Residential Design—Low Density, Character and Low–medium Density Code

1 Application
This Code will apply in assessing a material change of use and/or building work for a multi–unit dwelling in:
- a Low–medium Density Residential Area
- a Low Density Residential Area
- a Character Residential Area
- a Centre
- a Potential Development Area as identified in a Local Plan.

Where a proposed multi–unit dwelling is located within the Demolition Control Precinct the proposed building will also be subject to the Residential Design—Character Code.

2 Using this Code
In using this Code reference should also be made to Section 1.1—How to use the Codes, at the front of this Chapter.

When this Code is listed in a level of assessment table in Chapter 3 or a Local Plan in Chapter 4 as a Relevant Code for impact assessment:
- the Code is to be read as being the Purpose, Performance Criteria and Acceptable Solutions
- a Local Plan may include a Code that may vary or include additional Purposes, Performance Criteria or Acceptable Solutions.

Part A of the Code contains 3 sections. The area where the site is located will determine which section applies.

Part B of the Code applies to all multi–unit dwellings in any area.

List of ‘secondary’ Codes
When this Code is used in impact assessment the following list should be considered as providing a guide to other Codes that may also be used in assessing the proposal:
- Acid Sulfate Soil
- Biodiversity
- Energy Efficiency
- Gas and Oil Pipeline
- Heritage Place
- Industrial Areas—Adjacent Development
- Landscaping
- Non–discriminatory Access and Use
- Park Planning and Design
- Residential Design—Character
- Services, Works and Infrastructure
- Stormwater Management
- Transport, Access, Parking and Servicing
- Waterway
- Wetland.

3 Purpose
As the Areas to which this Code applies will contain a mix to houses and multi–unit development, the purpose of this Code is to effectively manage impacts of the new development on neighbours while:
- ensuring new development is compatible in scale and design with neighbouring houses
- retaining pre–1946 dwellings in Character Residential Areas, with new development at low intensity in keeping with pre–1946 architectural themes
- retaining pre–1946 dwellings or ensuring new development in Demolition Control Precincts is in keeping with pre–1946 architectural themes
- encouraging multi–unit development that provides a pleasant living environment for its occupants
- encouraging low cost and special needs housing such as boarding house or aged care accommodation by allowing an increase in gross floor area and a reduction in on–site carparking where the low cost and special needs housing does not compromise local amenity, is secured for at least 10 years and is administered by a housing cooperative, Government or Council agency or charitable organisation
- ensure that multi–unit development does do not impact adversely on landscape or ecological values.
### Part A—Performance Criteria and Acceptable Solutions

#### 4.1 Multi-unit dwellings in Low Density Residential Areas

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** Building size and bulk must be consistent with the low density nature of the locality | **A1.1** Gross floor area is no more than 0.3 times the site area  
**A1.2** Building height at any point is no more than 8.5m above ground level and 2 storeys  
**A1.3** The site area is a minimum of 3,000m² and has a minimum frontage of 40m |

**P2** Larger developments must integrate with the neighbourhood and form part of the local street network

| **A2.1** Development on a site over 3,000m²:  
• includes some houses, particularly near road frontages, with the proportion of houses increasing for larger sites  
• is connected to and part of the neighbourhood rather than a separate semi-private enclave  
• is integrated with the existing or proposed local street network  
• provides for legible and direct access for all residents to surrounding and future community facilities in the area such as schools, parks, neighbourhood shops and public transport  
• clearly defines public, communal and private open space | **A2.2** Where two adjoining sites each contain over 5,000m², they will be separated by public road/s and detached housing  
OR  
All dwellings are within 60m of a public road  
Refer to *Figure a* |

#### 4.2 Multi-unit dwellings in Character Residential Areas

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** Building size and bulk must be consistent with the low density nature of the locality | **A1.1** Gross floor area is no more than 0.5 times the site area  
**A1.2** Building height at any point is no more than 8.5m above ground level and 2 storeys  
**A1.3** The number of dwellings does not exceed 1 per 300m² of site area |
### Performance Criteria

<table>
<thead>
<tr>
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<th>Acceptable Solutions</th>
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</table>
| **A1.4** | The site area is a minimum of 800m² and has a minimum frontage of 20m.  
*Note: all Character Residential Areas are included in Demolition Control Precincts and are also subject to the Residential Design—Character Code.* |

### 4.3 Multi-unit dwellings in Low-medium Density Residential Areas

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
</table>
| **P1** Development size and bulk must be consistent with the low to medium density of the locality | **A1.1** Gross floor area is no more than:  
- 0.5 times the site area  
- 0.6 times the site area where the site has frontage to a road with a reserve width of 15.5m or more, and:  
  - any part of the site is within 200m radius of any pedestrian entry to a railway or busway station, or  
  - any part of the site fronts an arterial route, or  
  - no part of the site is next to a house (where no approval for a multi-unit or single unit dwelling exists)  
  Refer to Figure n  
| **A1.2** Building height at any point is no more than:  
- 8.5m above ground level and 2 storeys  
- 9.5m above ground level to the underside of eaves and 3 storeys where the site has frontage to a road with a reserve width of 15.5m or more, and any part of the site:  
  - is within 200m radius of any pedestrian entry to a railway or busway station, or  
  - fronts an arterial route, or  
  - containing a building over 8.5m above ground level or over two storeys is more than 10m from any lot containing a house (where no approval for a multi-unit or single unit dwelling exists)  
| **A1.3** The site area is a minimum of 600m² and has a minimum frontage of 17m |
### Building design and setting

<table>
<thead>
<tr>
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</table>
| **P1** The appearance of building bulk must be reduced by design elements | **A1.1** The building bulk is reduced by a combination of:  
• verandahs  
• recesses  
• variation in materials, colours, and/or textures including between levels  
• variation in building form  
Refer to *Figure d* |
| **P2** The development must be orientated to the street and facilitate casual surveillance of the street  
*Note: north or north-east facing windows, balconies or decks may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code where this will significantly improve passive solar design* | **A2** Building has large windows or balconies facing the street  
Refer to *Figure d* |
| **P3** Screening and partial enclosure of balconies is limited to provide privacy for neighbours and comfort for residents without resulting in unattractive buildings or an appearance of excessive bulk or restricting opportunities for passive surveillance of the street | **A3.1** Screening of balconies is limited to the side and rear boundaries and the sides of balconies between those units where needed to prevent noise and overlooking of other units or dwellings and recreation areas  
**A3.2** Street frontages of balconies are not screened or enclosed by shutters, glazing, louvres, or similar permanent structures |
| **P4** The front setback must complement the setbacks prevailing in the street | **A4.1** In established areas, the front setback is within 20% of the average setback of adjoining buildings  
**A4.2** In newly developing areas, the setback from a street frontage is a minimum of 3m |
| **P5** Landscaping must be consistent with the established landscape character of the area and accommodate the retention of existing vegetation, including street trees | **A5** Established trees are retained where removal is not required to site new buildings |
| **P6** The development must include landscaping that contributes to a pleasant and safe environment and integrates well with the neighbourhood | **A6.1** Landscape design allows the overlooking of the street and pedestrian entry areas  
**A6.2** Landscape design emphasises a clear pedestrian entry point |
### Performance Criteria and Acceptable Solutions

<table>
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| **P7** Fencing and walls must:  
  - assist the development to be orientated towards the street  
  - assist safety and surveillance of the street and entry areas  
  - enable use of private open space abutting the street  
  - assist in highlighting entrances | **A7.1** High solid front fences are avoided so that each dwelling unit can observe the street |
| **A7.2** Height of fences/walls on any road alignment does not exceed:  
  - 1.5m if 50% transparent  
  - 1.2m if solid | **A7.3** Solid front fences/walls above 1.2m high are provided only on arterial or suburban routes and:  
  - living areas can maintain surveillance of the street  
  - fences longer than 10m have gates, indentations or detailing to provide visual interest  
  - the fences are limited to 60% of the frontage where private open space fronts the street |
| **P8** The location, height, extent and materials of retaining walls must be designed to minimise visual impact | **A8.1** Combined height of retaining wall and fence does not exceed 2m |
| **A8.2** Retaining walls are set back from any boundary and are stepped or terraced, so that landscaping can soften visual impact | **P9** Development must provide sufficient communal and private open space for residents needs |
| **A9.1** A minimum 30% of the site is provided as open space each with a minimum dimension of 2m | **A9.2** A landscape area of minimum dimension of 2m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only) |
| **A9.3** For a ground floor dwelling, ground floor private open space is provided with:  
  - minimum area of 35m²  
  - minimum dimension of 3m | **A9.4** For a dwelling unit above ground level, private open space is provided as a balcony with a minimum dimension of 3m |
<p>| <strong>P10</strong> Communal open space for clothes drying and common recreation facilities must be provided where a significant proportion of dwellings do not have access to ground floor private open space | <strong>A10</strong> Where more than 25% of dwellings do not have access to ground floor private open space, communal open space for clothes drying and common recreation facilities is provided with at least one continuous area a minimum of 50m² with a minimum dimension of 4m |
| <strong>Character</strong> | <strong>P11</strong> Buildings built prior to 1900 must be retained whether in a Demolition Control Precinct or not | <strong>A11</strong> Buildings built prior to 1900 are reused, refurbished and retained |</p>
<table>
<thead>
<tr>
<th>Performance Criteria</th>
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</tr>
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</table>
| **Privacy and access to sunlight** | **A12** Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:  
• sill heights a minimum 1.5m above floor level  
OR  
• fixed opaque glazing in any part of the window below 1.5m above floor level  
OR  
• fixed external screens  
OR  
• fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level)  
OR  
• achieving the privacy solution shown in Figure e  
OR  
• where screening of decks is required, it is solid translucent screens, perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings  
Refer to Figures e, f, g and h |
| **P12** Habitable spaces must not directly overlook dwellings on adjacent land  
Note: north or north-east facing windows, balconies or decks may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code where this will significantly improve passive solar design |  |
| **P13** Development must not significantly reduce daylight to open space and habitable rooms in adjacent development  
Boundary walls must be limited in dimensions and openings, to minimise the impact on neighbours | **A13.1** The side boundary setback, except for a wall built to the boundary, is a minimum of:  
• 1.5m for a wall up to 4.5m high  
• 2m for a wall up to 7.5m high  
• 2m plus 0.5m for every 3m (or part of 3m) over 7.5m height for a wall over 7.5m high  
• less than 1.5m where the wall is no more than 3.5m high and no more than 15m long  
**A13.2** A wall built to a side boundary has:  
• a maximum height of 3m, unless it abuts a higher existing or simultaneously constructed wall  
• a maximum length of 15m where it does not abut an existing boundary wall |
Residential Design—Low Density, Character and Low–medium Density Code

Chapter 5: Codes and Related Provisions

Performance Criteria | Acceptable Solutions
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Note: a wall built to the boundary has a height less than 2m measured on the adjacent property, it can extend the full length of the boundary, less any front or rear boundary setback

A13.3 Minimum rear boundary setback is 6m

Note: minimum setbacks do not apply to eaves and sun shading devices

P14 Development must achieve a pleasant, attractive and manageable living environment

Dwellings must receive daylight and allow passage of cooling breezes through habitable rooms

Note: north or north–east facing windows, balconies or decks may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code where this will significantly improve passive solar design

A14.1 The optimal number of units are orientated to within 20° either side of north

A14.2 Orientation of main living area windows to within 20° either side of north is maximised

A14.3 The majority of private open space has good access to sunlight

A14.4 Window placement and internal layout allows cross–ventilation

Car accommodation and vehicle access

P15 Garages, driveways and parking structures must not visually dominate the street frontage

Vegetation must soften hard stand areas

Refer to Figures i and j

A15.1 Carparking is located underground or within a building

A15.2 Vehicle movement areas are broken up by alternative materials, patterns, or threshold treatments. Crossovers are a minimum width of 3.5m

P16 Vehicle access and parking must be safe and convenient for residents, visitors and service providers

Resident and visitor parking provision must be provided according to:

- the number, size and type of dwellings proposed
- the availability and acceptability of kerbside parking adjacent to the site
- local traffic or parking management
- the likely preference of the occupier or target market

Note: resident parking provision may be reduced from the rate specified in the Acceptable Solution where public transport is available within a reasonable walking distance or where low demand is indicated

A16 Off–street parking spaces are provided:

- where qualifying for a subsidy for aged persons or persons with disabilities accommodation under any law, 1 car space per 3 dwellings
- otherwise, as in Table 1, the total rounded up to the nearest whole number

Table 1 Vehicle spaces for different dwelling sizes

<table>
<thead>
<tr>
<th>Dwelling unit size (gross floor area)/number of bedrooms</th>
<th>Average vehicle spaces per dwelling</th>
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<tbody>
<tr>
<td>Location</td>
<td>A(1)</td>
</tr>
<tr>
<td>Small (&lt;75m²) or 1 bedroom</td>
<td>0.75</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
</tr>
<tr>
<td>Plus per dwelling for visitors</td>
<td>0.25</td>
</tr>
</tbody>
</table>

Note: Tandem parking may be used where 2 spaces are provided for 1 dwelling

(1) A means any part of the site is within 200m of a pedestrian entry to a railway station, busway station, or ferry terminal, or within 100m of a major road except where the site has its only access to a road where on–street parking restrictions apply

(2) B means any other circumstances

Amended 1 July 2004
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<th>Acceptable Solutions</th>
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<tbody>
<tr>
<td><strong>P17</strong></td>
<td><strong>A17.1</strong></td>
</tr>
<tr>
<td>Vehicle access and parking design and location must minimise impacts on neighbouring dwellings</td>
<td></td>
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<tr>
<td>Noise disturbance must be mitigated by parking area location and fencing</td>
<td>Vehicle parking is:</td>
</tr>
<tr>
<td></td>
<td>• screened to minimise reflection of car headlights onto dwelling windows and attenuate noise</td>
</tr>
<tr>
<td></td>
<td>• lit at night</td>
</tr>
<tr>
<td></td>
<td>• separated from habitable windows to minimise noise and fumes disturbance</td>
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<tr>
<td><strong>A17.2</strong></td>
<td>Vehicle parking structures are designed and located:</td>
</tr>
<tr>
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<td>• behind the building setback, or</td>
</tr>
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<td></td>
<td>• behind or below the building so they are not visually dominant from a public street</td>
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<tr>
<td></td>
<td>Refer to Figure k</td>
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<tr>
<td></td>
<td>• to be compatible with overall building design in terms of height, roof form, detail, material and colours</td>
</tr>
<tr>
<td></td>
<td>• as close as possible to the dwellings to be served</td>
</tr>
<tr>
<td><strong>A17.3</strong></td>
<td>The location of visitor parking is discernible from the street</td>
</tr>
<tr>
<td><strong>A17.4</strong></td>
<td>Acoustic screening is provided next to any vehicle movement or vehicle parking areas along the side or rear boundary</td>
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<tr>
<td></td>
<td>OR</td>
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<td></td>
<td>A 2m wide vegetated buffer is provided next to any movement or parking areas along the side or rear boundary</td>
</tr>
<tr>
<td><strong>P18</strong></td>
<td><strong>A18.1</strong></td>
</tr>
<tr>
<td>Vehicle access to the site and neighbouring sites must not impede the traffic flow on arterial routes</td>
<td></td>
</tr>
<tr>
<td>The development must have safe and convenient vehicle access to dwellings and the street network</td>
<td>The proposal does not use an arterial route for vehicle access to the site</td>
</tr>
<tr>
<td><strong>A18.2</strong></td>
<td>Vehicle access is provided to abutting sites that only have frontage to an arterial route, to facilitate access to the abutting site via an alternative street</td>
</tr>
<tr>
<td><strong>Managing light and noise impacts</strong></td>
<td><strong>P19</strong> Light nuisance must be minimised</td>
</tr>
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<td></td>
<td><strong>A19</strong> Outdoor lighting complies with the requirements of the AS4282—Control of the Obtrusive Effects of Outdoor Lighting</td>
</tr>
<tr>
<td><strong>P20</strong> Noise from the development must not affect existing or likely future dwellings on adjacent land unreasonably</td>
<td><strong>A20.1</strong> Vehicle movement areas are located a minimum of 3m from any adjoining dwellings, or are provided with acoustic screening to the boundary</td>
</tr>
<tr>
<td></td>
<td><strong>A20.2</strong> Any air conditioning plant is located toward the centre of the site</td>
</tr>
<tr>
<td></td>
<td><strong>A20.3</strong> Communal open space is located a minimum of 3m from adjoining dwellings or provided with acoustic screening</td>
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### Performance Criteria vs. Acceptable Solutions

<table>
<thead>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>P21</strong> Exposure of new dwellings to noise must be minimised</td>
<td><strong>A21.1</strong> Noise impacts on dwellings located within 150m of a Centre, Industry Area, rail corridor, road corridor (suburban routes, motorways and arterial routes) or within a noise exposure of 20ANEF or greater are mitigated to comply with the requirements of the Noise Impact Assessment Planning Scheme Policy. Refer to Figure m.</td>
</tr>
<tr>
<td><strong>Utilities and services</strong></td>
<td></td>
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<tr>
<td><strong>P22</strong> Waste disposal and collection areas must be unobtrusive, and adverse impacts on neighbouring properties must be mitigated</td>
<td><strong>A22.1</strong> Garbage bin storage and collection areas are located on site and are screened from view. <strong>A22.2</strong> For buildings of ten or more units, on-site bin storage:  - is not located within 5m of a property boundary  - is located where it can be accessed by refuse collection services  - is located within the main building</td>
</tr>
<tr>
<td><strong>Affordable housing outcomes</strong></td>
<td></td>
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<tr>
<td><strong>P23</strong> Low cost housing is encouraged through development bonuses but only if it does not compromise local amenity</td>
<td><strong>A23</strong> If accommodation provides lodging for permanent residents or is administered by a housing cooperative, a Government or Council agency or charitable organisation to provide low cost, special needs housing or aged care accommodation for at least 10 years and height limits and setbacks are complied with:  - the plot ratio of low cost and special needs housing may exceed the plot ratio applicable to multi-unit dwellings in the area  - on-site parking may be less than otherwise stated in this Code provided it meets expected requirements</td>
</tr>
<tr>
<td><strong>Where in a Potential Development Area and on a site affected by a habitat area and ecological corridor or landscape feature, as identified in a Local Plan</strong></td>
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<tr>
<td><strong>P24</strong> Siting of buildings must  - minimise disturbance to habitat areas and ecological corridors  - avoid interruption to public views of a scenic feature  - protect physical landscape features to ensure their long term viability</td>
<td><strong>A24.1</strong> The habitat areas and ecological corridors or landscape features are retained in common property. <strong>A24.2</strong> Common property areas containing habitat areas and ecological corridors or landscape features is to be used for conservation purposes only. The area is not to be cleared or contain hard or recreation surfaces such as clothes drying areas, swimming pools, driveways or tennis courts</td>
</tr>
<tr>
<td>Performance Criteria</td>
<td>Acceptable Solutions</td>
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<tr>
<td><strong>P25</strong> Appropriate site planning and procedures must be undertaken to ensure the retention of significant vegetation</td>
<td><strong>A25</strong> Where the site is covered by a Natural Assets Local Law (NALL) Significant Vegetation category; buildings, carparking, common areas and driveways are located to enable the retention and long term performance of the significant vegetation. Where in a Potential Development Area and on a site affected by landscape feature, as identified in a Local Plan</td>
</tr>
</tbody>
</table>
| **P26** Vehicular access exceeding a gradient of 1 in 6 must be unobtrusive, constructed to prevent erosion and utilise materials that maintain the visual values of the area | **A26.1** Vehicular access exceeding a gradient of 1 in 6 is sealed with natural, earthy or dark coloured materials  
**A26.2** Vehicular access follows rather than crosses contour lines as much as possible                                                                                                                                                                                                                           |
| **P27** Fencing must be low key, not visually prominent and integrate with desirable elements of landscape design in the road reserve | **A27** Fencing does not exceed 1.5m in height and is at least 75% transparent                                                                                                                                                                                                                                                                              |
| **P28** Building materials and colours must integrate with the existing colours and patterns of the landscape and minimise the impacts of the building on the visual amenity of the locality | **A28.1** External building colours are subdued and natural ie grey, brown or green with low light reflectivity  
**A28.2** Metal roof cladding is non-reflective and colour bonded or painted in subdued and natural earthy colours  
**A28.3** Roof pitches and shapes respond to landscape forms                                                                                                                                                                                                                                      |
| **P29** Building location must minimise disturbance to natural patterns of vegetation and ensure integration with the environment | **A29.1** Buildings are located a minimum 15m vertically below any ridge line  
**A29.2** Private open space and common areas enhance natural patterns of vegetation, physical landscape and shade provision  
**A29.3** Site utilisation and building footprints are minimised                                                                                                                                                                                                                               |
| **P30** Design elements must reduce the mass of the building and be of a scale compatible with the landscape and scenic features of the locality | **A30** The mass of buildings is minimised by variations in wall and roof lines                                                                                                                                                                                                                                                                             |
| **P31** Buildings must be screened from view or sympathetic to the form and line of the surrounding landscape | **A31** Vegetation is used to screen built structures and areas cleared as a result of excavation, when able viewed from the road alignment or other public viewing areas                                                                                                                                                                                         |
Figure a  In Low Density Residential Areas, multi–unit developments integrate with the neighbourhood by including houses near the road frontages.

Figure b  Multi–unit housing on large sites form part of the neighbouring street network.

Figure c  Buildings are articulated to complement the scale of buildings within the street.

Figure d  This building includes substantial verandahs that articulate the form to identify individual dwelling units, and large windows and balconies facing the street.

Figure e  Adequate screening will be provided unless separation between windows is achieved.
Figure f  At ground floor level no screen is required where a minimum 2m setback from neighbouring window occurs

Figure g  Above ground floor a screen is required where setback less than 9m from next door window occurs

Figure h  Screening required when directly overlooking private open space

Figure i  This multi–unit dwelling has minimised dominance of carparking facilities by recessing garages to emphasise residential components of the building

Figure j  This multi–unit dwelling has minimised dominance of carparking facilities by separate car accommodation to each dwelling unit

Figure k  The entry is finished or recessed so that the garage is not a dominant feature of the dwelling

Garage recessed. Garage door shadowed by dwelling
Figure 1  For side driveways, a 2m landscaping strip is provided beside adjoining properties.

Figure m  Areas not sensitive to noise provide buffers to noise sensitive areas.

Figure n  When determining the GFA for a proposed Multi–unit Dwelling, a house is ‘next to’ the development site where the house site has a measurable boundary.