (1) a habitable room window of another building within 10m; and (2) an access way, footpath or communal open space area within 3m. OR The habitable room windows have: (1) a fixed obscure glazing in any part of the window below 1.5m above floor level; (2) privacy screens that cover a minimum of 50% window view.
	AO5.2 Where a direct view exists into the private open space of an adjoining <i>dwelling</i> , the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by

Performance Outcomes	Acceptable Outcomes
	privacy screens.
Safety and Security	
<p>PO6 Building design enhances safety and security on and off the site.</p>	<p>PO6.1 Above ground floor <i>dwelling</i>s have windows or balconies that provide clear lines of sight towards internal private access ways, the street and all adjacent public space.</p> <p>PO6.2 Lighting is provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies, stairwells, steps and ramps.</p> <p>PO6.3 Entrances and exits to the street are directly accessible, illuminated and highly visible from public areas.</p>
<p>PO7 Pedestrian access to and within the site is safe and convenient.</p>	<p>AO7.1 Separate pedestrian and vehicular access is provided to the site.</p> <p>AO7.2 The main pedestrian access into the building is easily identified and visible from the street.</p>
Private Open Space	
<p>PO8 Development provides sufficiently sized and useable private open space to meet the recreation needs of residents.</p>	<p>AO8.1 For development involving a <i>Multiple dwelling</i> or <i>Rooming accommodation</i>, all ground floor <i>dwelling</i>s have an area of private open space which: (1) has a minimum area of 25m²; (2) has a minimum width of 3 metres; (3) is directly accessible from a living area; and (4) has a maximum gradient of 1 in 10.</p> <p>AO8.2 For development involving a <i>Multiple dwelling</i> or <i>Rooming accommodation</i>, all above ground <i>dwelling</i>s have an area of private open space which: (1) consists of a balcony; (2) has a minimum area of 8m²; (3) has a minimum length and width of 2 metres; and (4) is directly accessible from a living area.</p>
Communal Open Space and Facilities	
<p>PO9 <i>Multiple dwelling</i> and <i>Rooming accommodation</i> involving 5 or more <i>dwelling</i>s provides a communal open space area that: (1) is accessible, useable and safe for the recreational use of all occupants of the development; and (2) provides outdoor recreational areas required to</p>	<p>AO9 Development provides a minimum of 10% of the site area for communal open space which: (1) is in addition to private open space areas; (2) has a minimum length and width of 10 metres; (3) is readily accessible to all residents; (4) has a maximum gradient not exceeding 1 in 10; and</p>

Performance Outcomes	Acceptable Outcomes
service the open space needs of residents of the development.	(5) is clearly delineated from any private areas of the site.
PO10 Communal open space is designed and located to minimise impacts on the amenity of adjacent <i>sensitive receivers</i> .	AO10 No acceptable outcome is prescribed.
PO11 Communal garbage bin storage areas: (1) are provided to service the needs of future residents and located to be accessible to all residents; and (2) are not visible from the primary street frontage.	AO11 No acceptable outcome is prescribed.
Landscaping	
PO12 Landscaping is provided that: (1) enhances the appearance of the development where viewed from the street and public spaces; (2) integrates the development with its surroundings; (3) screens incompatible uses and provides privacy to adjoining <i>sensitive land uses</i> ; and (4) mitigates the visual amenity impacts of hardstand areas such as car parking, vehicular access and communal recreation areas where viewed from the street and public spaces.	AO12 No acceptable outcome is prescribed.
Fire Hydrant Infrastructure and Emergency Vehicle Access	
PO13 Development minimises the risk of damage to life, property and the environment from fire, by providing: (1) unimpeded internal access for emergency service vehicles; and (2) appropriate and readily accessible fire hydrant infrastructure.	AO13.1 Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.
	AO13.2 Fire hydrants are suitably identified so that fire services can locate them at all hours.
	AO13.3 Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.

Table 9.3.12.3.2 — Criteria for Assessable Development - Non-Resident Workforce Accommodation Only

Performance outcomes	Acceptable outcomes
PO14 Development is sited and designed to: (1) provide amenity for residents of the premises; (2) avoid conflicts with residents and <i>rural activities</i> on surrounding properties; and	AO14 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(3) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	
PO15 Except where self-contained accommodation is provided, <i>Non-resident workforce accommodation</i> is provided with sufficient kitchen, dining, laundry and recreation facilities to cater for the needs of residents and staff.	AO15 No acceptable outcome provided.
PO16 Development is provided only where short or medium term accommodation is required in conjunction with a specific large-scale project.	AO16 Development is: (1) located on the same site or an adjoining site to the project; and (2) conducted only while the project is operational; and (3) used to accommodate workers on the project including support staff. <i>Note - support staff includes cooks, cleaners and the like engaged to service the accommodation facilities and its residents.</i>

Table 9.3.12.3.3 — Criteria for Assessable Development - Relocatable Home Park

Performance Outcomes	Acceptable Outcomes
PO17 The site is an appropriately sized area and configuration to accommodate the use, landscaped buffer areas, appropriate setbacks to adjoining land uses, and ancillary amenities and facilities.	AO17 Development has a minimum site area of 20,000m ² with an average depth to width ratio that does not exceed 4 to 1.
PO18 Development is designed to complement the existing landscape.	AO18.1 Development does not require extensive cutting, filling, draining and/or modification of the site.
	AO18.2 Existing vegetation is retained where practical.
PO19 Development is located on a road system which has the capacity to accommodate increases in traffic volumes associated with the use.	AO19 No acceptable outcome provided.
PO20 Development has a residential density that is compatible with the preferred character of the local area in which it is located. The density of the development is sufficient to ensure that the site can accommodate the proposed number of relocatable home sites, all required facilities and services, recreational spaces, landscaping and appropriate setbacks to all boundaries.	AO20 The maximum site density is 30 relocatable home or caravan sites per hectare.
PO21 Development provides outdoor storage area for use	AO21 <i>A relocatable home park</i> provides an area for the

Performance Outcomes	Acceptable Outcomes
by residents.	storage of vehicles not able to be accommodated within a relocatable home site. Such vehicles may include caravans, Recreational Vehicles (RV's) or trailered boats.
PO22 Development is provided with appropriate facilities.	AO22 Adequate toilet, shower and laundry facilities are provided for: (1) the number of visitors; (2) the typical duration of stay; (3) the number of self-contained sites; and (4) the number of tourist park visitors providing self-contained facilities such as toilet and showers.

Table 9.3.12.3.4 — Criteria for Assessable Development - Rooming Accommodation Only

Performance Outcomes	Acceptable Outcomes
PO23 Except where self-contained accommodation is provided, <i>Rooming accommodation</i> is provided with sufficient kitchen, dining, laundry and recreation facilities to cater for the needs of residents and staff.	AO23 No acceptable outcome provided.

Table 9.3.12.3.5— Criteria for Assessable Development - Rural Worker's Accommodation

Performance Outcomes	Acceptable Outcomes
PO24 <i>Rural workers accommodation</i> is provided to fulfil a genuine need to accommodate a rural worker/s on the subject site.	AO24 The <i>Rural workers accommodation</i> is occupied by a person or persons being engaged in the maintenance, management or operations of <i>rural activities</i> conducted on the same site and, if applicable, that person's immediate family.
PO25 The <i>Rural workers accommodation</i> use is sited and designed to: (1) provide amenity for users of the premises; (2) avoid conflicts with residents and <i>rural activities</i> on surrounding properties; and (3) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	AO25.1 The <i>Rural workers accommodation</i> use is setback; (1) a minimum of 20m from any site frontage; and (2) a minimum of 50m from any other site boundary AO25.2 The <i>Rural workers accommodation</i> is sited to be sufficiently separated from conflicting uses to minimise any adverse impacts from noise, odour or dust. <i>Editor's Note - Conflicting uses would include, but not be limited to, intensive animal industry, cropping, animal keeping and intensive horticulture.</i>
PO26 The <i>Rural workers accommodation</i> is of a scale and has a built form that: (1) is compatible with the rural amenity;	AO26.1 Where the <i>Rural workers accommodation</i> comprises a dwelling being a Class 1a building: (1) the use will not result in more than two <i>dwellings</i> on

Performance Outcomes	Acceptable Outcomes
<p>(2) is less dominant than the on-site <i>dwelling</i>; and (3) maintains the visual continuity and pattern of buildings and landscape elements within the locality.</p>	<p>the same lot; (2) the building shall have a <i>gross floor area</i> less than any dwelling on the same lot; and (3) the site has a frontage to a <i>constructed road</i> or access to a constructed road granted from a registered access easement.</p> <p>AO26.2 Where the <i>Rural workers accommodation</i> comprises a building other than a Class 1a building: (1) the site contains lots in the same ownership with a combined area of at least 40 ha; (2) the use will not result in more than one <i>Rural worker's accommodation</i> building on the site; (3) the site has a frontage to a <i>constructed road</i> or access to a <i>constructed road</i> granted from a registered access easement; and (4) 12 or less persons are accommodated in the premises.</p>
<p>PO27 Sufficient car parking is available for the <i>Rural workers accommodation</i>.</p>	<p>AO27 One car park is provided per employee accommodated in the <i>Rural workers accommodation</i>.</p>