

Division 15 – Medium Density Residential

7.54 Medium Density Residential Code

The provisions in this division comprise the Medium Density Residential Code. They are:

- Compliance with the Medium Density Residential Code (section 7.55);
- Overall outcomes of the Medium Density Residential Code (section 7.56);
- Specific outcomes and probable solutions for the Medium Density Residential Code (section 7.57).

7.55 Compliance with the Medium Density Residential Code

Development that is consistent with the specific outcomes in section 7.57 complies with the Medium Density Residential Code.

7.56 Overall Outcomes of the Medium Density Residential Code

- (a) The overall outcomes are the purpose of the Medium Density Residential Code.
- (b) The overall outcomes sought for the Medium Density Residential Code are:
 - (i) medium density housing provides a high standard of amenity for residents and other users of the site and adjoining properties; and
 - (ii) medium density housing contributes to the creation of appealing streetscapes and urban communities with a distinct character and sense of place consistent with the stated planning character of the surrounding area

Note: The stated planning character is described in the overall outcomes for the respective zone or zones.

Note: Where a proposed use is likely to have in the opinion of Council a significant community impact, Council will request the submission of a Community Wellbeing Impact Assessment Report to be prepared in accordance with Planning Scheme Policy 2 – Community Wellbeing Impact Assessment.

7.57 Specific Outcomes and Probable Solutions for the Medium Density Residential Code

The specific outcomes sought for the Medium Density Residential Code are included in column 1 of table 7.17. Probable solutions for code assessable development are included in column 2 of table 7.17.

Table 7.17	
Medium Density Residential Code (Part 7 Division 15)	
Column 1	Column 2
Specific outcomes	Probable solutions
Acoustic Impact	
SO1 Site layout and building design protects residents and site users from the adverse impacts of internal and external noise sources.	S1.1 The development meets the recommended design sound levels specified in Section 5 of Australian Standard <i>AS2107 – Building Interiors</i> .
Allotment Size	
SO2 The allotment has an appropriate area and dimensions for the siting of: <ol style="list-style-type: none"> (i) buildings and structures; (ii) vehicular access, parking and manoeuvring; and (iii) open space and landscaping, including buffering. 	S2.1 The minimum area of the site is 1200m ² . OR For sites that are situated between two existing or approved multiple dwelling unit developments either side of the site, the minimum area of the site is 600m ² . S2.2 The minimum width of the site is 20.0 metres measured along a line on the site 6.0 metres from and parallel to the frontage.
Building Aesthetics & Design	
SO3 Building design provides that: <ol style="list-style-type: none"> (a) living and working environments have a clear character and identity 	S3.1 The building bulk is reduced by a combination of balconies and recesses, and variations in material and building form. S3.2

Table 7.17

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Column 1 Specific outcomes	Column 2 Probable solutions
<p>and energy efficient orientation;</p> <p>(b) existing streetscapes in established areas are respected; and</p> <p>(c) where a complete streetscape has not yet been established, a high standard of design is introduced.</p>	<p>Facades show variation in shade, materials, colours and/or textures.</p> <p>S3.3 The optimal number of units are orientated to within 20° either side of north and orientation of main living area windows to within 20° either side of north is maximised.</p> <p>S3.4 Windows and balconies overlook the street and any adjoining public places and/or are on the front of the building.</p> <p>S3.5 Roofs include pitches, gables, skillions or other features.</p> <p>S3.6 Garages and carports are compatible with the building design and adjacent development in terms of height, roof form, materials and colours.</p> <p>S3.7 Garages are set back behind the main building line.</p> <p>S3.8 The maximum width of garage or carport opening that faces a public street is 6.0 metres.</p> <p>S3.9 Services structures and mechanical plant are screened or designed as part of the building.</p> <p>S3.10 Soil waste and vent pipes do not dominate building facades, particularly from common areas and adjoining properties.</p> <p>S3.11 Driveways are not located adjacent to or along side boundaries.</p>
<p>SO4 Walls are sited and are of a length and height such that they provide visual interest in design and minimise negative impacts on amenity both internal and external to the site.</p>	<p>S4.1 The horizontal length of a wall or roofline in one plane, irrespective of projections or setbacks, is not greater than 15.0 metres in length, provided that:</p> <p>(a) lengths of wall with external faces offset more than 1.0 metre are measured separately; and</p> <p>(b) lengths of wall which are separated by a distance of at least 25.0 metres are measured separately.</p>
Building and Site Accessibility	
<p>SO5 Building design and site layout provide:</p> <p>(a) entries that are clearly visible to visitors from the street;</p> <p>(b) internal driveways, entry points and a circulation system that are accessible to all residents;</p> <p>(c) for special care facilities and retirement villages, the development is located in close proximity to complementary land uses.</p>	<p>S5.1 Buildings adjacent to public streets address or face the street.</p> <p>S5.2 Buildings are detailed or articulated to enable building entries to be identified from the street.</p> <p>S5.3 For special care facilities and retirement villages, the site is located:</p> <p>(a) within:</p> <p>(i) 500.0 metres walking distance of a local shopping centre containing uses such as a convenience store, post office (or agency) and doctor; and</p> <p>(ii) 800.0 metres walking distance of a developed park, public library, church and public recreational facility;</p> <p>OR</p>

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	<p>(b) adjacent to a public transport route which provides regular access to the facilities and services listed above.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Note: Where all the above locational criteria in S5.3 are not met, then the following should be considered:</p> <p>(a) regular transport for residents to and from essential public services and facilities by on-site mini-bus service; and</p> <p>(b) on-site facilities are available, but not limited to:</p> <ul style="list-style-type: none"> (i) a doctor; (ii) a personal 24 hour on-site care and assistance by a qualified nurse; (iii) a meeting or common room; (iv) delivered meals or meals in a dining room; and (v) an emergency 24 hour response alarm. </div>
<p>S06 All parts of a building are easily accessed by all persons.</p>	<p>S6.1 Where a building contains a lift, access by means of the lifts is provided to all levels.</p>
Communal Open Space	
<p>S07 In addition to private open space, passive and active communal open space is provided for the outdoor recreation needs of the users of the site.</p>	<p>S7.1 For accommodation buildings and multiple dwellings, a communal open space area is provided on the site comprising an area at least 30% of the site. 50% of this required communal open space is provided in one area with a minimum dimension in any direction of at least 5.0 metres and a length to breadth ratio of no greater than 2: 1.</p> <p>(a) For special care facilities and retirement villages, the sum of all communal open space areas (both indoor and outdoor):</p> <ul style="list-style-type: none"> (i) occupy a minimum of 30% of the area of the site; (ii) include 70% of these areas with a minimum dimension of 5.0 metres and gradients of no more than 1:20; and (iii) are accessible to all residents and users of the site via landscaped covered walkways. <p>S7.2 Shade/shelter protection is provided within the communal open space area.</p> <p>S7.3 Communal indoor recreation areas within special care facilities are provided at the rate of:</p> <ul style="list-style-type: none"> (a) 3m² per resident for dwelling rooms; (b) 6m² per resident for rooming units. (c) <div style="border: 1px solid black; padding: 5px;"> <p>Note: For development that includes a residential component of up to ten (10) dwelling units, a barbecue, gazebo and outdoor seating areas are provided within communal open space areas.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: For development that includes a residential component of more than ten (10) dwelling units in addition to the facilities specified in S7.1 above a swimming pool, tennis court, bowling rink or the like is provided within communal open space areas.</p> </div>

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Personal Security	
<p>SO8 The configuration and design of buildings and spaces maximises personal and property safety through consistency with the principles of Crime Prevention Through Environmental Design (CPTED).</p>	<p>S8.1 Individual entry points of dwelling units and accommodation buildings can be clearly identified by visitors and emergency vehicles.</p> <p>S8.2 Building design, layout, landscaping and fencing allows casual surveillance of all outdoor communal open space, direct surveillance of dwelling unit entries and the elimination or minimisation of concealment areas.</p> <p>S8.3 Lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entries.</p> <p>S8.4 Buildings are designed to minimise access between roofs, balconies and windows of adjoining dwellings.</p> <p>S8.5 Lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entries at a rate of one (1) light for every 5.0 metres of pathway and is not obtrusive to occupants of surrounding dwelling units or buildings.</p> <p>S8.6 Doors, windows and major paths are not obscured by landscaping or fencing.</p>
Private Open Space	
<p>SO9 Private open space areas are:</p> <p>(a) clearly defined for private use;</p> <p>(b) of dimensions to suit the projected requirements of the dwelling occupants, and to accommodate some outdoor recreation needs, as well as providing for open space service functions; and</p> <p>(c) capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play, and of being accessed from a main living area of the main dwelling.</p>	<p>S9.1 (a) For accommodation buildings and multiple dwellings, each ground floor dwelling unit has a private open space area with a minimum area of 30m² and a minimum dimension of 5.0 metres.</p> <p>(b) For retirement villages, each ground floor dwelling unit has a private open space area with a minimum area of 10m² and a minimum dimension of 3.0 metres.</p> <p>S9.2 For all above-ground level dwelling units, the principal private open space of the dwelling is provided in the form of a balcony having a minimum area of 8m², and a minimum dimension of 2.0 metres with direct access from a main living room of the dwelling.</p> <p>S9.3 For special care facilities and retirement villages, an interactive semi-private outdoor space is provided at the front of each dwelling unit and includes a verandah or courtyard with a minimum depth of 1.5 metres.</p> <p>S9.4 Each private open space area is directly accessible from the dwelling unit.</p>
Screening/Fences	
<p>SO10 A high standard of residential amenity and privacy is experienced by residents</p>	<p>S10.1 Where private open space is not located in front of the dwelling units or accommodation building, front fences and walls in front of the main building line are not more than 1.2 metres in height. This height is increased to 1.8 metres if the fence has openings which make it not less than 50% transparent.</p> <p>S10.2 Where private open space is located in front of accommodation buildings, multiple dwellings, special care facilities and / or retirement villages, solid fences and walls to 1.8 metres high along the site frontage are limited in length to 75% of the frontage and do not exceed 10.0 metres in length without some articulation or detailing to provide visual interest.</p>

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	<p>S10.3 Solid screen fences are provided along side and rear boundaries at a height of 1.8 metres tapering down to 1.2 metres between the main building line and the front property boundary.</p> <p>S10.4 Habitable room windows that look into a habitable room or private open space of another unit are screened, or alternatively have sill heights 1.5 metres or greater, or obscure glass is used.</p> <p>S10.5 Open car parking spaces are not located within 3.0 metres of any door or window opening off a habitable room of any dwelling unit.</p>
Setbacks	
<p>SO11 Buildings and structures are set back in order to:</p> <p>(a) create an efficient use of the site;</p> <p>(b) reinforce the character of the street and assist in providing identity;</p> <p>(c) provide separation from adjoining properties and from frontages to roads;</p> <p>(d) provide for landscaping and open space;</p> <p>(e) adequately provide for the penetration of desirable sunlight and breezes; and</p> <p>(f) have minimal impacts on sensitive activities by reason of noise or activity.</p>	<p>S11.1 For accommodation buildings and multiple dwellings, clearances from the closest projection of the building to the front boundary of the site are:</p> <p>(a) 6.0 metres, except for allotments fronting Rickman Parade, Woorim, where a distance of 15.0 metres applies from this road frontage;</p> <p>(b) In circumstances where an allotment has more than one road frontage, the setback to secondary road frontages is 3.0 metres.</p> <p>S11.2 For accommodation buildings and multiple dwellings, clearances from the closest projection of the building to the side boundaries of the site are:</p> <p>(a) 1.5 metres for a building up to two (2) storeys (and 8.5 metres in height);</p> <p>(b) for each 3.0 metres above 8.5 metres, the setbacks are increased by a further 0.5 metres.</p> <p>S11.3 For accommodation buildings and multiple dwellings, clearances from the closest projection of the building to the rear boundary of the site are 4.5 metres.</p> <p>S11.4 For special care facilities and retirement villages, all buildings and structures are set back:</p> <p>(a) at least 6.0 metres from the front property boundary; and</p> <p>(b) from side and rear property boundaries:</p> <p>(i) at least 3.0 metres where located within the Residential A and Residential B Zones;</p> <p>(ii) at least 6.0 metres where located within the Rural Residential and Rural Zones;</p> <p>(c) at least 2.0 metres from internal roads.</p>
Site Cover	
<p>SO12 The scale and bulk of the development provides a built form that is compatible with the desired character of the locality.</p>	<p>S12.1 For accommodation buildings and multiple dwellings, the site cover is not more than 40% of the total site area.</p> <p>S12.2 For special care facilities and retirement villages, the site cover is not more than 50% of the total site area.</p>

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Site Facilities	
<p>SO13 Garbage collection, clothes drying, storage and mail collection facilities are:</p> <p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact on the residential amenity of the site.</p>	<p>S13.1 Garbage bins are provided for the storage and easy collection of refuse.</p> <p>S13.2 For developments that involve more than two (2) storeys, garbage chutes are provided where buildings exceed 8.5 metres in height.</p> <p>S13.3 At least one (1) communal clothes drying area is provided on the site and, for each dwelling unit, a dryer or hanging space is provided which is visually screened from adjoining public space.</p> <p>S13.4 Lockable storage facilities of a minimum area of 8m³ are provided on site for each dwelling unit.</p> <p style="border: 1px solid black; padding: 2px;"><i>Note: This space can be incorporated as part of a garage or carport.</i></p> <p>S13.5 Garbage bin areas are located so as to:</p> <p>(a) not be visible from public areas;</p> <p>(b) not impact on residents or visitors by way of noise or odour; and</p> <p>(c) have access to running water and drainage.</p> <p>S13.6 Mail boxes are located for convenient access by residents and deliverers and are designed to reinforce the image of the building and the streetscape.</p>
Site Landscaping	
<p>SO14 Landscaping is provided that contributes to the protection and enhancement of the existing dominant visual features of the locality, and personal security.</p>	<p>S14.1 A landscaping strip with an average depth of at least 2.0 metres is provided along the full width of all street frontages excluding any access points.</p> <p>S14.2 The landscaping design allows for the overlooking of the street and pedestrian entry areas.</p> <p>S14.3 The landscape design emphasises a clear pedestrian entry point.</p>