

# Zone: Low Density Residential

The purpose of the Low density residential zone is to provide for:

- a variety of low density dwelling types; and
- community uses, and small-scale services, facilities and infrastructure, to support local residents.

The purpose of the Low density residential zone is achieved through the following overall outcomes, including but not limited to:

- The Low density residential zone incorporates low-rise residential development in a variety of styles and designs to meet the needs of the community.
- Development achieves a density commensurate with the low-density nature of the area and between 10-15 dwellings to a hectare whilst always remaining compatible with the existing character.
- Development provides a high level of amenity through compatible mixing of land uses, access to services and facilities, cohesive streetscapes and quality urban design.
- Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. New residential activities are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.
- Some housing choice is provided in this zone to allow people to remain within their local community throughout their life. Dwelling houses and Dual occupancies are expected to be the dominant forms of housing. Other forms of housing including small lot housing, Residential care facilities and Retirement facilities establish in locations with good access

to infrastructure and facilities and where their design and density is consistent with the existing residential character. Affordable housing is provided where it is consistent with the existing character, building bulk and scale of the locality without reducing residential amenity.

- Dual occupancies occur in a form that is consistent with the density and character of the local area.
- Development minimises the extent of shadows on useable private open space or public space and provides adequate sunlight to habitable rooms on the site or adjoining land.
- Home-based businesses protect and improve the character and amenity of the location.
- Small scale non-residential uses are provided where they can be clustered together, provide a local function and primarily serve the residents of the immediate area (such as convenience stores and Childcare centres). Small scale non-residential uses protect and maintain residential character, amenity and the vitality, role and function of the centre zones and hierarchy.
- Non-residential uses that do not fill a local function, locate in existing non-residential buildings, or where a Local heritage place is proposed to be reused.
- Buildings (including non-residential uses) incorporate design elements that:
  - provide visual interest through form and design;
  - respond to the character and amenity of neighbouring premises;
  - incorporate design principles to contribute to an attractive streetscape of buildings and respond to the local climate;
  - are consistent with the surrounding residential development, including roofline and architectural treatments that reflect residential building design.

## EXAMPLES OF CONSISTENT USES

Childcare centre Community care centre Community use Dual occupancy Dwelling house	Food and drink outlet (where less than 100m <sup>2</sup> TUA) Home-based business Outdoor sport and recreation Residential care facility	Retirement facility Rooming accommodation Sales office Shop (where less than 100m <sup>2</sup> TUA)
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## WE WOULD LIKE TO SEE

Community Residence



Dwelling House



Park



Home-based Business



## WE WILL CONSIDER

Shop



Dual Occupancy



Multiple Dwelling

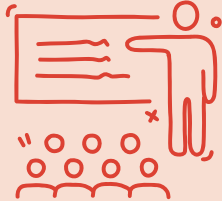


Short Term Accommodation

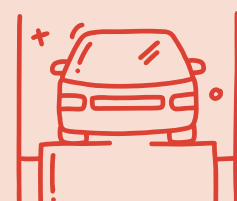


## WE WOULD PREFER NOT TO SEE

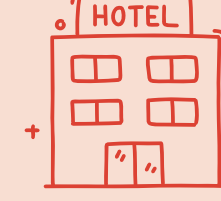
Function Facility



Low Impact Industry



Hotel



Intensive Animal Industry

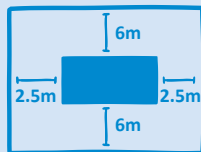


## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

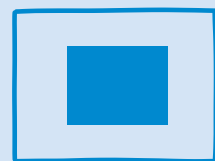
Building Height - **8.5m maximum**



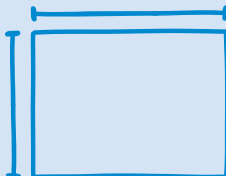
Setbacks - **6m** from the primary street frontage and rear boundaries and **2.5m** from side boundaries



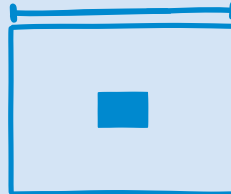
Site Cover - **50% maximum**



Lot Size - **600m<sup>2</sup> minimum** for subdivision in some locations



Frontage - **15m minimum**



Connections to Infrastructure



## FOR MORE INFORMATION

Visit: [www.lockyervalley.qld.gov.au](http://www.lockyervalley.qld.gov.au)  
 Contact: Council's Growth & Policy Team on **1300 005 872**  
 Email: [planningscheme@lvrc.qld.gov.au](mailto:planningscheme@lvrc.qld.gov.au)  
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

