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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;  |  |  |  | | --- | --- | --- | | **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).  |  | | --- | | 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. |  |  | | --- | | 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. | |  |  |
| **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.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **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; or where more than 1 driveway per street frontage, driveways are to be at least 12m apart to allow for on-street parking and street trees.  |  | | --- | | 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. | |  |  |
| **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  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **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.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **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.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **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).  |  | | --- | | Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples. | |  |  |
| **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).  |  | | --- | | 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. |  |  | | --- | | 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.  |  | | --- | | 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. | |  |  |
| **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;  OR  a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | |  |  |
| **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:   |  |  | | --- | --- | |  | | | **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  |  | | --- | | 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.   |  | | --- | | 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).  |  | | --- | | 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. |  |  |