

6.2 Zone codes

6.2.1 Residential zones category

6.2.1.1 Low density residential zone code

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities which 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 suburban living in a 1 or 2 storey dwelling house.
 - (c) Provide for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life cycle stages.
 - (d) Ensure development occurs on appropriately sized and configured lots and is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.
 - (e) Provide for dwelling houses that are supported by compatible and individual small-scale non-residential uses.
- (3) The purpose of the code will be achieved through the overall outcomes for:
 - (a) development location and uses;
 - (b) development form.
- (4) Development location and uses overall outcomes are:
 - (a) Development comprises dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.
 - (b) Development, other than a dwelling house, including dual occupancy or a multiple dwelling is not accommodated within this suburban setting unless on a well located site of over 3,000m².
 - (c) Development for other housing types, being a residential care facility or retirement facility, which provides housing diversity and enables people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where height is no greater than 1 or 2 storeys.
 - (d) Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.
 - (e) Development for a dwelling unit may occur as part of a non-residential use.
 - (f) 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.
 - (g) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
 - (h) 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 is to:
 - (i) have a gross floor area of less than 250m² in area;
 - (ii) serve local residents' day-to-day needs;
 - (iii) not undermine the viability of a nearby centre.

- (i) Development for a home based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.
 - (j) Development for a non-residential use serves a local community facility need only, such as a child care centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.
- (5) Development form overall outcomes are:
- (a) Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.
 - (b) Development for a dwelling house:
 - (i) not on a rear lot, has a minimum lot size of 400m²;
 - (ii) on a rear lot, has a minimum lot size of 600m²;
 - (iii) maintains a block pattern that accommodates traditional backyards and large trees.
 - (c) 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.
 - (d) 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) provides safety from fire hazards;
 - (ii) maximises the retention of backyard spaces as private landscaped space;
 - (iii) avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.
 - (e) 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.