

## 6.2.8 Low Density Residential Zone Code



### 6.2.8.1 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**.

### 6.2.8.2 Purpose and Overall Outcomes

- (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 (Where no precinct applies)** will be achieved through the following overall outcomes:
  - (a) **Development:**
    - (i) facilitates a high level of residential amenity and protects the low density residential character of the zone;
  - (b) **Land uses:**
    - (i) consist of a range of *low density residential activities* including *Dwelling houses*, *Home based businesses* and *Dual occupancies* on larger lots;
    - (ii) can include small scale *medium density residential activities* including *Multiple dwellings*, *Residential care facilities* and *Retirement facilities* to meet the diverse housing needs of the community where development:
      - (A) is compatible with the low density residential character of the zone;
      - (B) is compatible with the height and scale of adjoining development;
      - (C) is located in areas that are well serviced and highly accessible to land located in a *centre zone* or the Recreation and Open Space Zone;
      - (D) does not compromise the operations of existing or future land uses on adjoining land included in the Industry Zone or *centres zones*;
    - (iii) may include the non-residential activities listed in **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)** that:
      - (A) are small in scale and of a low intensity;
      - (B) directly support the needs of the immediate residential community;

- (C)do not detract from the amenity of residential activities; and
- (D)wherever possible, are co-located with other non-residential activities in the zone;
- (iv)includes:
  - (A)the uses listed as a consistent use in column 1 of **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)**; or
  - (B)the uses listed as a potentially consistent use in column 2 of **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)** to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its potential impact, scale and intensity, built form and consistency with the character of the zone;
- (v) where not listed in **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
  - (i) is low rise and low density residential environments that enjoy a high level of amenity;
  - (ii) involves limited non-residential activities of a residential scale and appearance;
- (d) **Built form:**
  - (i) is small scale, low-rise and compatible with the building height of nearby residential activities;
  - (ii) enhances the streetscape character of the area by:
    - (A)designing buildings to address the street frontage and public spaces, and provide opportunities for casual surveillance;
    - (B)maintaining a residential appearance;
    - (C)setting buildings back from the road frontage;
  - (iii)provides space around buildings to:
    - (A)maintain the residential character and amenity of the zone;
    - (B)give a sense of openness between buildings when viewed from the street and a public space;
    - (C)maintain privacy to adjoining residential activities;
  - (iv)involving *Dual occupancies, Multiple dwellings, Residential care facilities and Retirement facilities*, maintains the low density residential character of the zone and is compatible with the built form of adjacent development in terms of height, scale and intensity;
- (e) **Lot design:**
  - (i) supports low density residential living; and
  - (ii) complies with the requirements relevant to the Low Density Residential Zone of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

**Table 6.2.8.2.1 - Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential Activities</b>	
<i>Community residence</i> <i>Dwelling house</i> <i>Dual occupancy</i> (where on a lot 700m <sup>2</sup> or greater) <i>Home based business</i> (if not involving <i>Industrial activities</i> other than <i>minor industrial activities</i> ) <i>Sales office</i> <i>Multiple dwelling</i> (where involving 3 dwelling units)	<i>Dual occupancy</i> (where on a lot 600m <sup>2</sup> or greater) <i>Multiple dwelling</i> * <i>Residential care facility</i> * <i>Retirement facility</i> *

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	
<b>Community Activities</b>	
<i>Child care centre</i> (where obtaining access from a <i>higher order road</i> ) <i>Emergency services</i>	<i>Club</i> (where small scale and not involving a liquor licence) <i>Child care centre*</i>
<b>Infrastructure Activities</b>	
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where involving a <i>minor utility installation</i> ) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure)	<i>Major electricity infrastructure*</i>
<b>Recreational Activities</b>	
<i>Park</i>	
<b>Rural Activities</b>	
<i>Animal keeping</i> (where an aviary or a cattery involving the breeding of cats)	
<b>Tourism Activities</b>	
<i>Short-term accommodation</i> (where involving a holiday home)	

*\*other than as specified in column 1*

(3) The purpose of the **Low Density Residential Zone Code - Mountain Residential Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low density residential living on lots that are not serviced by the reticulated water and wastewater network;
- (ii) protects the high level of residential amenity and privacy expected in the zone;

(b) **Land uses:**

- (i) consist of predominantly *Dwelling houses* and *Home based businesses*;
- (ii) include *Dual occupancies*, only where development:
  - (A) is located on large lots to maintain the low density residential character of the zone; and
  - (B) has the appearance of a single dwelling when viewed from the street;
- (iii) may include the non-residential activities listed in **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct** that:
  - (A) are small scale and of a low intensity;
  - (B) do not detract from the amenity of residential activities; and
  - (C) wherever possible, are co-located with other non-residential activities in the zone;
- (iv) are limited to:
  - (A) the uses listed as a consistent use in column 1 of **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct**; or
  - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

- (v) where not listed in **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) is a low rise and low density residential environment that has a high level of amenity and privacy;
- (ii) involves limited non-*residential activities* of a residential scale and appearance;

(d) **Built form:**

- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (iv) involves space around buildings to:
  - (A) retain the low density character and high residential amenity of the zone;
  - (B) give a sense of openness between buildings when viewed from the street and public spaces; and
  - (C) maintain a high level of privacy to adjoining residences;
- (v) has a residential appearance and complements the surrounding built form and landscaped setting;

(e) **Lot design:**

- (i) supports low density residential living on existing lots;
- (ii) does not involve the creation of additional lots to maintain the existing village character and development pattern of land contained in the Mountain Residential Precinct and due to the unavailability of reticulated water supply and sewerage infrastructure.

**Table 6.2.8.2.2 - Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential Activities</b>	
<i>Community residence</i> <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial Activities other than <i>minor industrial activities</i> )	<i>Dual occupancy</i>
<b>Community Services Activities</b>	
<i>Emergency services</i>	<i>Child care centre</i> (where obtaining access from a <i>higher order road</i> ) <i>Club</i> (where small scale and not involving a liquor licence)
<b>Tourist Activities</b>	
<i>Short-term accommodation</i> (where involving a <i>holiday home</i> )	
<b>Infrastructure Activities</b>	
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where a <i>minor utility installation</i> ) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure)	<i>Major electricity infrastructure*</i>
<b>Rural Activities</b>	
<i>Animal keeping</i> (excluding Kennel)	

Recreation Activities	
Park	

\* other than as specified in column 1

### 6.2.8.3 Assessment Benchmarks

**Table 6.2.8.3.1—Accepted and Assessable Development for Low Density Residential Zone (Where no precinct applies) and Low Density Residential Zone - Mountain Residential Precinct**

Performance Outcomes	Acceptable Outcomes															
Setbacks																
<p><b>PO1</b></p> <p>Setbacks:</p> <p>(1) assist in the protection of the residential character of the zone;</p> <p>(2) contribute to streetscape character;</p> <p>(3) assist in the protection of amenity and privacy to adjoining premises;</p> <p>(4) allow for access and landscaping around buildings;</p> <p>(5) provide a sense of openness between buildings and to the street; and</p> <p>(6) allow for on-site car parking between the front boundary and buildings.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p><b>AO1</b></p> <p>Setbacks are as follows:</p> <table><tr><th>Setback</th><th colspan="2">Minimum Distances Measured in Metres (m)</th></tr><tr><td>Street frontage</td><td colspan="2">6m</td></tr><tr><td rowspan="4">Side and rear boundary</td><th>Building Height</th><th>Setback</th></tr><tr><td>Up to 4.5m</td><td>1.5m</td></tr><tr><td>For that part between 4.5m – 7.5m</td><td>2m</td></tr><tr><td>For that part exceeding 7.5m</td><td>2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td></tr></table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
Setback	Minimum Distances Measured in Metres (m)															
Street frontage	6m															
Side and rear boundary	Building Height	Setback														
	Up to 4.5m	1.5m														
	For that part between 4.5m – 7.5m	2m														
	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m														
Height																
<p><b>PO2</b></p> <p>Development is of a height that:</p> <p>(1) is low rise;</p> <p>(2) does not detract from the amenity of adjoining premises; and</p> <p>(3) is compatible with the height of nearby residential activities.</p>	<p><b>AO2</b></p> <p>Development does not exceed 2 storeys and a maximum height of 8.5m.</p>															

**Table 6.2.8.3.2— Assessable Development - Low Density Residential Zone (Where no precinct applies)**

Performance Outcomes	Acceptable Outcomes
<b>Built Form and Urban Design</b>	
<b>PO1</b> Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; and (2) providing opportunities for casual surveillance.	<b>AO1.1</b> Buildings are designed to address the street and public spaces.  <b>AO1.2</b> Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.
<b>PO2</b> Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of:	<b>AO2</b> No Acceptable Outcome is prescribed.



Performance Outcomes	Acceptable Outcomes						
(1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures.							
<b>Land Uses</b>							
<b>PO3</b> Non-residential uses are: (1) small in scale and low in intensity; (2) do not detract from the amenity of residential activities; and (3) wherever possible, are co-located with other non-residential activities in the zone.	<b>AO3</b> No Acceptable Outcome is prescribed.						
<b>PO4</b> <i>Medium density residential activities</i> are adequately separated from land included in the Industry Zone or <i>centre zones</i> to ensure the ability of existing and future <i>industrial</i> and <i>commercial activities</i> to function safely and effectively is not compromised.	<b>AO4</b> Development involving <i>medium density residential activities</i> are setback from land included in the Industry Zone and <i>centre zones</i> in accordance with the following table: <table border="1"> <thead> <tr> <th>Zone</th><th>Minimum Distances Measured in Metres (m)</th></tr> </thead> <tbody> <tr> <td>Industrial Zone</td><td>50m</td></tr> <tr> <td>Centre zones</td><td>5m</td></tr> </tbody> </table>	Zone	Minimum Distances Measured in Metres (m)	Industrial Zone	50m	Centre zones	5m
Zone	Minimum Distances Measured in Metres (m)						
Industrial Zone	50m						
Centre zones	5m						
<b>PO5</b> <i>Medium density residential activities</i> are located in close proximity to well serviced areas and are highly accessible to land in: (1) a <i>centre zone</i> ; or (2) the Recreation and Open Space Zone.	<b>AO5</b> Development involving <i>medium density residential activities</i> are located within: (1) 800m of land in a <i>centre zone</i> ; or (2) 400m of land in a Recreation and Open Space Zone.						
<b>PO6</b> Development involving a <i>Multiple dwelling</i> or a <i>Dual occupancy</i> : (1) maintains the low density residential character of the zone; and (2) caters for a mix of household sizes to meet the diverse housing needs of the community.	<b>AO6.1</b> Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m <sup>2</sup> for each 3 or more bedroom unit; (2) 270m <sup>2</sup> for each 2 bedroom unit; and (3) 250m <sup>2</sup> for each 1 bedroom unit.						
	<b>AO6.2</b> A <i>Dual occupancy</i> is located on a lot 700m <sup>2</sup> or greater.						
<b>PO7</b> Development involving <i>Dual occupancies</i> , <i>Multiple dwellings</i> , <i>Residential care facilities</i> and <i>Retirement facilities</i> complements the height, scale and intensity of adjoining residential development.	<b>AO7</b> No Acceptable Outcome is prescribed.						
<b>Reconfiguration of a Lot</b>							
<b>PO8</b> Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) supports low density residential living; and (3) complies with the standards in <b>Table 9.4.6.3.2 - Minimum Lot Size and Design</b> .	<b>AO8</b> No Acceptable Outcome is prescribed.						

**Table 6.2.8.3.3 — Assessable Development - Low Density Residential Zone - Mountain Residential Precinct**

Performance Outcomes	Acceptable Outcomes
<b>Built Form and Urban Design</b>	
<b>PO1</b> Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of: (1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures.	<b>AO1</b> No Acceptable Outcome is prescribed.
<b>Land Uses</b>	
<b>PO2</b> Non-residential uses are: (1) small in scale and low in intensity; (2) do not detract from the amenity of <i>residential activities</i> ; and (3) wherever possible, are co-located with other non-residential activities in the zone.	<b>AO2</b> No Acceptable Outcome is prescribed.
<b>PO3</b> Development involving <i>Dual occupancies</i> : (1) are located on large lots to maintain the low density residential character of the zone; and (2) have the appearance of a single dwelling when viewed from the street.	<b>AO3.1</b> <i>Dual occupancy</i> is located on a lot 8000m <sup>2</sup> or greater.
	<b>AO3.2</b> The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m <sup>2</sup> GFA, whichever is the lesser.
	<b>AO3.3</b> A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.
<b>Reconfiguration of a Lot</b>	
<b>PO4</b> No additional lots are created.	<b>AO4</b> No Acceptable Outcome is prescribed.