

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessable development:-

- (a) within the Low density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.1.2 Purpose

- (1) 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.
- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
 - (a) development is predominantly for low density, low-rise residential **uses on a range of lot sizes**;
 - (b) limited non-residential developments that cater for the day to day needs of local residents occurs where that development does not have a significant adverse impact on the prevailing residential character, amenity, or surrounding residents;
 - (c) development incorporates a high level of residential amenity, **personal health and safety and protection for property**;
 - (d) **development provides for a range of lot sizes**, unless otherwise specified in a precinct;
 - (e) development in Precinct LDR1 (Minimum lot size 2,000m²):
 - (i) is primarily for dwelling houses;
 - (ii) maintains a lower residential density **than the broader low density residential zone**;
 - (iii) protects the prevailing park residential character and amenity of the precinct; and
 - (iv) provides large residential lots for a semi-rural residential style living;
 - (f) development is provided with the full range of **urban services** to support the needs of the community;
 - (g) development supports an efficient land use pattern that:-
 - (i) is well connected to other parts of the urban fabric and planned future development;
 - (ii) provides for the creation of walkable and legible residential neighbourhoods that integrate with active transport networks;
 - (iii) encourages public transport accessibility and use; and
 - (iv) maximises the efficient extension and safe operation of infrastructure; and

- (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.1.3 Assessment benchmarks

Table 6.2.1.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Unless otherwise specified in a precinct, development provides for low density housing types, primarily in the form of dwelling houses and dual occupancies that promote variety in housing size and choice	AO1	No acceptable outcome provided.
PO2	Limited other residential uses such as residential care facilities and retirement facilities may be established in the zone, unless otherwise specified in a precinct, where such uses are compatible with the prevailing scale and residential character of surrounding development.	AO2	No acceptable outcome provided.
Non-residential uses			
PO3	Development may provide for limited non-residential uses including community uses, emergency services, sales offices, and shops (limited to corner stores) which:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	AO3	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO4	No acceptable outcome provided.
PO5	Development in the zone provides for an attractive, open and low density form of urban residential living ¹ .	AO5	No acceptable outcome provided.
PO6	To maintain the low intensity character and residential amenity of the zone, development has a low-rise built form with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	AO6	No acceptable outcome provided.
PO7	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development.	AO7	No acceptable outcome provided.

¹ Editor's note—the planned density for development in the Low density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

Performance outcomes		Acceptable outcomes	
PO8	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ² and minimises the consumption of energy and water.	AO8	No acceptable outcome provided.
PO9	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO9	No acceptable solution provided.
PO10	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10.1	Access to electricity and telecommunication infrastructure is available for the site.
		AO10.2	Access to reticulated water and sewerage is available.
		OR	
			Adequate area is available for on-site servicing for water supply and sewerage treatment and disposal.
		AO10.3	The site has direct access to a gazetted road.
		AO10.4	Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO11	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	AO11	No acceptable solution provided.
Development in Precinct LDR1 (Minimum lot size 2,000m²)			
PO12	Development in Precinct LDR1 (Minimum lot size 2,000m²):- (a) is primarily limited to dwelling houses and does not involve dual occupancies or other forms of multi-unit residential development; and (b) maintains relatively large lot sizes and avoids re-subdivision of existing residential lots.	AO12.1	Dual occupancies and multi-unit residential uses are not established in Precinct LDR1.
		AO12.2	Development in Precinct LDR1 maintains a minimum lot size of 2,000m ² .

² Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.