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| **Table 9.3.2.1 Requirements for accepted development - Dual occupancies** |

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| **Requirements for accepted development** | **E Compliance*** **Yes**
* **No**
 | **Council confirmation** |
| **General requirements** |
| **Dual occupancy** ([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)) |  |  |
| **Private open space** |  |  |
| **RAD1** | Each dwelling has a clearly defined, private outdoor living space that:1. is as per the table below;

|  |  |  |
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| **Use** | **Minimum Area in 1 location** | **Minimum Dimension in all directions** |
| Ground level dwellings |
| All dwelling types | 12m2 | 2.4m |
| Above ground level dwellings |
| 1 bedroom, studio, rooming unit | 8m² | 1.5m |
| 2 bedrooms or more bedrooms | 12m² | 2.4m |

1. is accessed from a living area;
2. for ground floor open space:
	1. it is screened for privacy from adjoining dwellings;
	2. located behind the main building line and not within the primary frontage setback;
3. for above ground dwellings that adjoin the street, balconies orientate to the street;
4. is 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).

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| Note - Areas for clothes drying are not to be visible from the street. |
| 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.  |

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| 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.  |

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| **Car parking** |  |  |
| **RAD2** | Car parking spaces are provided in accordance with:1. Emerging community zone:
	1. Transition precinct (developed lot) - Table 9.3.2.4
2. General residential zone
	1. Next generation neighbourhood  - Table 9.3.2.4
	2. Urban neighbourhood precincts - Table 9.3.2.4
 |  |  |
| **RAD3** | Garages and car ports have a combined opening no greater than 6m wide per street frontage.

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

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| **Access and driveways** |  |  |
| **RAD4** | Development provides:1. a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m;
2. a maximum of one driveway per street frontage; orwhere more than 1 driveway per street frontage, driveways are to be at least 12m apart to allow for on-street parking and street trees.

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| Note - Refer to Planning scheme policy - Integrated design or Planning scheme policy - Residential design for details and examples.  |
| Note - Laneway development provides access from the lane only in accordance with laneway development provisions RAD17-RAD18. |

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| **RAD5** | Development provides vehicular crossovers complying with Planning scheme policy - Integrated design. |  |  |
| **RAD6** | Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.  |  |  |
| **Screening – fences** |  |  |
| **RAD7** | Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:1. no less than 0% transparent and does not exceed 1.2 metres in height; or
2. no less than 50% transparent and does not exceed 1.5 metres in height; or
3. no less than 85% transparent and does not exceed 1.8 metres in height

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

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| **Building appearance** |  |  |
| **RAD8** | Where adjoining a street frontage all garages or car ports are setback a minimum of 1.0m behind the main face of the dwelling.

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

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| **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** | A minimum of one habitable room window having an area of at least 1m2 on each level overlooks each adjoining public space (street, public open space or laneway).  |  |  |
| **RAD13** | Where the lot is a corner lot, each dwelling is oriented to address a separate street frontage.

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

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| **Waste** |  |  |
| **RAD14** | Each dwelling includes a garbage bin utility area that:1. is not visible from public areas or is screened from public areas;
2. is not located in primary frontage setback;
3. is not located in an enclosed garage;
4. has a minimum area of 1m x 2m;
5. has easy and direct access to the collection point without going through a dwelling (excluding garages).

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| Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples. |

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| **Sloping land** |  |  |
| **RAD15** | Building and lot design on slopes between 10% and 15% must:1. use split-level, multiple-slab, pier or pole construction;
2. avoid single-plane slabs and benching;
3. have built to boundary walls on the low side of the lot to avoid drainage issues; and
4. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.

**Figure - Cut and fill** Cut and fill image |  |  |
| **RAD16** | Building and lot design on slopes greater than15% do not include slab on ground. |  |  |
| **Development on a laneway** |  |  |
| **RAD17** | At least one dwelling of the Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)): 1. faces the non-laneway frontage;
2. has its main pedestrian entrance (front door) from the non-laneway frontage.
 |  |  |
| **RAD18** | All vehicle access must be via the laneway. |  |  |

**Part B - Requirements for accepted development - Multiple Dwelling**([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163))

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| **Table 9.3.2.2 Requirements for accepted development - Multiple Dwellings** |

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| **Requirements for accepted development** | **E Compliance*** **Yes**
* **No**
 | **Council confirmation** |
| **General requirements** |
| **Multiple Dwelling(**[49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163)**) (Terrace or Row housing, Low rise apartment or Plex)** |  |  |
| **Private open space** |  |  |
| **RAD1** | Each dwelling has a clearly defined, private outdoor living space that:1. is as per the table below:

|  |  |  |
| --- | --- | --- |
| **Use** | **Minimum area in 1 location** | **Minimum dimension in all directions** |
| Ground level dwellings |
| All dwelling types | 12m2 | 2.4m |
| Above ground level dwellings |
| 1 bedroom, studio, rooming unit | 8m² | 1.5m |
| 2 bedrooms or more | 12m² | 2.4m |

1. is accessed from a living area;
2. for ground floor open space:
	1. it is screened for privacy from adjoining dwellings;
	2. located behind the main building line and not within the primary frontage setback;
3. for above ground dwellings that adjoin the street, balconies orientate to the street;
4. is 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).

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| Note - Areas for clothes drying are not to be visible from the street. |
| 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.  |

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| Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. Patios). |

 |  |  |
| **Car parking** |  |  |
| **RAD2** | Car parking spaces are provided in accordance with:1. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4
2. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.4
3. Emerging community zone - Transition precinct (developed lot) - Table 9.3.2.4
4. Township zone - Table 9.3.2.4
5. Centre zone - Caboolture, Morayfield and Strathpine precincts - Table 9.3.2.4
6. Redcliffe local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.4
7. Caboolture west local plan - Table 9.3.2.4
8. Centre zone - District and Local centre precincts - Table 9.3.2.4
 |  |  |
| **RAD3** | Where fronting a street (not an internal driveway) garage and carport openings are no greater than:1. 3m wide for every 7.5m of primary road frontage; or
2. every 6m wide garage or carport opening is separated by at least 6m.

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| Note - For a laneway lot, vehicle access and parking must be provided via the laneway. |
| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **RAD4** | Development does not include basement car parking. |  |  |
| **Access and driveways** |  |  |
| **RAD5** | Development provides a minimum crossover width of 5.5m for a shared driveway;ORa maximum of 1, 3m wide crossover for every 7.5m of primary road frontage.

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| Note - Refer to Planning scheme policy - Integrated design for details and examples. |

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| **RAD6** | Where dwellings have access via a shared driveway the driveway is not to be located within 3m of a side boundary containing a residential use.  |  |  |
| **RAD7** | Development gains access from a laneway, access street or collector, whichever is the lowest order road. |  |  |
| **Landscaping** |  |  |
| **RAD8** | Development incorporates a landscaping strip along the full width of all street frontages (other than laneway frontages), excluding any pedestrian or vehicular access points, with an average depth of:

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|  |
| **Zone, precinct, sub-precinct** | **Average depth** |
| General residential zone:1. Next generation neighbourhood precinct,

Emerging community zone:1. Transition precinct (developed lot)
 | 2.0 metres |
| General residential zone:1. Urban neighbourhood precinct
 | 1.0 metre |
| Note - Refer to Planning scheme policy - Integrated design for details and examples. |

 |  |  |
| **Screening – fences** |  |  |
| **RAD9** | Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:1. no less than 0% transparent and does not exceed 1.2 metres in height; or
2. no less than 50% transparent and does not exceed 1.5 metres in height; or
3. no less than 85% transparent and does not exceed 1.8 metres in height

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

 |  |  |
| **Building appearance** |  |  |
| **RAD10** | Where adjoining a street frontage, all garages or carports are setback a minimum of 1.0m behind the main face of the dwelling.

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

 |  |  |
| **RAD11** | Domestic outbuildings are located behind the main building line. |  |  |
| **Privacy** |  |  |
| **RAD12** | 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** |  |  |
| **RAD13** | A minimum of one habitable room window having an area of at least 1m2 on each level overlooks each adjoining public space (street, public open space or laneway).  |  |  |
| **RAD14** | 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: 1. 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
2. for above ground dwellings - a balcony and window(s).
 |  |  |
| **Waste** |  |  |
| **RAD15** | Each dwelling includes a garbage bin utility area that:1. is not visible from public areas or is screened from public areas;
2. is not located in the primary frontage setback;
3. is not locate in an enclosed garage;
4. has a minimum area of 1m x 2m;
5. has easy and direct access to the collection point without going through a dwelling (excluding garages).

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

 |  |  |
| **Sloping land** |  |  |
| **RAD16** | Building and lot design on slopes between 10% and 15% must:1. use split-level, multiple-slab, pier or pole construction;
2. avoid single-plane slabs and benching;
3. have built to boundary walls on the low side of the lot to avoid drainage issues; and
4. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.

**Figure - Cut and fill** Cut and fill image |  |  |
| **RAD17** | Building and lot design on slopes greater than 15% do not include slab on ground. |  |  |