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### Low density residential zone code

#### Application

This code applies to development:-

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

#### Purpose and overall outcomes

1. The purpose of the Low density residential zone is to provide for:-
	1. a variety of dwelling types, including dwelling houses; and
	2. 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:-
	1. development provides for low density residential activities that promote variety in housing size and choice;
	2. development is predominantly for dwelling houses and dual occupancies, with limited other residential activities established in the zone, such as retirement and residential care facilities and relocatable home parks, where such activities are of a scale and intensity that is compatible with the scale and intensity of the prevailing residential housing forms and are located with good access to community facilities, employment, public open space and public and active transport facilities;
	3. limited non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
	4. the scale, density and layout of development provides for an attractive, open and low density form or urban residential settlement;
	5. development has a low-rise built form that maintains, and is compatible with, the existing low density residential character and amenity of the area;
	6. development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to its local setting, maintains the low intensity character of the zone and maintains a high level of residential amenity;
	7. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
	8. within newly developing, greenfield areas:
		1. interim land uses and development in the zone does not compromise the future potential of for urban purposes, as a result of the fragmentation of land parcels, the encroachment or establishment of inappropriate land use activities or other cause;
		2. development and infrastructure provision occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
		3. development sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;
		4. development provides for efficient and effective transport networks that maximise accessibility within and to newly developing areas; and
		5. development for sensitive purposes incorporates appropriate buffers to potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure.

#### Specific benchmarks for assessment

Table 6.2.1.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Residential uses*** |  |
| **PO1**Development provides for a compatible mix of low density residential activities. | **AO1**Development is for:-1. Caretaker’s accommodation;
2. Dual occupancy; or
3. Dwelling house.
 | 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. |
| **PO2**Development for residential purposes other than a dwelling house or a dual occupancy occur in the Low density residential zone only where they are of a nature, scale and intensity that is consistent with the low density character of the locality, and have good access to public and active transport, employment, community facilities and public open space. | **AO2**No acceptable outcome provided.  | Click and provide your representations. |
| ***Non-residential uses*** |  |
| **PO3**A limited range of non-residential activities may be established in the Low density residential zone, provided that these uses:-1. directly support the day to day needs of the immediate residential community;
2. are of a small-scale and low intensity;
3. are compatible with the prevailing residential character and amenity of the local area;
4. wherever possible, are co-located with other non-residential uses; and
5. are accessible to the population they serve and are located on the major road network rather than local residential streets.

Note—such non-residential activities include community uses, parks, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities). | **AO3**No acceptable outcome provided.  | Click and provide your representations. |
| ***Building height and built form*** |  |
| **PO4**Development has a maximum building height of 2 storeys and 8.5m. | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| **PO5**Development has a built form and scale that is sympathetic to the low density residential character of the zone, positively contributes to the streetscape and maintains or provides a high level of residential amenity.Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-1. adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;
2. privacy and overlooking impacts; and
3. building mass and scale as seen from neighbouring premises, and from the street.
 | **AO5**No acceptable outcome provided.  | Click and provide your representations. |
| **PO6**Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-1. the traditional Queensland ‘timber and tin’ architectural vernacular where located in a rural town or village; or
2. the Queensland ‘coastal beach’ vernacular where located in a coastal town or village.

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. These principles are considered to have relevance and applicability to development in the Bundaberg region. | **AO6**No acceptable outcome provided.  | Click and provide your representations. |
| ***Residential density*** |  |
| **PO7**Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity. | **AO7**In sewered areas, development provides for a net residential density of:-1. 7 to 15 dwellings per hectare for dwelling houses; and
2. 15 to 25 equivalent dwellings per hectare for other residential activities.

Editor’s note—lower net residential densities are likely to be achieved in unsewered areas, with the primary consideration being the need to treat and dispose of effluent on-site. | Click and provide your representations. |
| ***Amenity*** |  |
| **PO8**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. | **AO8**No acceptable outcome provided.  | Click and provide your representations. |
| ***Infrastructure and services*** |  |
| **PO9**Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO9**No acceptable outcome provided | Click and provide your representations. |
| **PO10**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO10**No acceptable outcome provided | Click and provide your representations. |
| ***In newly developing, greenfield areas***  |  |
| **PO11**Prior to the granting of a development approval for urban purposes:-1. interim land uses and other development in the zone is predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and
2. development avoids the sporadic or premature creation of additional lots.
 | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| **PO12**The layout and design of development ensures that:-1. a sense of character and community inclusion is promoted;
2. a high level of residential amenity, personal health and safety and protection for property is provided; and
3. sensitive land uses are buffered from potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure
 | **AO12**No acceptable outcome provided. | Click and provide your representations. |
| **PO13**Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas. | **AO13**No acceptable outcome provided. | Click and provide your representations. |
| **PO14**Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management. | **AO14**No acceptable outcome provided. | Click and provide your representations. |
| **PO15**The scale, density and layout of development facilitates an orderly and efficient land use pattern that:-1. is well connected to other parts of the urban fabric and planned future development;
2. supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities;
3. encourages public transport accessibility and use; and
4. maximises the efficient extension and safe operation of infrastructure.
 | **AO15**No acceptable outcome provided. | Click and provide your representations. |