6.2.8 Low Density Residential Zone Code

Table 6.2.8.1 - Low density residential zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
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 Structures, ancillary to but other than a dwelling, are restricted to a maximum cumulative floor area of 90m^2. Note- A03.2 excludes balconies and verandahs where connected to a dwelling.	

Performance Outcomes	Acceptable Outcomes	**Proposed Solution** Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
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 450m^2 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 (b) 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	

Performance Outcomes	Acceptable Outcomes	**Proposed Solution** Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
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.	

Performance Outcomes	Acceptable Outcomes	**Proposed Solution** Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
Water quality management		
PO9 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO9** No acceptable outcome.	
PO10 Development achieves the storm water management design objectives specified in **Table 6.2.7.2 - 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 area 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.