

Division 11 – Assessment Criteria for the Residential A Zone

5.26 Residential A Zone

The provisions in this division comprise the assessment criteria for the Residential A Zone. They are:

- Overall outcomes for the Residential A Zone (section 5.27);
- Specific outcomes and probable solutions for the Residential A Zone (section 5.28).

5.27 Overall Outcomes for the Residential A Zone

- (a) The overall outcomes for the Residential A Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the Residential A Zone are the following:
- The character of the zone, which consists mainly of detached residential dwellings on a variety of lot sizes, is maintained;
 - Development maximises both indoor and outdoor privacy through building design, location and orientation;
 - Pedestrian and vehicle networks promote integration of residential areas and maximises connectivity for different modes of private and public transport, while maintaining the effective and efficient function of the road hierarchy;
 - Development provides a range of lot sizes and a variety of dwelling house options to cater for the needs of a diverse community;
 - Commercial uses of a size and scale that provides only for the convenience of the local residents are appropriately located within the local catchment;
 - Building design and lot layout are responsive to the South East Queensland climate and optimise the use of indoor and outdoor private space;
 - Sufficient buffers are provided to protect residential development from the adverse effects of non-residential uses.

5.28 Specific Outcomes and Probable Solutions for the Residential A Zone

The specific outcomes sought for the Residential A Zone are included in column 1 of table 5.8. Probable solutions for code assessable development are included in column 2 of table 5.8.

Note: Where development is proposed on land identified as being within an Emerging Area on mapping in Schedule 4, Council intends to request the provision of an emerging community plan prepared in accordance with the Planning Scheme Policy 20 Emerging Community Plans to satisfactorily demonstrate compliance with the following specific outcomes and probable solutions.

Table 5.8	
Residential A Zone (Part 5 Division 11)	
Column 1	Column 2
Specific outcomes	Probable solutions
Consistent Uses	
<p>SO1 The following defined uses are consistent uses and are located in the Residential A Zone:</p> <ul style="list-style-type: none"> Child Care Centre Dependent Person's Accommodation Display Home Dual Occupancy Dwelling House Educational Establishment Estate Sales Office Home Based Business Local Utility Major Utility Park 	<p>S1.1 No solution provided.</p>

Table 5.8	
Residential A Zone (Part 5 Division 11)	
Column 1	Column 2
Specific outcomes	Probable solutions
Place of Worship Relocatable Home Park Retirement Village where in a Residential Emerging Area shown in Schedule 4 Shop Special Care Facility Surgery	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the Residential A Zone: Accommodation Building Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture Car Parking Facility Car Wash Caravan Park Caretaker's Residence Cemetery Corrective Institution Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors) Extractive Industry Forest Practice Fuel Depot Funeral Parlour General Industry Hospital Hotel Landscape Supply Centre Landscape Supply Production Marina Market Medical Centre Motor Vehicle Repair Station Multiple Dwellings Office Recycling Yard Restaurant Retail Showroom Retirement Village where not in a Residential Emerging Area shown in Schedule 4 Roadside Stall Rural Service Industry Rural Worker's Dwelling	S2.1 No solution provided.

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Specific outcomes	Probable solutions
Sales or Hire Yard Service Industry Service Station Special Industry Storage Facility Take Away Food Outlet Telecommunication Facility Transport Depot Vehicle Sales and Service Veterinary Establishment Warehouse Winery	
Buffering	
S03 The viability of existing rural activities in adjoining Rural Zoned areas is not adversely affected by the development.	S3.1 Development in the Residential A Zone is separated from existing Animal Husbandry (Intensive) and existing rural uses by the distances set out in Table 5.9.
Building Design	
S04 Building scale, form and bulk is consistent to that of a Dwelling House and incorporates traditional Queensland design elements.	S4.1 Site cover does not exceed 50% of the total site area S4.2 (a) Length of wall, irrespective of recesses or projections, do not exceed 15.0 metres; Or (b) Building bulk is reduced through: (i) Significant recesses and projections in the horizontal and vertical planes; and (ii) Elements of a finer scale than the main structural framing of the building. S4.3 Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building. S4.4 Exterior elements of the building are rendered or painted in a range of compatible colours. S4.5 Buildings are constructed from high quality materials. S4.6 Buildings incorporate large decks, sun shading devices and other building features traditionally used in the design of Queensland houses. S4.7 The main face of the building directly addresses the street. S4.8 Buildings are orientated to be parallel to the alignment of the street or streets that they abut. S4.9 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.

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Specific outcomes	Probable solutions
Building Height	
S05 Building heights do not result in the use appearing out of character with the surrounding built landscape nor detract from the amenity of adjoining or surrounding existing or future residential uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.	S5.1 Building height does not exceed 8.5 metres and two storeys.
Environmental Nuisance	
S06 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	S6.1 Development is separated from rural activities in accordance with Table 5.9– Rural activities separation distances
Inclusive Design	
S07 Uses cater for, or can readily be adapted to cater for, persons with disabilities.	S7.1 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.
Landscaped Open Space	
S08 Large areas of landscaped open space are provided in prominent locations within sites to reduce the impact of the built form within the landscape.	S8.1 Landscaped open space free of buildings and structures and having a minimum width of 1.5 metres is provided along all site boundaries.
Personal and Property Safety	
S09 Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED): <ul style="list-style-type: none"> (a) Facilitation of causal surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings. 	S9.1 Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance. S9.2 Clear sightlines are created between public and high use private areas. S9.3 Lighting is provided in all areas, including paths, accessible to the public. S9.4 Entries to buildings are: <ul style="list-style-type: none"> (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment. S9.5 Parking and loading areas are: <ul style="list-style-type: none"> (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and

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	(d) capable of being locked after hours.
Screening and Fences	
SO10 Screening and fences: <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; and (c) enable outlook from buildings to the street for safety and surveillance purposes. 	S10.1 Fencing abutting public areas has a height of no greater than 1.2 metres. <p>S10.2 For fencing that abuts a road where the control of environmental nuisances such as noise is important, fences have a height of no greater than 1.8 metres.</p> <p>S10.3 For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.</p>
Shops	
SO11 Limited, small scale local shopping facilities are established at accessible locations only where the use clearly satisfies a demonstrated community need.	S11.1 At least 75% of the target population catchment is located within 500.0 metres of the Shop. <p>S11.2 The Shop has a maximum gross floor area of 250m².</p> <p>S11.3 The Shop is located on a corner site that has at least one boundary abutting a residential collector or higher order road.</p> <p>S11.4 The Shop is located within 100.00 metres walking distance of a public transport stop.</p>
Site Area and Dimensions	
SO12 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	S12.1 No solution provided.
Site Configuration	
SO13 Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.	S13.1 Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment. <p>S13.2 Unless specified otherwise in the applicable use code, buildings are setback 1.5 metres from a rear boundary.</p> <p>S13.3 Unless specified otherwise in the applicable use code, buildings are setback 1.5 metres from a side boundary.</p> <p>S13.4 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.</p>
Waste Management	
SO14 Refuse collection and recycling bins and storage facilities are:	S14.1 No solution provided.

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Column 1	Column 2
Specific outcomes	Probable solutions
<p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact upon the residential amenity of the site.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Recycling bins are not compulsory for industrial and commercial premises</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.</p> </div>	

Table 5.9 Rural Activities Separation Distances		
Use/Activity	Minimum Separation Distance (metres)	Recommended Buffer Elements
RURAL USES AND ACTIVITIES		
Agriculture where chemical spray drift is an issue	300	Vegetation
Agriculture where odour is an issue	500	-
Agriculture where dust, smoke or ash is an issue	150	Vegetation
Agriculture where none of the above are an issue	40	Dense Vegetation
Forest Practice	30	-
Rural Service Industry	100	Visual Screening Devices
ANIMAL HUSBANDRY (INTENSIVE)		
Aquaculture	150	Vegetation
Cattery or Kennel	600	Visual Screening Devices
Feedlot	1000	Fencing Visual screening devices Vegetation
Piggery	1000	-
Poultry Farm	500	Visual Screening Devices

Note: The minimum separation distances relate to open buffers without suitable buffer elements. Where buffer elements are incorporated these distances may be reduced. The use of suitable buffer elements will be a major consideration for Council in determining any proposed reduction of minimum separation distances. Where a number of separation distances are required for different sensitive receptors, the largest separation distance relating to the proposed use will be required.