### Multi-unit residential uses code

#### Application

This code applies to development identified as requiring assessment against the Multi-unit residential uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.
2. The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-
   1. a multi-unit residential use is visually attractive with a built form which addresses the street and integrates with surrounding development;
   2. a multi-unit residential use incorporates building design that responds to the character of the particular local area;
   3. a multi-unit residential use provides a high standard of privacy and amenity for residents, including well designed and usable open space areas; and
   4. a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

#### Assessment Specific benchmarks for assessment

Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Acceptable outcomes** |
| --- | --- | --- |
| ***Site suitability*** | |  |
| **PO1**  The multi-unit residential use is located on a site which has an area and configuration capable of accommodating the intended use and that is compatible with the intended character of the locality, including associated:-   1. vehicle access, parking and manoeuvring areas; 2. communal and private open space areas and landscaping; 3. on-site servicing areas; and 4. buffering or separation areas to incompatible uses or sensitive environments. | **AO1.1**  The multi-unit residential use is located on a lot having a minimum area of 800m².  **OR**  Where situated in the Low density residential zone, the multi-unit residential use is located on a lot having a minimum area of 4,000m2.  **AO1.2**  The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon access via an easement. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Site analysis*** | |  |
| **PO2**  The multi-unit residential use is sited and designed so as to:-   1. take account of its setting and site context; 2. create an attractive living environment for residents; and 3. make a positive contribution to the character of the street and local area. | **AO2**  No acceptable outcome provided.  Editor’s note—the Council may require submission of a site analysis plan prepared in accordance with the **Planning scheme policy for information Council may request, and preparing well made applications and technical reports** to demonstrate compliance with Performance Outcome PO2. | Click and provide your representations. |
| ***Relationship of buildings to streets, public spaces and private open space*** | |  |
| **PO3**  The multi-unit residential use is sited and designed to:-   1. provide a visibly clear pedestrian entrance to and from the building; 2. minimise the potential for pedestrian and vehicular conflict; 3. provide a semi-active frontage and promote casual surveillance of the street, adjacent parkland or other public spaces; and 4. ensure that car parking areas, services, mechanical plant and site facilities are not visually prominent. | **AO3.1**  The building is sited and designed such that:-   1. street and parkland frontages of the site comprise “semi-active uses/spaces” such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and 2. the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised; and 3. pedestrian access to the site and the entrances of buildings and individual dwellings is easily discerned, and is separate from vehicular access.   **AO3.2**  Any car parking area or other associated structures are integrated into the design of the development such that:-   1. they are screened from view from frontages to streets, parks and adjoining land; 2. they are not located between the building and the road frontage (excluding visitor car parking); and 3. a basement car parking area does not protrude above the adjacent ground level by more than 1m.   **AO3.3**  External clothes drying facilities, building services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or effectively screened from view. | Click and provide your representations. |
| ***Building mass and composition*** | |  |
| **PO4**  The multi-unit residential use is sited and designed in a manner which:-   1. maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; and 2. allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape. | **AO4.1**  Where a standalone multi-unit residential use, site cover does not exceed:-   1. 50% if 1 storey; and 2. 40% if 2 or more storeys.   **OR**  Where forming part of a mixed use development, site cover does not exceed:-   1. 70% for that part of a building not exceeding 2 storeys; and 2. 40% for that part of a building exceeding 2 storeys.   **AO4.2**  The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.  **AO4.3**  The building incorporates most or all of the following design features:-   1. variations in plan shape, such as curves, steps, recesses, projections or splays; 2. variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure; 3. balconies, verandahs or terraces; and 4. planting, particularly on podiums, terraces and low level roof decks. | Click and provide your representations. |
| **PO5**  The multi-unit residential use is in a building which has a top level and roof form that is shaped to reduce the apparent bulk of the building and provide a visually attractive skyline silhouette. | **AO5**  No acceptable outcome provided. | Click and provide your representations. |
| ***Relationship of buildings to streets and adjoining premises*** | |  |
| **PO6**  The multi-unit residential use is sited and designed so as to:-   1. provide amenity and privacy for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; 2. provide adequate separation from adjoining uses; 3. allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; 4. maintain satisfactory access to prevailing breezes and sunlight penetration to adjacent properties; and 5. maintain the visual continuity and pattern of buildings and landscape elements within the street. | **AO6.1**  Buildings and structures comply with the minimum boundary setbacks in **Table 9.2.11.3.2 (Minimum boundary setbacks for multi-unit residential uses)**.  **AO6.2**  The potential for overlooking to adjoining properties from windows, balconies, stairs, landings, terraces, decks and the like is minimised through building design, screening devices, distance and/or landscaping.  **AO6.3**  Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 3m at the ground floor or 9m at levels above the ground floor, privacy is protected by:-   1. window sill heights being a minimum of 1.5m above floor level; or 2. fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or 3. fixed external screens; or 4. if at the ground floor, the provision of screen fencing to a minimum height of 1.8m.   **AO6.4**  For buildings greater than 2 storeys, sunlight to open space and habitable rooms of buildings on adjacent properties is not reduced to less than 4 hours, or reduced by more than 20% than existing, between the hours of 9:00am and 3:00pm on 21 June. | Click and provide your representations. |
| ***Open space*** | |  |
| **PO7**  The multi-unit residential use provides sufficient open space to meet the needs of residents and visitors. | **AO7.1**  At least 25% of the site area is provided as private and/or communal open space.  **AO7.2**  Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area that complies with the following minimum areas and dimensions respectively:-   1. 10m² and 2.5m for a studio unit, 1 bedroom unit or rooming unit; 2. 15m² and 2.5m for a 2 bedroom unit; and 3. 20m² and 3m for a 3 or more bedroom unit.   **AO7.3**  Each dwelling or rooming unit above the ground floor has a balcony or similar private open space area directly accessible from a living area that complies with the following minimum areas and dimensions respectively:-   1. 4.5m² and 1.7m for a studio unit, 1 bedroom unit or rooming unit; and 2. 8m² and 2.1m for a 2 or more bedroom unit. | Click and provide your representations. |
| ***Boundary fences and walls*** | |  |
| **PO8**  Fences and walls are designed and located to:-   1. protect the privacy and amenity of residents of the site and adjacent residential properties while maximising opportunities for casual surveillance of public spaces external to the site; 2. highlight site and building entrances; and 3. not unduly impact upon the amenity of the site or surrounding areas. | **AO8.1**  A minimum 1.8m high solid screen fence is provided and maintained along all side (behind the front building line) and rear boundaries of the site to the front building line.  **AO8.2**  Any fence or wall provided along a street frontage (or other public space), or side boundaries forward of the front building line, does not exceed a height of:-   1. 1.8m if 50% transparent; or 2. 1.2m if solid.   Editor’s note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m. | Click and provide your representations. |
| ***Site facilities and waste management*** | |  |
| **PO9**  Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities. | **AO9**  Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor clothes drying areas are provided in an accessible location, equipped with robust clothes lines. | Click and provide your representations. |
| **PO10**  Refuse disposal and storage areas:-   1. are located in convenient and unobtrusive positions on the site; and 2. are able to be efficiently and effectively serviced by the Council’s cleansing contractor. | **AO10**  The multi-unit residential use provides for the on-site storage and collection of refuse in accordance with the requirements specified in the **Planning scheme policy for waste management**. | Click and provide your representations. |
| ***Additional requirements for a rooming accommodation or short-term accommodation*** | |  |
| **PO11**  Except where in the form of a serviced apartment or self-contained accommodation, the rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff. | **AO11**  No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for workforce accommodation or rural workers accommodation if located in a Rural zone***[[1]](#footnote-1) | | |
| **PO12**  The workforce accommodation or rural workers accommodation use is sited and designed to:-   1. provide amenity for users of the premises; 2. avoid conflicts with residents and rural activities on surrounding properties; and 3. maintain the visual continuity and pattern of buildings and landscape elements within the locality. | **AO12**  The workforce accommodation or rural workers accommodation use is setback at least:-   1. 20m from any site frontage; and 2. 50m from any other site boundary. | Click and provide your representations. |
| **PO13**  The scale, design and external finish of buildings:-   1. complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and 2. incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape. | **AO13**  No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for mixed use development*** | |  |
| **PO14**  Where the multi-unit residential use forms part of a mixed use development (i.e. involving non-residential activities in the same building), the development provides residents with reasonable privacy and security. | **AO14.1**  Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.  **AO14.2**  Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.  **AO14.3**  Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation. | Click and provide your representations. |

Minimum boundary setbacks for multi-unit residential uses

| **Column 1**  **Building height** | **Column 2**  **Boundary type** | **Column 3**  **Minimum boundary setback** |
| --- | --- | --- |
| 1 storey | Front (primary) | 6m |
| Front (secondary) | 4.5m |
| Side | 2m |
| Rear | 3m |
| 2 storeys | Front (primary) | 6m |
| Front (secondary) | 4.5m |
| Side | 3m |
| Rear | 4.5m |
| 3 storeys and above | Front (primary) | 6m |
| Front (secondary) | 6m |
| Side | 4m |
| Rear | 6m |

1. For these particular uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency. [↑](#footnote-ref-1)