

Part 6

RESZ – Residential zones

APP43 – General and Medium density residential zone: Multi-unit development - Matters of discretion

The following matters of discretion apply to three or more residential units on a site:

1. Effects on the suburban or medium density residential character anticipated for the zone

- a. Whether the development has coherence in form, composition, materials and details, balanced with the complexity necessary to give visual interest.
- b. Whether the proposal achieves suburban (General residential zone) or medium residential density (Medium density zone) anticipated for the respective zones, while:
 - i. having regard to the existing pattern of development, including common building dimensions, forms, setbacks and alignments; and
 - ii. retaining or adapting natural features of the site, including landform and/or mature trees, where they contribute significantly to local neighbourhood character.
- c. Whether the development contributes to the visual amenity of the street scene, including by:
 - i. breaking up the mass of the building into visually distinct elements; and
 - ii. providing for variations in building height and form; and
 - iii. providing building separation, setbacks and recesses; and
 - iv. providing facade modulation and variation in building materials; and
 - v. providing landscaped areas.
- d. Whether sufficient permeable surfaces are provided on the site to manage the effects of development on the capacity of the stormwater network, and ensure that there is adequate space for landscaping.

2. Effects on the safety and amenity of the street and public open spaces

- a. Whether the development provides a quality interface with the street and public open space, by:
 - i. maximising entrances, windows and architectural details and minimising blank walls on the front facade; and
 - ii. providing a front yard that allows for quality landscaping to the street; and
 - iii. providing fencing that allows for views from the residential unit to the street; and
 - iv. minimising or screening parking areas visible from the street; and
 - v. minimising the width and number of vehicle crossings to the street.

3. Effects on the amenity values of future residents

- a. Whether the development provides for quality on-site amenity for residents, including by:

- i. Locating and orientating residential units on the site to provide privacy between units, manage visual dominance and maximise sunlight access, particularly to outdoor living courts and living rooms.
- ii. Providing a private outdoor living court for each residential unit that is suitably sized for the intended housing type and number of occupants, adjoins the living room, and is flat and has access to sunlight. As a guide, for more intensive forms of housing, outdoor living space provided at ground floor should be approximately 20m² and have a minimum dimension of 4 metres. For residential units entirely above ground level, a balcony should be provided of approximately 8m² with a minimum dimension of 1.8 metres.
- iii. Providing landscaping within the site that contributes to the quality of outlook, privacy and visual amenity for residents.
- iv. Providing for safe pedestrian movements through the site from the street to residential units and any communal open space areas.
- v. Providing for adequate and secure storage within residential units or on the site for bulky household items.

4. Additional matters for Retirement village

- a. In addition to the matters in 1 – 3, the following apply:
 - i. Whether any non-residential activities are orientated towards the street or away from residential neighbours to address adverse effects on amenity values for adjoining neighbours;
 - ii. Whether the primary vehicle entrance and internal accessway through and around the site is located so that adverse effects from traffic movements on adjoining neighbours is avoided, remedied or mitigated.