

### 6.2.1.5 Character residential zone code

- (1) The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
  - (a) Implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices;
    - (ii) Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.
  - (b) Provide for low density suburban and inner-city living through the development of 1 or 2 storey dwelling houses comprising predominately existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development, and reflects and complements the city's traditional building character of housing built in 1946 or before through compatible form, scale, materials and detailing.
  - (c) Protect existing dwelling houses built in 1946 or before and enable compatible new dwelling houses to be accommodated in the Character zone precinct.
  - (d) Provide for a mix of new infill dwelling types including dwelling houses, dual occupancy and 2 storey low rise multiple dwellings such as row houses at a house scale, to provide housing diversity that offers choice to different household types and individuals to suit residents through life cycle stages, in the inner city and well located parts of the city in the Infill housing zone precinct.
  - (e) Ensure that development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.
  - (f) Provide for a mix of dwelling types supported by compatible and individual small-scale non-residential uses.

Note—Land in the Character residential zone is contained in either the Character zone precinct or the Infill housing zone precinct.

Note—As neighbourhood planning is undertaken by the Council, where it is intended that the Neighbourhood character overlay should apply to land clusters of well-located land containing housing built in 1946 or before and suited to house-sensitive scaled infill multiple dwellings – in the inner city, surrounding district and neighbourhood centres and along public transport routes – land may be included in the Infill housing zone precinct of the Character residential zone. In most instances this land will already have been included in the Neighbourhood character overlay and included in the Low-medium density residential zone – 2 or 3 storey mix zone precinct.

Note—All land within the Character residential zone (with the exception of sites covered by the Heritage overlay) is covered by the Neighbourhood character overlay.

- (3) The purpose of the code will be achieved through overall outcomes for:
  - (g) development location and uses;
  - (h) development form;
  - (i) the following zone precincts:
    - (iii) Character zone precinct;
    - (iv) Infill housing zone precinct.
- (4) Development location and uses overall outcomes are:
  - (a) Development in the Character zone precinct provides for:
    - (i) dwelling houses to predominate over other types of development;
    - (ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.
  - (b) Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, multiple dwellings, hostels, residential care facilities and retirement facilities which:
    - (i) comply with the site density, building height, number of storeys and setback requirements of the Neighbourhood character (design) overlay code and the Multiple dwelling code;

- (ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots.
  - (c) Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.
  - (d) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.
  - (e) Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
  - (f) Development for a small-scale non-residential use which is a community care centre, community use, health care services, office, shop or veterinary services (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:
    - (i) have a gross floor area of less than 250m<sup>2</sup>;
    - (ii) serve local residents' day-to-day needs;
    - (iii) not undermine the viability of a nearby centre.
  - (g) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.
  - (h) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.
  - (i) Development for any other non-residential use serve a local community facility need only, such as a child care centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.
- (5) Development form overall outcomes are:
- (a) Development for a residential building is of a height, bulk, scale and form which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height.
  - (b) Development retains buildings on land within the Neighbourhood character overlay in accordance with the Neighbourhood character (demolition) overlay code.
  - (c) Development provides that a new building or extension of a building reflects the traditional building character prevalent within the Neighbourhood character overlay in accordance with the Neighbourhood character (design) overlay code.
  - (d) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.
  - (e) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:
    - (i) maximises the retention of backyard spaces as private landscaped space;
    - (ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.
  - (f) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
- (6) Character zone precinct overall outcomes are:
- (a) Development retains a dwelling house built in 1946 or before.
  - (b) Development provides that a new dwelling house:
    - (i) is 1 or 2 storeys in height;
    - (ii) is located on an appropriately sized and configured vacant lot;
    - (iii) is compatible in scale and design with existing houses built in 1946 or before;
    - (iv) reinforces the traditional building character of the Character zone precinct.

- (c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.
  - (d) Development provides for a minimum lot size of 450m<sup>2</sup> to maintain a block pattern that accommodates traditional backyards and large trees.
- (7) Infill housing zone precinct overall outcomes are:
- (a) Development retains a dwelling house built in 1946 or before.
  - (b) Development provides that a new dwelling house, dual occupancy or multiple dwelling:
    - (i) is no more than 2 storeys in height;
    - (ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;
    - (iii) is compatible in scale and design with existing dwellings built in 1946 or before;
    - (iv) reinforces the traditional building character of the Infill housing zone precinct.
  - (c) Development achieves a maximum dwelling yield of one dwelling per 300m<sup>2</sup> of site area.
  - (d) Development for a mix of housing types being a hostel, residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their lifecycle is:
    - (i) consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;
    - (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.
  - (e) Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:
    - (i) consistent with the character of a low density residential environment comprised of 1 or 2 storey dwelling houses;
    - (ii) suited to smaller lot sizes.
  - (f) Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.
  - (g) Development supports a subtropical character by ensuring that:
    - (i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;
    - (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.
  - (h) Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.
  - (i) Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.
  - (j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.
  - (k) Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be:
    - (i) suitably located and oriented on the site;
    - (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.