6.2.8 Low Density Residential Zone Code

6.2.8.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Low Density Residential zone and development is within the Low Density Residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.8.2 Purpose

The purpose of the Low Density Residential zone is to provide for -
(a) a variety of low density dwelling types, including dwelling houses; and
(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The overall outcomes sought for the Low density residential zone code are as follows:

(1) Low-rise, detached residential dwelling development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.

(2) Dual occupancy and other residential activities such as residential care facility and retirement facility may be established where the scale and operation is compatible with, and does not detract from the residential character and amenity of the zone. Dual occupancy, residential care facilities and retirement facilities are to be located in walking distance of Centre zones.

(3) Home based business activities may occur where these activities meet the daily needs of the immediate residential catchment, and the business activity is ancillary to the residential use and does not negatively impact the residential amenity of the area.

(4) Community facilities, Open space and recreation uses which directly support the local community are facilitated. It is an expectation that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.

(5) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and child care facilities) and where the character and residential amenity of the locality is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.

(6) Development provides for quality urban design and is complementary to and consistent with the character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities.

(7) Non-residential development within the low density residential zone does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

(8) A maximum residential density of 25 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.

(10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for

the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Low density residential zone.

(12) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(17) Where development is **not** consistent with the purpose and intent of the Low density residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Low density residential zone includes the following:

• Child care centre • Community care centre • Community residence • Community use • Dual occupancy	• Dwelling house • Dwelling unit • Health care services • Home based business • Multiple dwelling	• Park • Residential care facility • Retirement facility • Sales office • Utility installation

Inconsistent development within the Low density residential zone includes the following:

• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry	• Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services	• Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.8.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.8.1 - Low density residential zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building height	
PO1 A low-rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 8.5 metres above natural ground level and no more than two storeys.
Accommodation Density	
PO2 Accommodation and residential density is consistent with the prevailing character and density of the locality.	**AO2.1** Residential density is a maximum of one dwelling per 400m² of the site area. **AO2.2** Accommodation density is a maximum of one accommodation unit per 200m² of the site area.
Site Cover	
PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of: (a) private open space; and (b) landscaping.	**AO3.1** Site cover is a maximum of 50% of the total site area, unless a Development code provides an alternative maximum site cover. **AO3.2** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m². Note- A03.2 excludes balconies and verandahs where connected to a dwelling.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises.	**Where for a Dwelling House** **AO4.1** The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable. **Where for all other uses** **AO4.2** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. **AO4.3** Buildings and structures have a minimum setback of 4 metres to the secondary road frontage. **AO4.4** Buildings and structures have minimum side and rear boundary clearance of: (a) 1.5 metres where the height of that part is 4.5 metres or less; and

Performance Outcomes	Acceptable Outcomes
	2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and (c) 2.5 metres where the height of that part is greater than 7.5 metres but not more than 8.5 metres.
AO5 Structures ancillary to the dwelling house, located forward of the building line, must be designed and constructed to be consistent with the architectural elements of the dwelling and achieve high quality design outcomes. Editor's note: structures include carports, shade structures, fences, sheds, garages, patios and the like.	**AO5** Enclosed ancillary structures are not located forward of the primary building line.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO6** No acceptable outcome.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO7** No acceptable outcome.
PO8 Buildings and street addresses are easily identified.	**AO8** Building entrances: (a) are designed to address the street frontage; (b) are clearly defined; and (c) are well lit.
Water Quality Management	
PO9 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO9** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
PO10 Development achieves the storm water management design objectives specified in **Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives**	**AO10** Development achieves objectives as specified in **Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives**
PO11 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO11** No acceptable outcome.
PO12 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO12** No acceptable outcome.

Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.

Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.