

6.7. Residential category zone codes

6.7.1. Low density residential zone code

6.7.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.7.1.2. Purpose

The purpose of the low density residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of low density neighbourhoods comprising accommodation activities in the form of detached dwellings (predominantly detached dwelling houses) as the preferred and dominant land use within the zone;
- (3) to provide for the development of other accommodation options only if they provide for the long-term stay of residents and they are designed to be consistent with the character of a neighbourhood comprised of predominantly detached dwellings;
- (4) to provide for the development of a limited range of non-residential uses only if they are compatible with and support preferred land use;
- (5) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
 - (a) the Tanby Road Commercial Transition Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.7.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides only for the long-term stay of residents;
 - (ii) is designed at a low dwelling density; and

- (iii) is designed to be consistent with the character of a residential neighbourhood which is predominantly comprised of detached dwellings; or
 - (b) a use which supports the residential dwellings of the immediate surrounding area; or
 - (c) a use which services the convenience needs of residents of the immediate surrounding area; and
- (2) the development of a use from within the accommodation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a community residence; or
 - (c) it is a dual occupancy and it does not result in there being a dominance of dual occupancies in the street or immediate surrounding area; or
 - (d) it is a dwelling house; or
 - (e) it is a dwelling unit; or
 - (f) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (3) if the development is a use from within the accommodation activities group and it is not identified in Overall Outcome (2) above, the development occurs within the zone only in the following circumstances:
 - (a) the use is designed to be consistent with the character of the zone and other uses in the immediate area; and
 - (b) the use:
 - (i) is multiple dwellings; or
 - (ii) is non-resident workforce accommodation; or
 - (iii) is a relocatable home park; or
 - (iv) is a residential care facility; or
 - (v) is a retirement facility; or
 - (vi) is rooming accommodation; and
- (4) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is small in scale;
 - (b) it is consistent with the built form and appearance of development in the immediate surrounding area;
 - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (d) the use:
 - (i) is an environment facility; or
 - (ii) is a child care centre; or
 - (iii) is a park; or
 - (iv) is a sales office; or
 - (v) shop for the purpose of a general corner store; or
 - (vi) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (5) development that is likely to have a high impact on sensitive land use does not occur within the zone;

- (6) development contributes to a high level of amenity and an attractive living environment;
- (7) sensitive land use is not located in proximity to any established incompatible uses without appropriate design and siting to minimise adverse impacts on amenity;
- (8) the development is compatible with an urban form that is characterised by:
 - (a) a low 'net' dwelling density (up to fifteen dwellings per hectare);
 - (b) the height of buildings does not exceed two (2) storeys above ground level;
 - (c) low site cover;
 - (d) provision of private or communal open space for dwellings;
 - (e) appealing streetscapes and public places;
- (9) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (10) the development is provided with adequate infrastructure and essential services; and

Where located in the Tanby Road Commercial Transition Precinct

Note: The overall outcomes of the Tanby Road Commercial Transition Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (11) the development is:
 - (a) a use within the accommodation activities group which provides for the long-term stay of residents; or
 - (b) a use within the centre activities group which:
 - (i) has low-impacts;
 - (ii) is within an existing dwelling house;
 - (iii) suitably integrates with the established accommodation activities in the immediate area; and
- (12) the development of a use within the centre activities group occurs within the precinct only in the following circumstances:
 - (a) it is health care services; or
 - (b) it is an office; and

Where located in the Kinka Local Business Precinct

Note: The overall outcomes of the Kinka Local Business Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (13) the development:
 - (a) is oriented towards supporting the local convenience needs only of the immediate area;
 - (b) is oriented towards supporting the tourism and recreation development potential of the immediate area;
 - (c) is designed to integrate with development in the immediate area;
 - (d) does not undermine the viability, role or function of established neighbourhood centres, local centres, district centres or major centres;
 - (e) provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places and the surrounding area;
 - (f) access to the site:
 - (i) maintains and public transport infrastructure along the Scenic Highway; and
 - (ii) is limited to one access point;
- (14) the development of a food and drink outlet occurs only in the following circumstances:
 - (a) it is a continuation of an existing use; and

- (b) it does not involve a drive-through facility;
- (15) if sited with non-residential uses, the development of a use within the accommodation activities group occurs within the precinct in the following circumstances:
 - (a) it is located above the ground level storey of the non-residential use; and
 - (b) it provides for the long-term stay residents.

6.7.1.4. Specific benchmarks for assessment

Table 6.7.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Land use			
Outcomes applicable to a dual occupancy			
PO1 In the low density residential zone, the development of a dual occupancy occurs only if: (a) it does not result in a dominance of dual occupancies in the block compared to detached dwelling houses; (b) it does not result in a high concentration of similarly designed dual occupancies; and (c) it does not adversely impact the character or amenity of the streetscape.		AO1.1 In the low density residential zone, the development of a dual occupancy occurs only if it does not result in more than twenty (20) per cent of the lots in the block having a dual occupancy. AO1.2 The dual occupancy: (a) does not adjoin another dual occupancy; or (b) where it adjoins another dual occupancy, the development has variations to the adjoining dual occupancy in relation to the following: (i) roof pitch; and (ii) façade design. AO1.3 Each dwelling has a clearly identifiable and visible entrance when viewed from a point in the street, located directly in front of the development site. AO1.4 The development is oriented to the street and has at least one window or balcony that faces the street. AO1.5 To soften the visual impact of large building surfaces when viewed from a point in the street, located directly in front of the development site, articulation in the design of building walls and roofs is used at least for every ten (10) metres of surface.	
Built form			
PO2 The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character		AO2.1 Building height (for buildings other than a Class 10a building under the Building Code of Australia) does not exceed the following:	

Performance outcomes	Acceptable outcomes
<p>or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p> <p>AO2.2 Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following:</p> <p>(a) if there is a dwelling house on the site, the height of the dwelling house; or</p> <p>(b) five (5) metres to the apex of the Class 10a building.</p> <p>AO2.3 The volume of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed three (3) per cent of the lot volume. Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</p> <p>AO2.4 A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO2.5 Site cover does not exceed fifty (50) per cent.</p>
<p>PO3 The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <p>(a) minimisation of potential sources of nuisance;</p> <p>(b) provision of and maintenance of access to natural light and ventilation;</p> <p>(c) provision of recreational open space for the occupants of dwellings; and</p> <p>(d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places.</p>	<p>AO3.1 There is a 1.8 metre high screen fence located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p> <p>AO3.2 Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.2 of Schedule 10.</p> <p>AO3.3</p>

Performance outcomes	Acceptable outcomes
	<p>The development of a use within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <ul style="list-style-type: none"> (a) each dwelling is provided with a private open space area as follows: <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of fifty (50) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of six (6) metres by six (6) metres; or (ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or (b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres. <p>AO3.4</p> <p>If the distance separating a window of a habitable room, a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
Appearance	
<p>PO4</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) inclusion of structures or vegetation to 	<p>AO4.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO4.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <ul style="list-style-type: none"> (a) a maximum height of 1.2 metres; or (b) a maximum height of 1.8 metres if having a

Performance outcomes	Acceptable outcomes
<p>screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings; and</p> <p>(e) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>minimum transparency of fifty (50) per cent.</p> <p>AO4.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO4.4</p> <p>Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p> <p>AO4.5</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.7.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where not located in the Tanby Road Commercial Transition Precinct	
<p>PO5</p> <p>The use contributes to the development of residential neighbourhoods which:</p> <p>(a) comprise the following:</p> <p>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(ii) other long-term accommodation activities identified in the overall outcomes for the zone that are designed to be consistent in form and appearance with preferred uses for the zone; or</p> <p>(b) comprise other small-scale relatively low-impact uses that are identified in the overall outcomes for the zone where they service the community or convenience needs of the immediate residential area.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
PO6 The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.	No acceptable outcome is nominated.
PO7 The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
PO8 The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.	No acceptable outcome is nominated.
PO9 The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road: <ul style="list-style-type: none"> (a) is designed to accommodate the traffic generated by the use; (b) provides for convenient and safe access; and (c) can minimise nuisance and disturbance to the surrounding residential area. 	No acceptable outcome is nominated.
Outcomes applicable where located in the Tanby Road Commercial Transition Precinct	
PO10 The use contributes to the development of a commercial transition precinct which: <ul style="list-style-type: none"> (a) for the life of the planning scheme, is to slowly transition to a commercial area containing only a limited range of non-residential uses; (b) while in the transitional phase, contains non-residential uses only if they are within an existing building; and (c) is comprised of the following: <ul style="list-style-type: none"> (i) a dwelling house; or (ii) a low-impact non-residential use within the centre activities group (as identified in the overall outcomes for the precinct). 	No acceptable outcome is nominated.
PO11 The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area.	No acceptable outcome is nominated.
PO12 The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
Dwelling density			
<p>PO13</p> <p>If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following:</p> <p>(a) the planned low dwelling density for the zone (as identified in the overall outcomes for the zone); and</p> <p>(b) the ability of the land and infrastructure to support the development.</p>		<p>No acceptable outcome is nominated.</p>	
Appearance			
<p>PO14</p> <p>Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>		<p>No acceptable outcome is nominated.</p>	
Infrastructure			
<p>PO15</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>		<p>AO15.1</p> <p>The development complies with the requirements of the Development Works Code.</p>	