

9.3.2 Residential uses code

9.3.2.1 Application

This code applies to undertaking development for residential uses, such as:

- Dual occupancy⁽²¹⁾
- Multiple dwelling⁽⁴⁹⁾
- Relocatable home park⁽⁶²⁾
- Residential care facility⁽⁶⁵⁾
- Retirement facility⁽⁶⁷⁾
- Rooming accommodation⁽⁶⁹⁾
- Short-term accommodation⁽⁷⁷⁾
- Tourist park⁽⁸⁴⁾

If:

1. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

For accepted development subject to requirements or assessable for this code in Part 5:

1. Part A of the code applies only to accepted development subject to requirements for Dual occupancies⁽²¹⁾;
2. Part B of the code applies only to accepted development subject to requirements for Residential uses other than a Dual occupancy;
3. Part C of the code applies only to assessable development.

9.3.2.2 Purpose:

1. The purpose of the Residential uses code is to guide the development of the following range of housing choices to ensure that residential development creates pleasant, safe and attractive living environments that are sympathetic to the precinct character:
 - a. Dual occupancy⁽²¹⁾
 - b. Multiple dwelling⁽⁴⁹⁾
 - c. Relocatable home park⁽⁶²⁾

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- d. Residential care facility⁽⁶⁵⁾
- e. Retirement facility⁽⁶⁷⁾
- f. Rooming accommodation⁽⁶⁹⁾
- g. Short-term accommodation⁽⁷⁷⁾
- h. Tourist park⁽⁸⁴⁾

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

- a. Residential buildings support housing diversity to meet the needs of existing and future residents within the region.
- b. Residential buildings are designed and oriented to the street to provide surveillance to the streetscape.
- c. Residential Development has a high standard of built form and landscaping that adds visual interest and enhances the local streetscape complemented by street planting and adequate space for on-street car parking.
- d. Residential uses are designed to facilitate a high level of residential amenity, privacy and safety for residents and visitors while avoiding adverse impacts to adjoining properties and the wider community.
- e. Residential uses provide safe and clearly defined pedestrian movement and vehicular access to, from and within the premises.
- f. Subtropical design standards are incorporated into the design, siting and orientation of development.
- g. Residential uses provide attractive, usable and multi-functional open space areas, including private and communal open space and facilities that meet the passive and active recreation needs of residents and visitors.
- h. Ground level open spaces featuring subtropical landscaping and shade trees in deep planting areas are provided to:
 - i. create landscaped visual breaks between and around buildings and hardstand areas;
 - ii. support shaded outdoor living, multi-functional activity and a reduction of urban heat island effects;
 - iii. soften the appearance of the built form and enhance amenity adjacent to street frontages and public areas.
- i. Residential buildings are provided with infrastructure and services at a level suitable for the area.
- j. Rooming accommodation⁽⁶⁹⁾ (where student accommodation) and exceeding 2 storeys in height, incorporates balconies to provide additional usable outdoor living space for residents.
- k. Residential development is responsive to the lot shape, dimensions and topographic features.
- l. Residential uses are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
 - i. minimising overuse of cut and fill to create single flat pads and benching;

- ii. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;
 - iii. minimising any impact on the landscape character of the Residential zone;
 - iv. protecting the amenity and visual impact of any cut and fill on adjoining properties;
 - v. ensuring short and long-term slope stability;
 - vi. ensuring that all necessary maintenance is achievable.
- m. Residential uses have car parking spaces on-site to meet resident and visitor demands, to preserve and protect the operational efficiency and amenity of residential streets.
- n. Townhouse style developments (e.g. Multiple dwellings⁽⁴⁹⁾) and managed communities including: Retirement facility⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, Relocatable home parks⁽⁶²⁾ are designed and orientated to integrate with the surrounding neighbourhood by having:
- i. an outward focus that addresses surrounding streets, open space and other areas of public realm and avoids an insular or isolated appearance;
 - ii. a built form that is varied and interesting;
 - iii. an interface that is sensitive to the amenity and development intensity of surrounding established residential development.

9.3.2.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

9.3.2.2.1 Dual occupancy⁽²¹⁾

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO2
RAD2	PO5
RAD3	PO6
RAD4	PO9
RAD5	PO9
RAD6	PO9
RAD7	PO11
RAD8	PO14
RAD9	PO14

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RAD10	PO14
RAD11	PO16
RAD12	PO17
RAD13	PO17
RAD14	PO23, PO24
RAD15	PO27
RAD16	PO27
RAD17	PO28
RAD18	PO29

9.3.2.2 Residential uses other than a Dual occupancy⁽²¹⁾

Requirements for accepted development (RAD)	Code assessable corresponding PO
RAD1	PO2
RAD2	PO4
RAD3	PO4
RAD4	PO5
RAD5	PO6
RAD6	PO6, PO7
RAD7	PO9
RAD8	PO9
RAD9	PO9
RAD10	PO11
RAD11	PO14
RAD12	PO14
RAD13	PO16
RAD14	PO17
RAD15	PO17
RAD16	PO23, PO24
RAD17	PO27
RAD18	PO27

Part A - Requirements for accepted development - Dual Occupancy⁽²¹⁾

Table 9.3.2.1 Requirements for accepted development - Dual occupancy

Requirements for accepted development
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General requirements																			
Dual occupancy(21)																			
Private open space																			
RAD1	<p>Each dwelling has clearly defined, private outdoor living space that:</p> <p>a. is as per the table below;</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">Minimum Area in 1 location</th> <th style="text-align: center;">Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: left;">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td style="text-align: center;">12m²</td> <td style="text-align: center;">2.4m</td> </tr> <tr> <td colspan="3" style="text-align: left;">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom, studio, rooming unit</td> <td style="text-align: center;">8m²</td> <td style="text-align: center;">1.5m</td> </tr> <tr> <td>2 bedrooms or more bedrooms</td> <td style="text-align: center;">12m²</td> <td style="text-align: center;">2.4m</td> </tr> </tbody> </table> <p>b. is accessed directly from a living area;</p> <p>c. If private open space is located at ground level:</p> <p style="margin-left: 20px;">i. it is screened for privacy from adjoining dwellings;</p> <p style="margin-left: 20px;">ii. it is located to rear or side of the dwelling behind the main building line and not within the primary frontage setback;</p> <p>d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are oriented to the street;</p> <p>e. Minimum open space area and dimensions are clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).</p> <p>Note - Areas for clothes drying are not to be visible from the street.</p> <p>Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Refer to Planning scheme policy - Residential design for details and examples.</p>	Use	Minimum Area in 1 location	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	12m ²	2.4m	Above ground level dwellings			1 bedroom, studio, rooming unit	8m ²	1.5m	2 bedrooms or more bedrooms	12m ²	2.4m
Use	Minimum Area in 1 location	Minimum Dimension in all directions																	
Ground level dwellings																			
All dwelling types	12m ²	2.4m																	
Above ground level dwellings																			
1 bedroom, studio, rooming unit	8m ²	1.5m																	
2 bedrooms or more bedrooms	12m ²	2.4m																	
Car parking																			
RAD2	<p>Car parking spaces are provided in accordance with:</p> <p>a. Emerging community zone:</p>																		

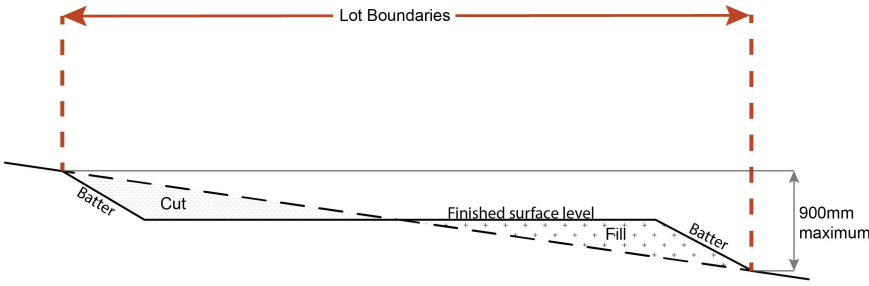
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	<ul style="list-style-type: none"> i. Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct -Developed lot)' b. General residential zone <ul style="list-style-type: none"> i. Next generation neighbourhood - Table 9.3.2.4 'Car parking rates -General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct -Developed lot)' ii. Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'
RAD3	<p>Garages and car ports for both dwellings in total have a combined opening no greater than 6m wide or 50% of the frontage width per street frontage (whichever is the lesser).</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Access and driveways	
RAD4	<p>Development provides:</p> <ul style="list-style-type: none"> a. for individual driveways - a maximum crossover width of 4m; or <ul style="list-style-type: none"> for a shared driveway - a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or <ul style="list-style-type: none"> if the frontage is wider than 15m, a maximum of two crossovers to that frontage only, separated a minimum distance of 6m to allow for on-street parking and street trees. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Laneway development provides access from the lane only in accordance with laneway development provisions RAD17-RAD18.</p>
RAD5	<p>Development provides vehicular crossovers complying with Planning scheme policy - Integrated design.</p>
RAD6	<p>Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.</p>
Screening - fences	
RAD7	<p>where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:</p> <ul style="list-style-type: none"> i. no less than 0% transparent and does not exceed 1.2 metres in height; or

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	<ul style="list-style-type: none"> ii. no less than 50% transparent and does not exceed 1.5 metres in height; or iii. no less than 85% transparent and does not exceed 1.8 metres in height <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Building appearance	
RAD8	<p>Where adjoining a street frontage all garages or car ports are setback a minimum of 1.0m behind the main face of the dwelling.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
RAD9	Private open spaces are screened from the other dwelling with an opaque 1.8m high fence.
RAD10	Domestic outbuildings are located behind the main building line.
Privacy	
RAD11	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot are screened or have a sill height of 1.5m or greater or opaque glazing is used.
Casual surveillance	
RAD12	Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m ² or multiple habitable room windows having a combined area of at least 2.5m ² overlooking each adjoining public space (street, public open space or laneway).
RAD13	<p>Where the lot is a corner lot, each dwelling is oriented to address separate street frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Waste	
RAD14	<p>Each dwelling includes a garbage bin utility area that:</p> <ul style="list-style-type: none"> a. is not visible from public areas or is screened from public areas; b. is not located in primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). <p>Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples.</p>

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Earthworks	
RAD15	<p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> use split-level, multiple-slab, pier or pole construction; avoid single-plane slabs and benching; have built to boundary walls on the low side of the lot to avoid drainage issues; and follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.
<p>Figure - Cut and fill</p> 	
RAD16	Building and lot design on slopes greater than 15% do not include slab on ground.
Development on a laneway	
RAD17	<p>At least one dwelling of the Dual occupancy⁽²¹⁾:</p> <ol style="list-style-type: none"> faces the non-laneway frontage; has its main pedestrian entrance (i.e. front door, pedestrian pathway to the frontage and entrance gate where fenced) from the non-laneway frontage.
RAD18	All vehicles access must be via the laneway.

Part B - Requirements for accepted development - Residential uses other than a Dual occupancy

Table 9.3.2.2 Requirements for accepted development - Residential uses other than a Dual occupancy

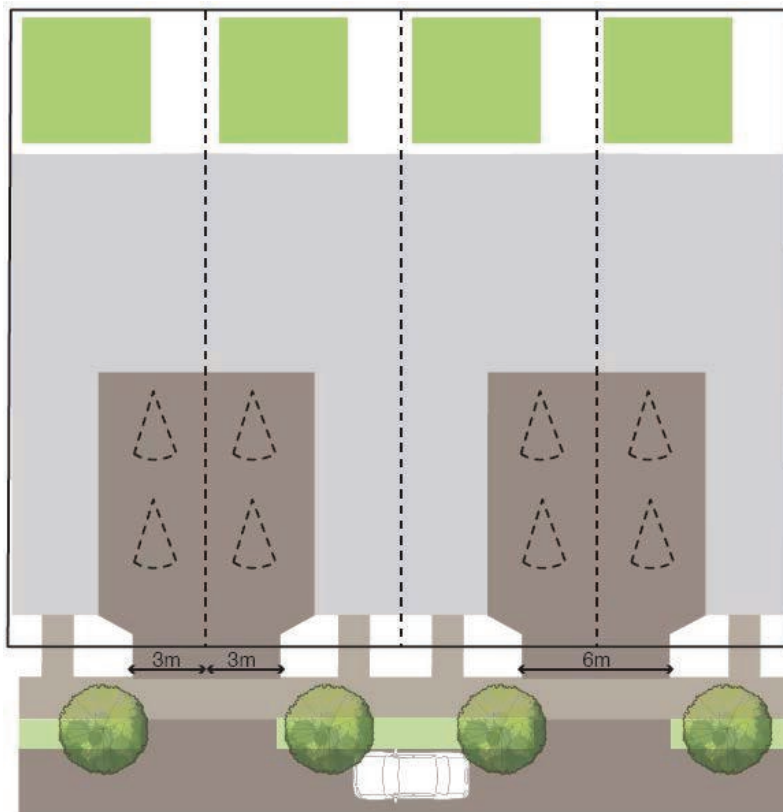
Requirements for accepted development																			
General requirements																			
Multiple Dwelling ⁽⁴⁹⁾ (Terrace or Row housing, Low rise apartment or Plex)																			
Private open space																			
RAD1	<p>Each dwelling has a clearly defined, private outdoor living space that:</p> <p>a. is as per the table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Use</th> <th style="width: 30%;">Minimum area in 1 location</th> <th style="width: 30%;">Minimum dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>12m²</td> <td>2.4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings (all dwelling types)</td> </tr> <tr> <td>1 bedroom, studio, rooming unit</td> <td>8m²</td> <td>1.5m</td> </tr> <tr> <td>2 bedrooms or more</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>b. is accessed directly from a living area;</p> <p>c. if private open space is located at ground level:</p> <ol style="list-style-type: none"> i. it is screened for privacy from adjoining dwellings; ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback; <p>d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street;</p> <p>e. minimum open space area and dimensions are clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).</p> <p>Note - Areas for clothes drying are not to be visible from the street.</p> <p>Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. Patios).</p>	Use	Minimum area in 1 location	Minimum dimension in all directions	Ground level dwellings			All dwelling types	12m ²	2.4m	Above ground level dwellings (all dwelling types)			1 bedroom, studio, rooming unit	8m ²	1.5m	2 bedrooms or more	12m ²	2.4m
Use	Minimum area in 1 location	Minimum dimension in all directions																	
Ground level dwellings																			
All dwelling types	12m ²	2.4m																	
Above ground level dwellings (all dwelling types)																			
1 bedroom, studio, rooming unit	8m ²	1.5m																	
2 bedrooms or more	12m ²	2.4m																	
Landscaping																			

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<p>RAD2</p>	<p>Development incorporates a landscaping strip comprising a diverse mix of suitable planting species at different heights including a minimum of ground covers, shrubs and shade/canopy trees along the full width of all street frontages (other than laneway frontages), excluding any pedestrian or vehicular access points, with an average depth of:</p> <table border="1" data-bbox="284 506 1431 929"> <thead> <tr> <th data-bbox="284 506 986 566">Zone, precinct, sub-precinct</th> <th data-bbox="986 506 1431 566">Average depth</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 566 986 808"> General residential zone: i. Next generation neighbourhood precinct, Emerging community zone i. Transition precinct (developed lot) </td> <td data-bbox="986 566 1431 808">2.0 metres</td> </tr> <tr> <td data-bbox="284 808 986 929"> General residential zone: i. Urban neighbourhood precinct </td> <td data-bbox="986 808 1431 929">1.0 metre</td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	Zone, precinct, sub-precinct	Average depth	General residential zone: i. Next generation neighbourhood precinct, Emerging community zone i. Transition precinct (developed lot)	2.0 metres	General residential zone: i. Urban neighbourhood precinct	1.0 metre
Zone, precinct, sub-precinct	Average depth						
General residential zone: i. Next generation neighbourhood precinct, Emerging community zone i. Transition precinct (developed lot)	2.0 metres						
General residential zone: i. Urban neighbourhood precinct	1.0 metre						
<p>RAD3</p>	<p>Where a Multiple dwelling⁽⁴⁹⁾ has a shared driveway on the site within 3m of a side boundary, a landscaped strip comprising a diverse mix of screening planting species at different heights including a minimum of ground covers, shrubs and trees is provided between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1m for at least 80% of the length of the driveway extent that is on the site and within 3m of the side boundary including at least the first 10m from the street frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>						
<p>Car parking</p>							
<p>RAD4</p>	<p>Car parking spaces are provided in accordance with:</p> <ol style="list-style-type: none"> a. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'; b. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct)'; c. Emerging community zone - Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'; d. Centre zone - Caboolture, Morayfield and Strathpine precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; e. Redcliffe local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; f. Caboolture west local plan - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; g. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code. 						

<p>RAD5</p>	<p>Where fronting a street other than a laneway (and not an internal driveway), garage and carport openings are no greater than:</p> <ul style="list-style-type: none"> a. 50% of the street frontage in total; b. 6m wide for each garage or carport opening, separated by at least 6m from any other garage or carport opening fronting the same street. <p>Note - For a laneway lot, vehicle access and parking must be provided via the laneway and is not limited or controlled by the above.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>RAD6</p>	<p>Development does not include basement car parking.</p>
<p>RAD7</p>	<p>Development serviced by a single shared driveway provides a maximum crossover width of 5.5m;</p> <p>OR</p> <p>Development serviced by more than one driveway provides:</p> <ul style="list-style-type: none"> a. where the frontage is 15m or less, a maximum of one, 3m wide crossover per dwelling for every 7.5m of primary frontage; or b. where the frontage is wider than 15m, 3m wide crossovers per dwelling are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees.

figure - Paired crossovers



Note - refer to Planning scheme policy - Residential design for details and examples.

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RAD8	<p>Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary.</p> <p>OR</p> <p>Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.</p>
RAD9	Development gains access from a laneway, access street or collector, whichever is the lowest order road.
Screening – fences	
RAD10	<p>Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:</p> <ul style="list-style-type: none"> i. no less than 0% transparent and does not exceed 1.2 metres in height; or ii. no less than 50% transparent and does not exceed 1.5 metres in height; or iii. no less than 85% transparent and does not exceed 1.8 metres in height <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Building appearance	
RAD11	<p>Where adjoining a street frontage, all garages or carports are setback a minimum of 1.0m behind the main face of the dwelling.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
RAD12	Domestic outbuildings are located behind the main building line.
Privacy	
RAD13	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot or an adjoining lot are screened or have a sill height of 1.5m or greater or obscure glazing is used.
Casual surveillance	
RAD14	Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m ² or multiple habitable room windows having a combined area of at least 2.5m ² overlooking each adjoining public space (street, public open space or laneway).
RAD15	<p>All dwellings adjoining or adjacent to a street frontage or public open space (e.g. park) are orientated to address that street frontage or public open space as follows:</p> <ul style="list-style-type: none"> a. for ground floor dwellings - a clearly identifiable pedestrian entry (front door) from that street frontage or public open space, pedestrian gate in fencing and window(s); or b. for above ground dwellings - a balcony and window(s).

Waste	
RAD16	<p>Each dwelling includes a garbage bin utility area that:</p> <ol style="list-style-type: none"> a. is not visible from public areas or is screened from public areas; b. is not located in the primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). f. where a common bin storage area is required (in lieu of individual bins at each dwelling), the bin enclosure must comply with the requirements of Planning scheme policy - Waste which includes a bin wash facility connected to sewer. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Earthworks	
RAD17	<p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. have built to boundary walls on the low side of the lot to avoid drainage issues; and d. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.
RAD18	<p>Building and lot design on slopes greater than 15% do not include slab on ground.</p>

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Part C - Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part C, Table 9.3.2.3 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.3.2.3 Criteria for assessable development

Performance outcomes	Examples that achieve aspects of the Performance Outcomes																		
Site area																			
<p>PO1</p> <p>The development is located on a lot which has an area and dimensions capable of accommodating a well-designed and integrated building and associated facilities incorporating:</p> <ul style="list-style-type: none"> a. vehicle access, parking and manoeuvring areas; b. attractive usable and multi-functional communal and private open space areas; c. deep planting zones and landscaping; d. adequate buffering to adjacent properties. <p>Note - Refer to Planning Scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p>																		
Private open space																			
<p>PO2</p> <p>Dwellings are provided with private open space that is:</p> <ul style="list-style-type: none"> a. of a size, dimension and design that is attractive, usable and multi-functional relative to the residential use (e.g. permanent or non-permanent) enabled by generous building setbacks and separation; b. directly accessible from the dwelling; c. located to ensure residents of dwellings and neighbouring dwellings experience a high level of residential amenity; d. free of objects or structures that reduce or limit functionality (e.g. air conditioning units, hot water systems etc); e. where on the ground level is: <ul style="list-style-type: none"> i. not located in the front setback space to maintain frontage landscaping and deep planting areas; 	<p>E2</p> <p>Dwellings have a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"> a. as per table- <table border="1" data-bbox="815 1487 1428 1888"> <thead> <tr> <th data-bbox="815 1487 1042 1592">Use</th> <th data-bbox="1042 1487 1230 1592">Minimum area in 1 location</th> <th data-bbox="1230 1487 1428 1592">Minimum dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="815 1592 1428 1644">Ground level dwellings</td> </tr> <tr> <td data-bbox="815 1644 1042 1704">All dwelling types</td> <td data-bbox="1042 1644 1230 1704">12m²</td> <td data-bbox="1230 1644 1428 1704">2.4m</td> </tr> <tr> <td colspan="3" data-bbox="815 1704 1428 1756">Above ground level dwellings (all dwelling types)</td> </tr> <tr> <td data-bbox="815 1756 1042 1839">1 bedroom , studio, rooming unit</td> <td data-bbox="1042 1756 1230 1839">8m²</td> <td data-bbox="1230 1756 1428 1839">1.5m</td> </tr> <tr> <td data-bbox="815 1839 1042 1888">2 bedrooms or more</td> <td data-bbox="1042 1839 1230 1888">12m²</td> <td data-bbox="1230 1839 1428 1888">2.4m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> b. accessed directly from a living area; c. if private open space is located at ground level: 	Use	Minimum area in 1 location	Minimum dimension in all directions	Ground level dwellings			All dwelling types	12m ²	2.4m	Above ground level dwellings (all dwelling types)			1 bedroom , studio, rooming unit	8m ²	1.5m	2 bedrooms or more	12m ²	2.4m
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<ul style="list-style-type: none"> ii. designed to form part of the building (not an appendage to the building); iii. screening is provided for privacy that: <ul style="list-style-type: none"> A. is of a high architectural standard and design; B. does not dominate the majority of the street frontage; C. does not reduce or inhibit the activation of the street frontage by blocking or restricting overlooking from habitable room windows, front doors and pedestrian access points to each dwelling; D. is setback behind landscaping (streetscape enhancement landscaping, not simple solid screen landscaping). <p>Note - Landscaping is not an acceptable form of screening for privacy. Landscaping is to be used to reduce the impact screening of private open space has on the streetscape. Screening for privacy must be solid to a minimum height of 1.2m with a transparency of 50% between 1.2m and a maximum height of 1.5m.</p> <p>Note - For further details and examples refer to Planning scheme policy - Residential design.</p> <p>Editor's note - Private open space requirements apply to dwellings only. Communal open space requirements (in PO3) apply to those residential uses with communal living arrangements.</p>	<ul style="list-style-type: none"> i. it is screened for privacy from adjoining dwellings; ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback. <ul style="list-style-type: none"> d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street, or for dwellings that do not adjoin the street, balconies face north or east; e. minimum open space area and dimensions are clear of any utility and non-recreational structure (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures). <p>Note - Areas for clothes drying are not to be visible from the street.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio).</p> <p>Note - A loft located above a garage is considered to be an above ground level dwelling. Private open space can be provided in a balcony or at ground floor.</p>				
<p>Communal open space and facilities (excluding Dual occupancy⁽²¹⁾ and the following uses if involving less than ten dwellings or units: Multiple dwelling⁽⁴⁹⁾, Retirement facility⁽⁶⁷⁾ Short-term accommodation⁽⁷⁷⁾</p>					
<p>PO3</p> <p>Development includes attractive, usable and multi-functional landscaped communal open space and associated facilities that:</p> <ul style="list-style-type: none"> a. provide generous opportunities for play space, passive recreation and communal outdoor gatherings on the site for all users; b. capitalise on the region's subtropical climate and maximise outdoor living opportunities; 	<p>E3.1</p> <p>Communal open space including any landscaped area and indoor recreation areas (e.g. community meeting room, gymnasium etc) is provided at the following rates:</p> <table border="1" data-bbox="815 1912 1430 1995"> <thead> <tr> <th data-bbox="815 1912 1182 1995">Use</th> <th data-bbox="1182 1912 1430 1995">Minimum communal open space</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> </tr> </tbody> </table>	Use	Minimum communal open space		
Use	Minimum communal open space				

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<p>c. are accessible and accommodate the recreational needs of all users;</p> <p>d. enhance the residential amenity of on-site and neighbouring residents;</p> <p>e. create open space breaks between built form and hardstand areas for visual relief with any indoor recreation facilities being a secondary component;</p> <p>f. include trees established in deep planting areas for shade and amenity at maturity;</p> <p>g. reduce hardstand and urban heat island effects.</p> <p>Editor's note - Communal open space requirement apply to those residential uses with communal living arrangements.</p>	<table border="1"> <tr> <td data-bbox="815 351 1182 555"> Relocatable home park⁽⁶²⁾ Residential care facility⁽⁶⁵⁾ rooming accommodation⁽⁶⁹⁾, (excluding student accommodation), and Tourist park⁽⁸⁴⁾ </td> <td data-bbox="1182 351 1426 555"> 20% of the lot Minimum dimension of 5m. </td> </tr> <tr> <td data-bbox="815 555 1182 797"> If involving ten or more units for Multiple dwelling⁽⁴⁹⁾, Rooming accommodation⁽⁶⁹⁾ (where student accommodation), Retirement facility⁽⁶⁷⁾ or Short-term accommodation⁽⁷⁷⁾. </td> <td data-bbox="1182 555 1426 797"> 40m² or 5% of the lot, whichever is greater Minimum dimension of 5m </td> </tr> </table> <p>Note - Retirement facilities⁽⁶⁷⁾ with independent living provide private open space areas as stated above.</p>	Relocatable home park ⁽⁶²⁾ Residential care facility ⁽⁶⁵⁾ rooming accommodation ⁽⁶⁹⁾ , (excluding student accommodation), and Tourist park ⁽⁸⁴⁾	20% of the lot Minimum dimension of 5m.	If involving ten or more units for Multiple dwelling ⁽⁴⁹⁾ , Rooming accommodation ⁽⁶⁹⁾ (where student accommodation), Retirement facility ⁽⁶⁷⁾ or Short-term accommodation ⁽⁷⁷⁾ .	40m ² or 5% of the lot, whichever is greater Minimum dimension of 5m
Relocatable home park ⁽⁶²⁾ Residential care facility ⁽⁶⁵⁾ rooming accommodation ⁽⁶⁹⁾ , (excluding student accommodation), and Tourist park ⁽⁸⁴⁾	20% of the lot Minimum dimension of 5m.				
If involving ten or more units for Multiple dwelling ⁽⁴⁹⁾ , Rooming accommodation ⁽⁶⁹⁾ (where student accommodation), Retirement facility ⁽⁶⁷⁾ or Short-term accommodation ⁽⁷⁷⁾ .	40m ² or 5% of the lot, whichever is greater Minimum dimension of 5m				
<p>PO3A</p>	<p>E3.2</p> <p>Communal open space:</p> <p>a. is a minimum 50% open to the sky;</p> <p>b. includes at least 50% of the minimum open space requirement in one area with a length to breadth ratio of no greater than 2:1;</p> <p>c. for Rooming accommodation⁽⁶⁹⁾ (where student accommodation) includes at least one area at ground level with a minimum of 25% landscaping and shaded by trees within 5 years, and a minimum total area of 20m²;</p> <p>d. is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas;</p> <p>e. is safe, readily accessible and convenient to residents;</p> <p>f. is designed and located so that it is subject to casual surveillance;</p> <p>g. utilises hard and soft landscape treatments;</p> <p>h. is clearly separated from any private areas on the lot.</p> <p>E3A</p> <p>Rooming accommodation⁽⁶⁹⁾ (where student accommodation) and exceeding 2 storey in height) provides balconies that:</p>				

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<p>Rooming accommodation⁽⁶⁹⁾ (where student accommodation) and exceeding 2 storeys in height, is designed to incorporate balconies that provide access to additional usable outdoor living space for residents.</p>	<p>a. are as per the table below;</p> <table border="1" data-bbox="879 412 1428 721"> <thead> <tr> <th>Use</th> <th>Minimum area</th> <th>Minimum dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Above ground level</td> </tr> <tr> <td>per 4 bedrooms</td> <td>16m²</td> <td>3m</td> </tr> </tbody> </table> <p>b. are in addition to communal open space areas.</p>	Use	Minimum area	Minimum dimension in all directions	Above ground level			per 4 bedrooms	16m ²	3m		
Use	Minimum area	Minimum dimension in all directions										
Above ground level												
per 4 bedrooms	16m ²	3m										
Landscaping												
PO4	E4.1											
<p>Development includes landscaping that:</p> <ol style="list-style-type: none"> provides unobstructed deep planting zones that support large subtropical shade trees at maturity; is provided adjacent to street frontages to enhance the character of the streetscape and soften the appearance of the built form; establishes street trees along the frontage to provide shade and amenity; enhances the quality of buildings and communal and private open space areas; contributes to a pleasant and safe environment; complies with crime prevention through environmental design (CPTED) principles; contributes to reducing the urban heat island effect and improve micro-climate conditions; emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces; retains existing mature trees wherever possible. <p>Note - Refer to Planning scheme policy - Integrated design for details and planting requirements for street trees.</p>	<p>Development that is setback from the street provides:</p> <ol style="list-style-type: none"> a landscaped strip comprising a diverse mix of suitable planting species at different heights including a minimum of ground covers, shrubs and shade/canopy trees along the entire length of frontage (excluding those areas required for site access purposes) with a minimum dimension of: <table border="1" data-bbox="815 1240 1428 2087"> <thead> <tr> <th>Zone, precinct, sub-precinct</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Emerging community zone:</td> <td rowspan="10">2.0 metres</td> </tr> <tr> <td>• Transition precinct (developed lot)</td> </tr> <tr> <td>General residential zone:</td> </tr> <tr> <td>• Next generation neighbourhood precinct.</td> </tr> <tr> <td>Township zone:</td> </tr> <tr> <td>• Residential precinct</td> </tr> <tr> <td>Caboolture west local plan:</td> </tr> <tr> <td>• Urban living precinct - Next generation</td> </tr> </tbody> </table>	Zone, precinct, sub-precinct	Minimum dimension	Emerging community zone:	2.0 metres	• Transition precinct (developed lot)	General residential zone:	• Next generation neighbourhood precinct.	Township zone:	• Residential precinct	Caboolture west local plan:	• Urban living precinct - Next generation
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	<table border="1"> <tr> <td data-bbox="804 333 1123 577"> neighbourhood sub precinct <ul style="list-style-type: none"> Town centre precinct - Residential south sub-precinct </td> <td data-bbox="1123 333 1442 577"></td> </tr> <tr> <td data-bbox="804 577 1123 1039"> General residential zone: <ul style="list-style-type: none"> Urban neighbourhood precinct Caboolture West local plan: <ul style="list-style-type: none"> Town centre precinct - Residential north sub-precinct </td> <td data-bbox="1123 577 1442 1039">1.0 metre</td> </tr> <tr> <td data-bbox="804 1039 1123 1167"> All other zones, precincts and sub-precinct</td> <td data-bbox="1123 1039 1442 1167">2.0 metres</td> </tr> </table> <p data-bbox="842 1189 1406 1346">Note - the landscaping strip may assist but is not relied on for screening purposes. This strip is to enhance the streetscape and character of the area, soften buildings and other areas within the development, and contribute to a pleasant and safe environment, while maintaining CPTED principles.</p> <p data-bbox="815 1451 874 1480">E4.2</p> <p data-bbox="815 1509 1406 1603">Street trees are provided at the specified planting rate for the street and road typologies in Planning scheme policy - Integrated design (Appendix A).</p> <p data-bbox="826 1644 1414 1697">Note - refer to Planning scheme policy - Integrated design for details and planting requirements.</p> <p data-bbox="815 1765 874 1794">E4.3</p> <p data-bbox="815 1823 1433 2092">Where Multiple dwellings⁽⁴⁹⁾ have a shared driveway on the site within 3m of a side boundary, a landscaped strip comprising a diverse mix of screening planting species at different heights including a minimum of ground covers, shrubs and trees is provided between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1.0m for at least 80% of the</p>	neighbourhood sub precinct <ul style="list-style-type: none"> Town centre precinct - Residential south sub-precinct 		General residential zone: <ul style="list-style-type: none"> Urban neighbourhood precinct Caboolture West local plan: <ul style="list-style-type: none"> Town centre precinct - Residential north sub-precinct 	1.0 metre	All other zones, precincts and sub-precinct	2.0 metres
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All other zones, precincts and sub-precinct	2.0 metres						

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	<p>length of the driveway extent that is on the site and within 3m of the side boundary including at least the first 10m from the street frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
	<p>E4.4</p> <p>Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for selection of suitable species.</p> <p>Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s); however, is calculated separate to these areas.</p>
	<p>E4.5</p> <p>Where the intended streetscape involves buildings built to the front boundary, development contributes to the greening of the streetscape by:</p> <ol style="list-style-type: none"> a. positioning deep planting areas adjacent to street frontages between, or in recesses of, buildings and structures; b. incorporating landscaping features into the built form, such as planter boxes, green walls, green roofs and rooftop gardens. <p>Note - refer to Planning scheme policy - Integrated design for details and examples.</p>
	<p>E4.6</p> <p>Basement car parks that protrude above ground level are setback behind screen landscaping.</p> <p>Note - Landscaping can be provided in a planter box.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>Car parking</p>	
<p>PO5</p> <p>Car parking spaces are provided on site to meet the demands of residents and visitors.</p>	<p>E5</p> <p>Car parking spaces are provided in accordance with:</p>

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	<p>a. Emerging community zone – Transition precinct (developed lot) Table 9.3.2.4 -'Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)"</p> <p>b. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 ;Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)";</p> <p>c. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct)"</p> <p>d. Centre zone - Caboolture and Strathpine centre precincts -Table 9.3.2.6 'Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)";</p> <p>e. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code";</p> <p>f. Redcliffe Kippa-Ring local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.7 'Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code";</p> <p>g. Caboolture West local plan - Table 9.3.2.7 'Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code".</p> <p>h. all other areas- Schedule 7.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>
<p>PO6</p>	<p>E6.1</p>

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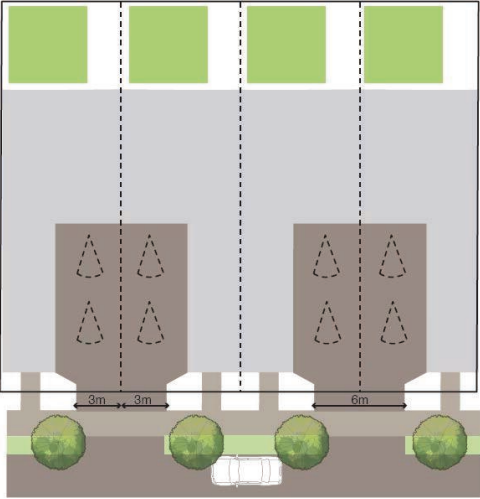
<p>Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:</p> <ol style="list-style-type: none"> not dominate the street frontage; maintain active frontages; contribute to the intended character of the streetscape; provide separation between covered car parking openings sufficient to accommodate frontage landscaping, street trees and on-street parking. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Where screening of car parking areas is proposed as an alternative, screening is to be in the form of an architectural feature of the building, not simply a screen and landscaping.</p>	<p>Garage and carport openings are no greater than:</p> <table border="1" data-bbox="815 414 1430 1126"> <thead> <tr> <th data-bbox="815 414 957 488">Primary lot frontage</th> <th data-bbox="957 414 1430 488">Garages and car port opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 488 957 705">15m or greater</td> <td data-bbox="957 488 1430 705"> <ol style="list-style-type: none"> 50% of the street frontage in total; 6m wide for each garage or car opening, separated by a minimum of 6m from any other garage or carport opening fronting the same street. </td> </tr> <tr> <td data-bbox="815 705 957 1126">Less than 15m</td> <td data-bbox="957 705 1430 1126"> <ol style="list-style-type: none"> If a single storey building: 3.0m wide; or If a double storey building: 6.0m wide and recessed 1.0m behind the front wall or balcony of the upper level; or If on a laneway (whether a single or double storey building): 6m wide <p>Note - Laneway development provides access from the lane only in accordance with laneway development provisions below.</p> </td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>E6.2</p> <p>For low, medium and high rise apartment buildings:</p> <ol style="list-style-type: none"> parking spaces are located in basements or semi-basements; or are located behind dwellings and not adjoining the frontage. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>E6.3</p> <p>Basement car parking does not extend to within deep planting zones.</p>	Primary lot frontage	Garages and car port opening(s) per street frontage	15m or greater	<ol style="list-style-type: none"> 50% of the street frontage in total; 6m wide for each garage or car opening, separated by a minimum of 6m from any other garage or carport opening fronting the same street. 	Less than 15m	<ol style="list-style-type: none"> If a single storey building: 3.0m wide; or If a double storey building: 6.0m wide and recessed 1.0m behind the front wall or balcony of the upper level; or If on a laneway (whether a single or double storey building): 6m wide <p>Note - Laneway development provides access from the lane only in accordance with laneway development provisions below.</p>
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<p>PO7</p> <p>Car parking areas and structures are designed and located to reduce noise and lighting impacts on dwellings within the lot and adjoining properties.</p>	<p>No example provided.</p>						

Bicycle parking and end of trip facilities							
<p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>							
<p>PO8</p> <p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development</p>	<p>E8.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: left;">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> </tbody> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>E8.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This</p>	Use	Minimum Bicycle Parking	Dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Use	Minimum Bicycle Parking						
Dwellings	Minimum 1 space per dwelling						
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking						

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<p>incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
<p>Access and driveways</p>	
<p>PO9</p> <p>Driveways, pedestrian entries and internal access ways are located and designed to:</p> <ol style="list-style-type: none"> a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E9.1</p> <p>Dual occupancies⁽²¹⁾ provide:</p> <ol style="list-style-type: none"> a. for individual driveways - a maximum crossover width of 4m or for a shared driveway - a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or if the frontage is wider than 15m, a maximum of two crossovers to that frontage only, separated a minimum distance of 6m to allow for on-street parking and street trees. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Laneway development provides access from the lane only in accordance with laneway development provisions AO27-AO29.</p> <p>E9.2</p> <p>For other development, a single shared driveway is provided with a maximum crossover width of 5.5m;</p> <p>OR</p> <p>Development serviced by more than one driveway provides:</p> <ol style="list-style-type: none"> a. where the frontage is 15m or less, a maximum of one, 3m wide crossover per dwelling for every 7.5m of primary road frontage; or b. where the frontage is wider than 15m, 3m wide crossovers per dwelling are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees. <p style="text-align: center;">Figure - Paired crossovers</p>

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	 <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions below.</p> <p>E9.3</p> <p>Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary.</p> <p>OR</p> <p>Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>E9.4</p> <p>Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design.</p> <p>E9.5</p> <p>Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.</p>
<p>PO10</p>	<p>No example provided.</p>

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<p>Dwellings are identifiable from the street by way of:</p> <ol style="list-style-type: none"> a. street numbers; b. for development with internal roads, a site plan of on-site dwellings and facilities is provided at all vehicular entry points to the lot to facilitate the effective operation of emergency services personnel in carrying out their designated duties and to aid in the direction of other visitors around the site. 	
Screening – fences	
<p>PO11</p> <p>Fencing and screening complements the streetscape character, active frontages, clearly defines public and private domains, while maintaining surveillance between buildings and public spaces.</p> <p>Note - The objective of providing surveillance of the street and active frontages takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design.</p>	<p>E11.1</p> <p>Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:</p> <ol style="list-style-type: none"> a. no less than 0% transparent and does not exceed 1.2 metres in height; or b. no less than 50% transparent and does not exceed 1.5 metres in height; or c. no less than 85% transparent and does not exceed 1.8 metres in height <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>E11.2</p> <p>Side and rear fencing and fencing between ground floor private open space areas must be solid (0% transparent) with a maximum height of 1.8m.</p>
Integrated development	
<p>PO12</p> <p>Development is designed to:</p> <ol style="list-style-type: none"> a. connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space; 	<p>E12.1</p> <p>Developments provide pedestrian pathways and connections from the lot via the most direct route to nearby centres, neighbourhood hubs, community facilities, public transport stops and open space.</p> <p>E12.2</p> <p>Where the end of a road or a pedestrian and cycle pathway adjoin the lot, extensions to the road or pathway through the lot are to be provided.</p>

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<p>b. ensure dwellings address public spaces external to the lot;</p> <p>c. not include high perimeter fences or walls adjoining roads and public spaces that cause the development to:</p> <ul style="list-style-type: none"> i. be segregated or visually disconnected from adjoining properties; or ii. detract from or constrain the delivery of a clear and open, visually attractive streetscape; or iii. potentially reduce personal safety and casual surveillance of adjoining public spaces. <p>Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs.</p>	<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <hr/> <p>E12.3</p> <p>Dwellings that adjoin the external road network or public open space address that frontage with a pedestrian entry, front door, windows, and fencing with a maximum height of 1.2m if any.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
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<p>PO13</p> <p>Large scale residential developments where the site area is more than 6,000m² result in neighbourhoods that:</p> <ul style="list-style-type: none"> a. are interconnected by safe, legible and permeable movement networks, (this may include the establishment or extension of public streets and pathways); b. are integrated with surrounding existing and approved developments by having; <ul style="list-style-type: none"> i. an outward focus that addresses surrounding streets, open space and other areas of public realm; ii. a sensitive interface to established lower intensity residential development such as using landscaped buffers with screen tree planting, increasing setbacks and providing a transition in development intensity; c. include a mix of different dwelling/building designs providing interest and variety without monotony or repetition over large areas; d. include a diverse mix of different dwelling sizes with varied bedroom numbers that can meet the needs of a broad range of different households through different life stages; e. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner; f. provide or have convenient access to centrally located local parks and a network of open space; g. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities. <p>Note - Refer to Planning scheme policy - Neighbourhood design which provides guidance on preparing an integration plan necessary to demonstrate compliance with the performance outcome.</p>	<p>No example provided.</p>
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Building appearance	
<p>PO14</p> <p>Buildings are designed to:</p> <ul style="list-style-type: none"> a. incorporate architectural features into the building façade at street level to create human scale; 	<p>No example provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>

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<ul style="list-style-type: none"> b. promote identity and diversity between adjacent dwellings; c. enable individual dwellings to be identified and directly accessible from public streets and communal areas; d. visually integrate with the intended character of the precinct through appropriate design and materials; e. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest; f. include roof forms that provide visual interest to both the building and the skyline and effectively screen service structure, plant and equipment from view of the street and adjoining buildings; g. provide a design that enables permeability between buildings; h. create attractive backs and sides of buildings where visible from public spaces; i. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character; j. where for tall buildings, provide architectural variation through a distinct top, middle and base section. 	
<p>PO15</p> <p>Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.</p>	<p>E15</p> <p>The maximum length of any wall is 15m.</p> <p>Walls or parts of walls that include a change in direction of 1m or more are measured separately.</p>
<p>Privacy</p>	
<p>PO16</p> <p>Dwellings are provided with private open space areas and habitable rooms with a reasonable level of privacy from adjoining residential uses.</p>	<p>E16</p> <p>Minimise views into habitable room windows, and private open space from adjoining residential uses by:</p> <ul style="list-style-type: none"> a. offsetting adjacent habitable room windows and balconies; or b. use high quality screening, obscured glazing or separation.

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	<p>Note - In addition to the above the outlook from stairs, landings⁽⁴¹⁾, and communal or public areas is minimised where direct views are available into private open space of an existing dwelling.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Casual surveillance	
<p>PO17</p> <p>Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space, pedestrian paths and car parking areas) through:</p> <ol style="list-style-type: none"> a. incorporating habitable room windows, balconies and foyers that overlook public spaces; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage; c. if located on a street corner, the building addresses and overlooks both frontages. <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Ground floor dwellings adjoining a street or public open space have individual access points to the street.</p>	<p>No example provided.</p>
Subtropical design	
<p>PO18</p> <p>Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living.</p>	<p>E18</p> <p>Buildings are sited and designed to:</p> <ol style="list-style-type: none"> a. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance; b. screen undesirable western sun; c. maximise the use of prevailing breezes for natural ventilation;

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	<p>d. have living areas adjoining open space;</p> <p>e. incorporate architectural features such as extended eaves, awnings, pergolas and verandah's to protect windows and doorways from summer sun, glare, rain and prevailing winds and to provide shelter for outdoor living areas.</p> <p>Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers.</p>
Utility areas	
<p>PO19</p> <p>Utility areas, services and mechanical plant are visually integrated into the design of the building or are at least screened from view from adjacent dwellings and the streetscape.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Utilities include but are not limited to electrical transformers.</p>	No example provided.
<p>PO20</p> <p>Clothes drying, storage and mail collection facilities:</p> <p>a. are provided for site users;</p> <p>b. are integrated within the development;</p> <p>c. do not impact on the residential amenity of the lot, adjoining properties or the streetscape (clothes drying and storage areas are not visible from public spaces; mail collection facilities are visible and accessible for residents).</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	No example provided.
Lighting	
PO21	E21.1

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<p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residents and neighbours.</p>	<p>In all areas accessible to the public lighting is provided in accordance with Section 3 of AS 1158.3.1 <i>Pedestrian Area (Category P) Lighting -Performance and installation design requirements.</i></p>
<p>PO22</p> <p>Artificial lighting does not cause unreasonable disturbance to any person on adjacent land or on land within the general vicinity of the lot.</p>	<p>E21.2</p> <p>Lighting of appropriate intensities is provided which satisfies the requirements of <i>AS1158 – Lighting for Roads and Public Spaces.</i></p> <p>E22</p> <p>Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of Australian Standard <i>AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</i></p> <p>Note - For purposes of that table, “curfew hours” are taken to be those hours between 10pm and 7am on the following day.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>Waste</p>	
<p>PO23</p> <p>Bins and bin storage areas are provided, designed and managed so as to:</p> <ol style="list-style-type: none"> a. be accessible for collection; b. be maintained (including cleaning); c. not have a negative impact on the amenity of the streetscape or adjoining properties. <p>Note - Refer to Planning scheme policy - Waste for storage, design and management methods.</p>	<p>E23</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>PO24</p> <p>Waste storage areas are:</p> <ol style="list-style-type: none"> a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p>

Storage	
<p>PO25</p> <p>Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas and bicycle storage. Storage is to be located on site so as to not be visible from the street or public spaces.</p>	<p>E25.1</p> <p>Each dwelling is provided with a storage area having a minimum size of 8m³ with minimum dimension of 0.5m in all directions.</p> <p>Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area excludes parts of the dwelling used in conjunction with a habitable room (e.g. wardrobes in bedrooms) or where performing an integral part in the rooms use (e.g. cupboards in the kitchen or laundry).</p> <p>Note - Refer to Planning scheme policy- Residential design for details and examples.</p>
	<p>E25.2</p> <p>Storage areas are located behind the main building line and not within the primary or secondary frontage setbacks.</p>
Adaptable development	
<p>PO26</p> <p>Development in locations that are in proximity to high frequency public transport services or within centres support adaptable building use (mixed use) over time particularly on the ground floor.</p>	<p>E26</p> <p>New residential buildings in the Centre zone or Township zone - Centre precinct include a minimum floor to ceiling height of 4.2m for the ground floor.</p>
Earthworks	
<p>PO27</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any impact on the landscape character of the zone; d. protecting the amenity of adjoining properties. 	<p>E27.1</p> <p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; b. have built to boundary walls on the low side of the lot to avoid drainage issues. <p>Note - For development on slopes of 15% or greater refer to the constraint provisions contained in the relevant zone code.</p>
	<p>E27.2</p>

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<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</p>	<p>New buildings on land with a slope greater than 15% do not have slab on ground construction.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</p> <p>Note - There is no height specified for fill or excavation wholly contained within the dwelling footprint (i.e. the area within the outer structural extremities of the dwelling).</p>
<p>Development on a laneway</p>	
<p>PO28</p> <p>At least one dwelling (preferably the primary dwelling if for a Dual occupancy⁽²¹⁾):</p> <ol style="list-style-type: none"> a. faces the non-laneway frontage; b. has it's main entrance (i.e. front door, pedestrian pathway to the frontage and entrance gate where fenced) from the non-laneway frontage. 	<p>No example provided.</p>
<p>PO29</p> <p>All vehicle access must be via the laneway.</p>	<p>No example provided.</p>
<p>PO30</p> <p>Development on laneways contributes to the streetscape established in a laneway by:</p> <ol style="list-style-type: none"> a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity. 	<p>E30.1</p> <p>A screened garbage bin utility area is provided that:</p> <ol style="list-style-type: none"> a. is not located in the garage; b. has a minimum area of 1m x 2m; c. has access to the laneway and not via the garage. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
	<p>E30.2</p> <p>Fencing adjacent to a laneway does not exceed 1.8m in height.</p>
<p>Dual occupancies⁽²¹⁾ (Loft) on laneway lots</p>	
<p>PO31</p>	<p>E31.1</p>

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<p>Dual occupancies⁽²¹⁾ (lofts):</p> <p>a. are designed to:</p> <p>i. have the appearance, bulk and scale of a single dwelling from the street;</p> <p>ii. positively contribute to the laneway;</p> <p>iii. do not negatively impact the expected amenity of adjoining properties;</p> <p>iv. have sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the number of occupants anticipated to occur on-site.</p> <p>b. support affordable living by means of:</p> <p>i. economical dwelling size and construction;</p> <p>ii. efficient use of land;</p> <p>iii. low maintenance costs;</p> <p>iv. access to natural light, ventilation and heating;</p> <p>v. provide high quality living and private open space areas.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>The siting and design of dwellings ensures that the loft is:</p> <p>a. not located in front of the primary dwelling (for the primary frontage);</p> <p>b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).</p>
	<p>E31.2</p> <p>On lots less than 450m², a Dual occupancy⁽²¹⁾ (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway.</p>
	<p>E31.3</p> <p>The loft has a clearly identifiable front door and under cover point of entry.</p>
	<p>E31.4</p> <p>Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling:</p> <p>a. windows with a minimum sill height of 1500mm or privacy screening;</p> <p>b. low maintenance building materials and non-reflective finishes;</p> <p>c. no external drainage or other pipes.</p>
	<p>E31.5</p> <p>The private open space for a loft can be located adjoining the lane at ground floor or on a balcony.</p>

Table 9.3.2.4 Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)

Land use	Site Proximity	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
<ul style="list-style-type: none"> Short-term accommodation⁽⁷⁷⁾ Rooming accommodation⁽⁶⁹⁾ (excluding student accommodation) 	<p>Within 800m walking distance of a higher order centre</p>	<p>3 per 4 dwellings + staff spaces</p>	<p>1 per 5 dwellings + staff spaces</p>

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<ul style="list-style-type: none"> Short-term accommodation⁽⁷⁷⁾ Rooming accommodation⁽⁶⁹⁾ (excluding student accommodation) 	More than 800m walking distance of a higher order centre	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces
<ul style="list-style-type: none"> Relocatable home park⁽⁶²⁾ Residential care facility⁽⁶⁵⁾ Retirement facility⁽⁶⁷⁾ 		N/A	1 per dwelling
<ul style="list-style-type: none"> Dual occupancy⁽²¹⁾ 		N/A	2 per dwelling Note - the provision of the second car parking space may be provided in tandem on the site
<ul style="list-style-type: none"> Rooming accommodation⁽⁶⁹⁾ where student accommodation) 	Any location	N/A	1 per 2 beds <u>and</u> 1 per staff member Note - the rate applies the same regardless of the size of each bed Note - Individual beds within 'bunks' are to be counted individually (i.e. not aggregated)
<ul style="list-style-type: none"> Multiple dwelling⁽⁴⁹⁾ 		N/A	1 per 1 bedroom dwelling 1.25 per 2 bedroom dwelling 1.5 per 3 bedroom dwelling 2 per 4+ bedroom dwelling and 1 visitor space per 4 dwelling

Table 9.3.2.5 Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct)

Use	Minimum number of car spaces to be provided
Dual occupancy ⁽²¹⁾	2 per dwelling
Multiple dwelling ⁽⁴⁹⁾	1.75 per dwelling

Table 9.3.2.6 Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
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<p>Centre zone:</p> <ul style="list-style-type: none"> • Caboolture centre precinct; • Strathpine centre precinct. 	Residential - permanent/long term	N/A	2 per 5 dwellings
	Residential - serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings + staff spaces

Table 9.3.2.7 Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
<p>Centre zone:</p> <ul style="list-style-type: none"> • District centre precinct • Local centre precinct 	Residential - permanent/long term	N/A	1 per dwelling
	Residential - serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff space
<p>Redcliffe local plan code:</p> <ul style="list-style-type: none"> • Redcliffe seaside village precinct; • Kippa-Ring village precinct; • Health precinct. 			
<p>Cab west local plan code:</p> <ul style="list-style-type: none"> • Urban living precinct: <ul style="list-style-type: none"> • Next generation neighbourhood sub-precinct • Local centre sub-precinct • Town centre precinct: <ul style="list-style-type: none"> • Centre core sub-precinct • Mixed business sub-precinct • Teaching and learning sub-precinct • Civic space sub-precinct 			

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<ul style="list-style-type: none"> • Residential north sub-precinct • Residential south sub-precinct 			
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Note - For development in a site location other than those listed in the tables above, refer to Schedule 7 for applicable car parking rates.

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Except where located in the General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot), Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.

Note - Except where located in the General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot), Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.