

## **6.2.3 General residential zone code**

### **6.2.3.1 Application**

**(1)** This code applies to development in the General residential zone that is accepted subject to requirements or assessable against the General residential zone code to the extent identified in Part 5 Tables of assessment.

### **6.2.3.2 Purpose and overall outcomes**

- (1)** The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.
- (2)** The local government purpose of the code is to—
- (a) meet the housing needs of a wide range households with the development of dwellings at a range of densities;
  - (b) facilitate residential development respectful of neighbourhood character; and,
  - (c) under appropriate circumstances, enable a limited range of non-residential uses such as community, educational, recreational, and religious activities, and businesses serving local community needs.
- (3)** The purpose of the code will be achieved through the following overall outcomes—
- (a) the provision of a range of housing forms and tenures;
  - (b) the protection of people and premises from natural hazard and crime;
  - (c) the protection and enhancement of significant natural features;
  - (d) safe, efficient and sustainable infrastructure;
  - (e) safe and efficient transport networks;
  - (f) non-residential uses are small-scale and provide services that are predominantly oriented to local custom;
  - (g) development occurs in an orderly and sequential manner, generally as a logical extension of existing urban areas;
  - (h) connection to or the efficient and timely provision of infrastructure, including any social infrastructure, appropriate to the use;
  - (i) a predominantly low intensity residential scale, form and character;
  - (j) a high standard of residential amenity; and
  - (k) protection and enhancement of the cultural heritage significance of local heritage places, townscapes and streetscapes.

### 6.2.3.3 Performance and acceptable outcomes

Table 6.2.3—General residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p><b>For accepted subject to requirements and assessable development</b></p> <p><b>Effects of use</b></p> <p><b>PO1</b> Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.</p>	<p><b>AO1.1</b> A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use.</p> <p><b>AO1.2</b> Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use.</p> <p><b>AO1.3</b> Air conditioning and refrigeration units—            (a) collocate with other plant and building services; or            (b) form part of the roof design of buildings; or            (c) incorporate acoustic barriers and visual screening.</p> <p><b>AO1.4</b> Refuse storage areas locate—            (a) behind the front building line and are not visible from the street; or            (b) within screened enclosures—            (i) comprising solid, opaque materials; and            (ii) not less than 1.8 metres high; or            (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level.</p>
	<p>N/A - not adjoining sensitive land use dyed</p> <p>N/A - not to be installed as part of this development</p> <p>see above</p> <p>little waste generated on site will meet AO1.4 (a)</p>

	<p><b>AO1.5</b> The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p>	<p>complies - no lighting to be installed.</p>
<p><b>Operating hours for non-residential uses</b></p> <p><b>PO2</b> Non-residential uses only operate during hours that are appropriate for a residential locality.</p>	<p><b>AO2.1</b> Activities only occur between the hours of 8:00am and 6:00pm other than—  (a) activities that are not audible or visible from outside the premises; and  (b) do not involve visitors to the premises.</p> <p><b>AO2.2</b> Loading and unloading—  (a) occurs only between the hours of—  (i) 8:00am and 5:00pm Monday to Friday;  (ii) 8:00am and 12:00pm (noon) on Saturdays; and  (b) does not occur on Sundays and public holidays.</p> <p><b>AO2.3</b> No outdoor activities occur on Sundays or public holidays.</p>	<p>Museum open  • Tues + Thurs 9-3pm current hours. No intention to increase opening hours.</p> <p>can adhere to A02.2.</p> <p>may have an open day, rarely not normally public hrs or Sundays</p>
<p><b>Intensity and scale</b></p> <p><b>PO3</b> The intensity of residential uses is appropriate to the locality.</p>	<p><b>AO3.1</b> No more than one Dwelling house or Caretaker's accommodation locates on each lot.</p> <p><b>OR</b></p> <p><b>AO3.2</b> For other than a Dwelling house or Caretaker's accommodation, the total gross floor area is not more than 50 per cent of site area.</p>	<p>N/A</p> <p>N/A</p>

<p><b>PO4</b> Works have a domestic scale, form and character sympathetic to the surrounding area.</p>	<p><b>AO4.1</b> The total use area of non-residential uses is less than 60 square metres or 6 per cent of the area of the lot, whichever is the lesser.</p> <p><b>AO4.2</b> New building work does not result in the premises exceeding the maximum building and structure heights stated in Column 4 of Table 6.2.9.</p>	<p><i>Non-compliant</i></p>
<p><b>Setbacks and boundary clearances</b></p>		
<p><b>PO5</b> Frontage setbacks of buildings are consistent with those in the vicinity.</p>	<p><b>AO5.1</b> New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 4 of Table 6.2.9.</p>	<p><i>Complies</i></p>
<p><b>PO6</b> Side and rear setbacks maintain privacy, breezes and solar access to adjoining premises.</p>	<p><b>AO6.1</b> New building work is no closer to a boundary than the minimum stated in Column 4 of Table 6.2.9.</p>	<p><i>complies</i></p>
<p><b>Site suitability</b></p>		
<p><b>PO7</b> Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.</p>	<p><b>AO7.1</b> The site has an area of at least 800 m<sup>2</sup> and a frontage of at least 20 metres.</p>	<p><i>complies</i></p>
<p><b>Development involving Caretaker's accommodation</b></p>		
<p><b>PO8</b> Caretaker's accommodation — (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use;</p>	<p><b>AO8.1</b> A maximum of one dwelling for caretaker's accommodation locates on a lot.</p> <p><b>AO8.2</b> The GFA of the caretaker's accommodation is 150m<sup>2</sup> or less.</p>	<p><i>N/A</i></p> <p><i>N/A</i></p>

<p>(c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.</p>	<p><b>A08.3</b> One car parking space is available onsite for the exclusive use of residents.</p>	<p>N/A</p>
<p><b>PO9</b> Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p><b>A09.1</b> Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the premises.</p> <p><b>A09.2</b> Residents have exclusive use of private open space either— (a) at ground level, at least 35m<sup>2</sup> in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m<sup>2</sup> in area, having a minimum dimension of two metres, and directly accessible from a living room.</p>	<p>N/A</p>
<p><b>For assessable development only</b></p>		
<p><b>Appropriate use</b></p>		
<p><b>PO10</b> Non-residential uses locate in the General residential zone only if they primarily provide a local service.</p>	<p>no acceptable outcome identified</p>	<p>complies - providing a local service (museum).</p>
<p><b>PO11</b> The use does not create or worsen a conflict between land uses and incorporates buffering, screening, noise barriers or other</p>	<p>no acceptable outcome identified</p>	<p>will not create conflict neighbour - bowls club, social reserve, railway &amp; APS + housing for APS.</p>

<p>effective methods to mitigate potential adverse effects.</p>		
<p><b>PO12</b> Residential and other uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants do not locate close to—</p> <p>(a) industrial, rural or other uses likely to create a conflict between land uses; or</p> <p>(b) State-controlled road, or significant local government road.</p>	<p><b>AO12.1</b> If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.</p>	<p>complies</p>
<p><b>PO13</b> Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.</p>	<p>no acceptable outcome identified</p>	<p>complies - no conflict.</p>
<p><b>Privacy, visual amenity and character</b></p>		
<p><b>PO14</b> The appropriate location and orientation of windows, use of privacy screens or hoods, and use of landscape planting and feature protects the privacy of residents in adjoining dwellings.</p>	<p>no acceptable outcome identified</p>	<p>no adjoining dwellings to site.</p>
<p><b>PO15</b> Buildings provide an attractive presentation to the street that—</p> <p>(a) is compatible in scale with adjoining premises;</p> <p>(b) is orientated towards the street with verandahs, decks and windows and other openings; and</p>	<p>no acceptable outcome identified</p>	<p>complies - site already designed as an attraction to locals &amp; visitors</p>

<p>(c) avoids or minimises hard stand or car parking between the building and the street.</p>		<p>no change to parking areas.</p>
<p><b>PO16</b> The use of complementary roof form, street elevations, construction materials, fences or retaining walls, and landscaping reflects and enhances the existing character of the locality.</p>	<p>no acceptable outcome identified</p>	<p>complies - building form to match two existing sheds.</p>
<p><b>Development involving a local heritage place</b></p>		
<p><b>PO17</b> Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.</p>	<p>no acceptable outcome identified</p>	<p>complies - match existing structures.</p>
<p><b>PO18</b> Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.</p>	<p><b>AO18.1</b> Only internal building work occurs on a local heritage place.</p>	<p>No demolition or removal of structures.</p>
<p><b>PO19</b> Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.</p>	<p><b>AO19.1</b> Significant features of the place remain unaltered, intact and visible.  OR <b>AO19.2</b> Changes to the features of the place are minor and necessary to maintain the significant use for the place.</p>	<p>No changes to existing structure. New structure to enhance current site + allow for new display area for black-smith shop.</p>
<p><b>PO20</b> The management and documentation of changes to a local heritage place occurs appropriately and sensitively.</p>	<p><b>AO20.1</b> Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p>	<p>No changes to existing heritage structure</p>

	<p><b>AO20.2</b> An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.</p>	
<p><b>PO21</b> Development does not adversely affect the character, setting or appearance of the local heritage place.</p>	<p><b>AO21.1</b> The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including—  (a) utilisation of similar materials; and  (b) incorporation of similar architectural detailing and ornamentation.</p> <p>OR</p> <p><b>AO21.2</b> Development is unobtrusive and screened from view from the street or other public places by—  (a) locating behind the rear alignment of the place; or  (b) a landscaping buffer.</p>	<p>All shed structures including one located on the eastern side of museum site. See diagram regarding vegetation of street facing end of shed.</p>
<p><b>PO22</b> Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.</p>	<p><b>AO22.1</b> The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation.</p> <p><b>AO22.2</b> If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.</p>	<p>N/A</p>