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APPLICATION REF

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6.2.1 Residential zones category

6.2.1.1 Low density residential zone code

1. The purpose of the low density residential zone is to provide for:
 - a. a variety of low density dwelling types; and
 - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The purpose of the zone will be achieved through overall outcomes for:
 - a. zone role;
 - b. development location and uses;
 - c. development form.
3. Zone role overall outcomes are:
 - a. Development in the zone supports the implementation of 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.
4. Development location and uses overall outcomes are:
 - a. Development provides for suburban living in 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 provides 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.
 - c. Development maintains a low density character in which multiple dwellings are not accommodated.
 - d. Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.
 - e. Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.
 - f. Development for a dwelling unit may occur as part of a non-residential use.
 - g. 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.
 - h. 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.
 - i. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (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;
 - ii. serve local residents' day-to-day needs;
 - iii. not undermine the viability of a nearby centre.
 - j. 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.
 - k. Development for a non-residential use serves a local community facility need only, such as a childcare 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.
 - l. Development for rooming accommodation accommodates five persons or less.
5. Development form overall outcomes are:
 - a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.
 - b. 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.
 - c. Development for a dwelling house occurs on appropriately sized and configured lots, and:
 - i. where not on a rear lot, has a minimum lot size of 400m²;
 - ii. where on a rear lot, has a minimum lot size of 600m²;
 - iii. maintains a block pattern that accommodates traditional backyards and large trees.
 - 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. 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.
- 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.
- g. Development is carried out in an orderly sequence, within the context of the neighbourhood and city.
- h. Development is well planned and integrated with surrounding land uses and infrastructure.
- i. Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.

Note—A structure plan is to be prepared in accordance with the Structure planning planning scheme policy for development of low density residential zoned land where on a site which is more than 7,000m².

Comment:

Whilst the proposal does not strictly comply with the numerical lot size outcomes identified under the Low Density Residential Zone Code, the proposed subdivision is considered to achieve the broader strategic intent and overall outcomes of the zone. In particular, the proposal continues to provide for a low-density residential outcome comprising detached dwelling opportunities within an established suburban context consistent with the intent of the Low Density Residential Zone.

Importantly, the proposed allotments remain capable of accommodating practical future dwelling outcomes, including indicative building envelopes, private open space, landscaping opportunities and vehicle access arrangements. Whilst the proposal does not achieve the minimum lot size outcomes, the submitted plans demonstrate that both allotments retain practical residential development potential and do not result in sterilised or unusable parcels of land.

It is acknowledged that proposed Lot 22 constitutes a rear lot and does not achieve the 600 sqm minimum lot size outcome envisaged under the Low Density Residential Zone Code. Similarly, the proposal does not maintain the traditional lot dimensions of 400 sqm typically associated with detached housing development within the zone. Notwithstanding, the Planning Scheme is performance-based and the proposal should be assessed having regard to whether the resultant lots remain capable of accommodating detached dwelling outcomes consistent with the broader intent of the zone. In this regard, the proposal demonstrates that both allotments remain functional, serviceable and capable of supporting future residential development.

The surrounding locality already contains a number of existing residential allotments below the standard 400sqm benchmark, including several rear lot and small lot configurations. In this context, the proposal is not considered anomalous or inconsistent with the established and evolving subdivision pattern of the Bulimba locality.

The site is also affected by the Dwelling House Character Overlay. The current application seeks approval for subdivision only and does not involve demolition or detailed built form assessment as part of this application. Notwithstanding, the proposed subdivision maintains a low-density residential outcome capable of accommodating future dwelling development generally consistent with the traditional residential character and streetscape rhythm of the locality. Future dwelling development on the resultant allotments will remain subject to separate assessment against the applicable dwelling house provisions and overlay requirements where applicable.

Accordingly, the proposal is considered to appropriately balance the performance-based intent of the Planning Scheme with the strategic objectives of facilitating orderly residential infill, housing diversity and efficient utilisation of land.