### Low density residential zone code

#### Application

1. This code applies to assessing development in the Low density residential zone.
2. When using this code, reference should be made to Part 5.

#### Purpose

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 that cater for local residents.
2. The local government purpose of the code is to promote and retain the low density residential character and amenity of the zone.
3. The purpose of the code will be achieved through the following overall outcomes:
   1. predominantly low rise detached dwelling houses are established;
   2. a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
   3. low density scale and character is maintained;
   4. development reflects and responds to the natural features and constraints of the land;
   5. community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained.

#### Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.8.3.a – Low density residential zone code – self-assessable and assessable development

| Performance outcomes | Acceptable outcomes | Applicant response |
| --- | --- | --- |
| **For self-assessable and assessable development** | | |
| **Height** | | |
| **PO1**  The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.  Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.  Note – The site coverage stated within AO2.1 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2. | **AO1.1**  Buildings and structures are not more than 8.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height. |  |
| **Site coverage** | | |
| **PO2**  The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area. | **AO2.1**  The site coverage is not more than 50%. |  |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO3**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO3.1**  No acceptable outcomes are provided. |  |
| **Setbacks** | | |
| **PO4**  The setback of buildings and structures:  (a) maintains the amenity of adjoining premises and the residential character of the area;  (b) achieves separation from neighbouring buildings and frontages. | **AO4.1**  No acceptable outcomes are provided. |  |
| **Site constraints** | | |
| **PO5**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO5.1**  No acceptable outcomes are provided. |  |
| **Amenity** | | |
| **PO6**  Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts. | **AO6.1**  No acceptable outcomes are provided. |  |