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| **Table 6.2.6.4.1 Requirements for accepted development - Urban neighbourhood precinct** |

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| **Requirements for accepted development** | | **E Compliance**   * **Yes** * **No** | **Council confirmation** |
| **General requirements** | | | |
| **Building height (Residential uses)** | |  |  |
| **RAD1** | Building height:   1. is within the minimum and maximum mapped on Overlay map – Building heights; or 2. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m. |  |  |
| **Building height (Non-residential uses)** | |  |  |
| **RAD2** | Building height does not exceed the maximum height identified on Overlay map - Building heights. |  |  |
| **Setbacks (Residential uses)** | |  |  |
| **RAD3** | Setbacks (excluding eaves, sun shading devices, built to boundary walls) comply with [Table 6.2.6.4.3 ‘Setbacks’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1361751811900#ID-1088789-TABLE-6.2.6.4.3) - Setback (Residential uses).   |  | | --- | | Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). | |  |  |
| **RAD4** | Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:   1. of a length and height in [Table 6.2.6.4.4 ‘Built to boundary walls (Residential uses)’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1361751811900#ID-1088789-TABLE-6.2.6.4.4); 2. setback from the side boundary:    1. not more than 20mm; or    2. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; 3. on the low side of a sloping lot.  |  | | --- | | Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary.  For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended. | |  |  |
| **Site cover (Residential uses)** | |  |  |
| **RAD5** | Site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.   |  |  |  |  | | --- | --- | --- | --- | | **Building height** | **Lot Size** | | | | **800- 1000m2** | **1001- 2500m2** | **Greater than 2501m2** | | 8.5m or less | 60% | 60% | 60% | | >8.5m to 12.0m | 50% | 50% | 50% | | >12.0m to 21m | 50% | 40% | 40% | | >21m to 27m | N/A | 35% | 35% | | Greater than 27m | N/A | 25% | 25% | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | | | | | |  |  |
| **Lighting** | |  |  |
| **RAD6** | Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.   |  | | --- | | Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day. | |  |  |
| **Clearing of habitat trees where not located in the Environmental areas overlay map** | |  |  |
| **RAD7** | Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:   1. Clearing of a habitat tree located within an approved development footprint; 2. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 3. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 4. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones.  In any other zone, clearing is not to exceed 2m in width either side of the fence; 5. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; 6. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 7. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 8. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.  |  | | --- | | Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a ‘habitat tree’. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors.  Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A. | |  |  |

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| **Works requirements** | | | |
| **Utilities** | |  |  |
| **RAD8** | Where available, the development is connected to:   1. an existing reticulated electricity supply; 2. telecommunications and broadband; 3. reticulated sewerage; 4. reticulated water; 5. sealed and dedicated road. |  |  |
| **RAD9** | Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)), foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot. |  |  |
| **Access** | |  |  |
| **RAD10** | Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads. |  |  |
| **RAD11** | Any new or changes to existing site access and driveways are designed and located in accordance with:   1. Where for a Council-controlled road, AS/NZS2890.1 section 3; or 2. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. |  |  |
| **RAD12** | Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. |  |  |
| **Stormwater** | |  |  |
| **RAD13** | Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.   |  | | --- | | Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm.  An afflux of +20mm may be accepted on Council controlled land and road infrastructure.  No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure. | |  |  |
| **RAD14** | Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:   1. is for urban purposes only; 2. involves a land area greater than 2500m2; 3. will result in 6 or more dwellings;  OR  will result in an impervious area greater than 25% of the net developable area. |  |  |
| **Site works and construction management** | |  |  |
| **RAD15** | The site and any existing structures are to be maintained in a tidy and safe condition. |  |  |
| **RAD16** | Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design. |  |  |
| **RAD17** | Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. |  |  |
| **RAD18** | All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.   |  | | --- | | Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. | |  |  |
| **RAD19** | Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification. |  |  |
| **RAD20** | Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. |  |  |
| **Earthworks** | |  |  |
| **RAD21** | The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.   |  | | --- | | Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures | |  |  |
| **RAD22** | The total of all cut and fill on-site does not exceed 900mm in height.  **Figure - Cut and fill**  Cut and fill   |  | | --- | | Note - This is site earthworks not building work. | |  |  |
| **RAD23** | Filling or excavation does not result in:   1. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; 2. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken.  |  | | --- | | Note - Public sector entity is defined in Schedule 2 of the Act. | |  |  |
| **Fire services**   |  | | --- | | Note - The provisions under this heading only apply if:   1. the development is for, or incorporates:    1. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or    2. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or    3. material change of use for a Tourist park([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196)) with accommodation in the form of caravans or tents; or    4. material change of use for outdoor sales([54](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448307)), outdoor processing or outdoor storage where involving combustible materials.   AND   1. none of the following exceptions apply:    1. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity’s reticulated water supply; or    2. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer’s reticulated water supply network, measured around all obstructions, either on or adjacent to the site. | | Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection. | | | | |
| **RAD24** | External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*.   |  | | --- | | Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):   1. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196)) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; 2. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); 3. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:    1. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;    2. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;    3. - for outdoor sales([54](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448307)), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales([54](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448307)), outdoor processing and outdoor storage facilities; and 4. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6. | |  |  |
| **RAD25** | A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:   1. an unobstructed width of no less than 3.5m; 2. an unobstructed height of no less than 4.8m; 3. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 4. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. |  |  |
| **RAD26** | On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*. |  |  |
| **RAD27** | For development that contains on-site fire hydrants external to buildings:   1. those external hydrants can be seen from the vehicular entry point to the site; or 2. a sign identifying the following is provided at the vehicular entry point to the site:    1. the overall layout of the development (to scale);    2. internal road names (where used);    3. all communal facilities (where provided);    4. the reception area and on-site manager’s office (where provided);    5. external hydrants and hydrant booster points;    6. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.  |  | | --- | | Note - The sign prescribed above, and the graphics used are to be:   1. in a form; 2. of a size; 3. illuminated to a level;   which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign. | |  |  |
| **RAD28** | For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads.   |  | | --- | | Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads. | |  |  |

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| **Use specific requirements** | | | |
| **Home based business** ([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447804)) | |  |  |
| **RAD29** | Home based business(s)([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e447804" \o "Home based business - A dwelling used for a business activity where subordinate to the residential use.)) are fully enclosed within the existing dwelling or on-site structure. |  |  |
| **RAD30** | A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time. |  |  |
| **RAD31** | Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time. |  |  |
| **RAD32** | Vehicle parking for the Home based business([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e447804" \o "Home based business - A dwelling used for a business activity where subordinate to the residential use.)) on-site is limited to 1 car or Small rigid vehicle (SRV). |  |  |
| **RAD33** | Home based business(s)([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e447804" \o "Home based business - A dwelling used for a business activity where subordinate to the residential use.)) occupy an area of the existing dwelling or on-site structure not greater than 40m2 gross floor area. |  |  |
| **RAD34** | Home based business(s)([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e447804" \o "Home based business - A dwelling used for a business activity where subordinate to the residential use.)) do not involve manufacturing.   |  | | --- | | Note - Manufacturing as defined in the *Food Act 2006* is permitted. | |  |  |
| **RAD35** | The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances. |  |  |
| **RAD36** | The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day.   |  | | --- | | Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation. | |  |  |
| **RAD37** | For a bed and breakfast, the use:   1. is fully contained within the existing dwelling on-site; 2. occupies a maximum of 2 bedrooms; 3. includes the provision of a minimum of one (1) meal per day.  |  | | --- | | Note - For a Bed and Breakfast SO29 - SO36 above do not apply. | |  |  |
| **Sales office** ([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448827)) | |  |  |
| **RAD38** | Car parking spaces are provided in accordance with [Table 6.2.6.4.5 ‘Car parking spaces’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1361751811900#ID-1088789-TABLE-6.2.6.4.5). |  |  |
| **RAD39** | Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1. |  |  |
| **RAD40** | Sales office([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e448827" \o "Sales office - The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.  The use may include a caravan or relocatable dwelling or structure.)) has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design. |  |  |
| **RAD41** | Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height. |  |  |
| **RAD42** | 30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing. |  |  |
| **RAD43** | The Sales office([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e448827" \o "Sales office - The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.  The use may include a caravan or relocatable dwelling or structure.)) has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage. |  |  |
| **RAD44** | The use of the premises for a Sales office([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e448827" \o "Sales office - The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.  The use may include a caravan or relocatable dwelling or structure.)) is for a maximum of 2 years after the commencement of the use. |  |  |
| **Telecommunications facility(**[81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449122)**)**   |  | | --- | | Editor's note - In accordance with the Federal legislation Telecommunications facilities([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449122)) must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz. | | | | |
| **RAD45** | A minimum of 45m2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility. |  |  |
| **RAD46** | The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval. |  |  |
| **RAD47** | Equipment shelters and associated structures are located:   1. directly beside the existing equipment shelter and associated structures; 2. behind the main building line; 3. further away from the frontage than the existing equipment shelter and associated structures; 4. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. |  |  |
| **RAD48** | Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality. |  |  |
| **RAD49** | The facility is enclosed by security fencing or by other means to ensure public access is prohibited. |  |  |
| **RAD50** | A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses.   |  | | --- | | Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. | | Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design. | |  |  |
| **RAD51** | All equipment comprising the telecommunications facility([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449122)) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary. |  |  |
| **Retail, commercial and community uses** | |  |  |
| **RAD52** | Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage.  Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.  **Figure - Glazing**  glazing |  |  |
| **RAD53** | Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking. |  |  |
| **RAD54** | Where additional car parking spaces are provided they are not located between the frontage and the main building line. |  |  |
| **RAD55** | Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste. |  |  |
| **RAD56** | Where involving an extension (building work) does not result in a reduction in the amount or standard of established landscaping on-site. |  |  |
| **RAD57** | Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*.   |  | | --- | | Note - “Curfewed hours” are taken to be those hours between 10pm and 7am on the following day. | |  |  |
| **RAD58** | Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday. |  |  |

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| **Values and constraints requirements**   |  | | --- | | Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme. | | | | |
| **Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)**   |  | | --- | | Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m3 and 500m3 respectively. | | | | |
| **RAD59** | Development does not involve:   1. excavation or otherwise removing of more than 100m3 of soil or sediment where below 5m Australian Height Datum AHD, or 2. filling of land of more than 500m3 of material with an average depth of 0.5m or greater where below the 5m AHD.   Triggers diagram |  |  |
| **Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)**   |  | | --- | | Note - The following are excluded from the native clearing provisions of this planning scheme:   1. Clearing of native vegetation located within an approved development footprint; 2. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 3. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 4. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones.  In any other zone, clearing is not to exceed 2m in width either side of the fence; 5. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; 6. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 7. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 8. Grazing of native pasture by stock; 9. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. | | Note - Definition for native vegetation is located in Schedule 1 Definitions. |  |  | | --- | | Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES).  They also comprise some matters of local environmental significance (MLES).  A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.  Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.  Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government. | | | | |
| **RAD60** | Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) or extension to an existing dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) only on lots less than 750m2.   |  | | --- | | Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. | | Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site.  Measures to minimise impacts include:   1. co-locating all associated activities, infrastructure and access strips; 2. be the least valued area of koala habitat on the site; 3. minimise the footprint of the development envelope area; 4. minimise edge effects to areas external to the development envelope; 5. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; 6. sufficient area between the development and koala habitat trees to achieve their long-term viability. |  |  | | --- | | Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas. | |  |  |
| **RAD61** | No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.  This does not apply to the following:   1. Clearing of native vegetation located within an approved development footprint; 2. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 3. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 4. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones.  In any other zone, clearing is not to exceed 2m in width either side of the fence; 5. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; 6. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 7. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 8. Grazing of native pasture by stock; 9. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. |  |  |
| **Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)** | | | |
| **RAD62** | The following uses are not located within the 100m wide transport route buffer:   1. Caretaker’s accommodation([10](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447244)), except where located in the Extractive industry zone; 2. Community residence([16](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447372)); 3. Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)); 4. Dwelling house;([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) 5. Dwelling unit([23](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447532)); 6. Hospital([36](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447830)); 7. Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)); 8. Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163)); 9. Non-resident workforce accommodation([52](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448245)); 10. Relocatable home park([62](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448511)); 11. Residential care facility([65](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448576)); 12. Resort complex([66](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448613)); 13. Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)); 14. Rural workers’ accommodation([71](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448803)); 15. Short-term accommodation([77](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448936)); 16. Tourist park([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196)). |  |  |
| **RAD63** | Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route. |  |  |
| **RAD64** | A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design. |  |  |
| **Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)**   |  | | --- | | Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character.  Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character. | | | | |
| **RAD65** | Development is for the preservation, maintenance, repair and restoration of the site, object or building.  This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.   |  | | --- | | Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions | |  |  |
| **RAD66** | A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works.  Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.  This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. |  |  |
| **RAD67** | Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character. |  |  |
| **RAD68** | The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:   1. construction of any building; 2. laying of overhead or underground services; 3. any sealing, paving, soil compaction; 4. any alteration of more than 75mm to the ground level prior to work commencing. |  |  |
| **RAD69** | Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees. |  |  |
| **Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)** | | | |
| **RAD70** | Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor. |  |  |
| **RAD71** | Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures. |  |  |
| **RAD72** | Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):   1. buildings or structures; 2. gates and fences; 3. storage of equipment or materials; 4. landscaping or earthworks or stormwater or other infrastructure. |  |  |
| **RAD73** | On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected. |  |  |
| **RAD74** | On-site sewerage facilities in a Water supply buffer for a dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) include:   1. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; 2. a reserve land application area of 100% of the effluent irrigation design area; 3. land application areas that are vegetated; 4. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); 5. wastewater collection and storage systems must have capacity to accommodate full load at peak times. |  |  |
| **RAD75** | On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging. |  |  |
| **RAD76** | Development involving Permanent plantation([59](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181" \l "target-d60297e448422" \o "Permanent plantation - Premises used for growing plants not intended to be harvested.)) within a Water supply buffer maintains a minimum of 30% ground cover at all times. |  |  |
| **RAD77** | Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer. |  |  |
| **RAD78** | Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer. |  |  |
| **RAD79** | All habitable rooms located within an Electricity supply substation buffer are:   1. located a minimum of 10m from an electricity supply substation([80](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449077)) ; and 2. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. |  |  |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)** | | | |
| **RAD80** | Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area. |  |  |
| **RAD81** | Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.   |  | | --- | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | |  |  |
| **RAD82** | Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable. |  |  |
| **RAD83** | Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area. |  |  |
| **RAD84** | Development for a material change of use or building work for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)) ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design. |  |  |
| **Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)**   |  | | --- | | Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. | | | | |
| **RAD85** | No development is to occur within:   1. 50m from top of bank for W1 waterway and drainage line 2. 30m from top of bank for W2 waterway and drainage line 3. 20m from top of bank for W3 waterway and drainage line 4. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.  |  | | --- | | Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. | | Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead.  Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. |  |  | | --- | | Note - The minimum setback distance applies to the each side of waterway. | |  |  |
| **Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)** | | | |
| **RAD86** | Where located  in the Locally important (Coast) scenic amenity overlay;   1. landscaping comprises indigenous coastal species; 2. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency.  This does not apply to a fence or wall at an angle of 90o to the coast; 3. where over 12m in height, the building design includes the following architectural character elements: 4. curving balcony edges and walls, strong vertical blades and wall planes;   Balcony roofs   1. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;   Roof top outlooks   1. Roof top outlooks, tensile structure as shading devices; and   Light weight structures   1. lightweight structures use white frame elements in steel and timber, bold colour contrast.   Light weight Structure   1. existing pine trees, palm trees, mature fig and cotton trees are retained.  |  | | --- | | Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design. | |  |  |
| **Transport noise corridors (refer Overlay map - Transport noise corridors)**   |  | | --- | | Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code | | | | |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Table 6.2.6.4.3 Setbacks** | | | | | | | | | | |
| **Residential uses** | | | | | | | | | | |
| **Height of wall** | **Frontage**  **primary** | | | **Frontage**  **secondary to street** | | | **Frontage**  **secondary to lane** | **Side**  **non-built to boundary wall**  **To OMP and wall** | **Rear**  **To OMP and wall** | **Canal**  **To OMP and wall** |
| **To wall** | **To OMP** | **To covered car parking space** | **To wall** | **To OMP** | **To covered car parking space** | **To OMP, wall and covered car parking space** |
| **Less than 4.5m** | Min 1m | Min 1m | Min 5.4m | Min 1m | Min 1m | Min 5.4m | Min 0.5m | Min 1.5m | Min 1.5m | Min 4.5m |
| **4.5 to 8.5m** | Min 1m | Min 1m | N/A | Min 1m | Min 1m | N/A | Min 0.5m | Min 2m | Min 2m | Min 4.5m |
| **Greater than 8.5m** | Min 5m | Min 3m | N/A | Min 2m | Min 1m | N/A | Min 0.5m | Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m | Min 5m | Min 4.5m |

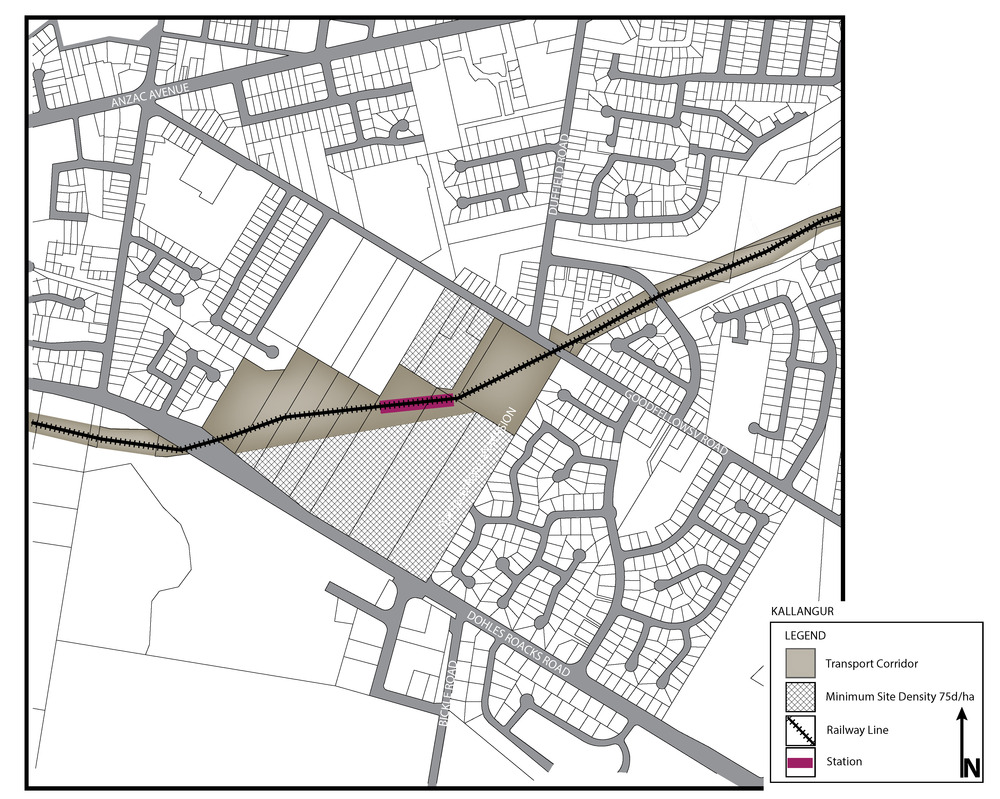
|  |  |  |
| --- | --- | --- |
| **Table 6.2.6.4.4 Built to boundary walls (Residential uses)** | | |
| **Lot frontage width** | **Mandatory / Optional** | **Length and height of built to boundary wall** |
| **Urban neighbourhood precinct** |
| **Less than 7.5m** | Mandatory - both sides unless a corner lot | Max Length: 80% of the length of the boundary Max Height: 8.5m |
| **7.5m to 12.5m** | Mandatory - one side | Max Length:  70% of the length of the boundary Max Height: 10.5m |
| **>12.5m to 18m** | Optional:   1. on 1 boundary only; 2. where the built to boundary wall adjoins a lot with a frontage less than 18m. | Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m |
| **Greater than 18m** | As per QDC | |

|  |  |  |  |
| --- | --- | --- | --- |
| **Table 6.2.6.4.5 Car parking spaces** | | | |
| **Site proximity** | **Land use** | **Maximum number of car spaces to be provided** | **Minimum number of car Spaces to be provided** |
| **Within 800m walkable** **Catchment\* of** **a higher order centre** | Non-residential | 1 per 30m2 GFA | 1 per 50m2 GFA |
| Residential – permanent/long term | N/A | 1 per dwelling |
| Residential – serviced/short term | 3 per 4 dwellings + staff spaces | 1 per 5 dwellings + staff spaces |
| **Other (Wider catchment)** | Non-residential | 1 per 20m2 GFA | 1 per 30m2 GFA |
| Residential – permanent/long term | N/A | 1 per dwelling |
| Residential – serviced/short term | 1 per dwelling + staff spaces | 1 per 5 dwellings + staff spaces |

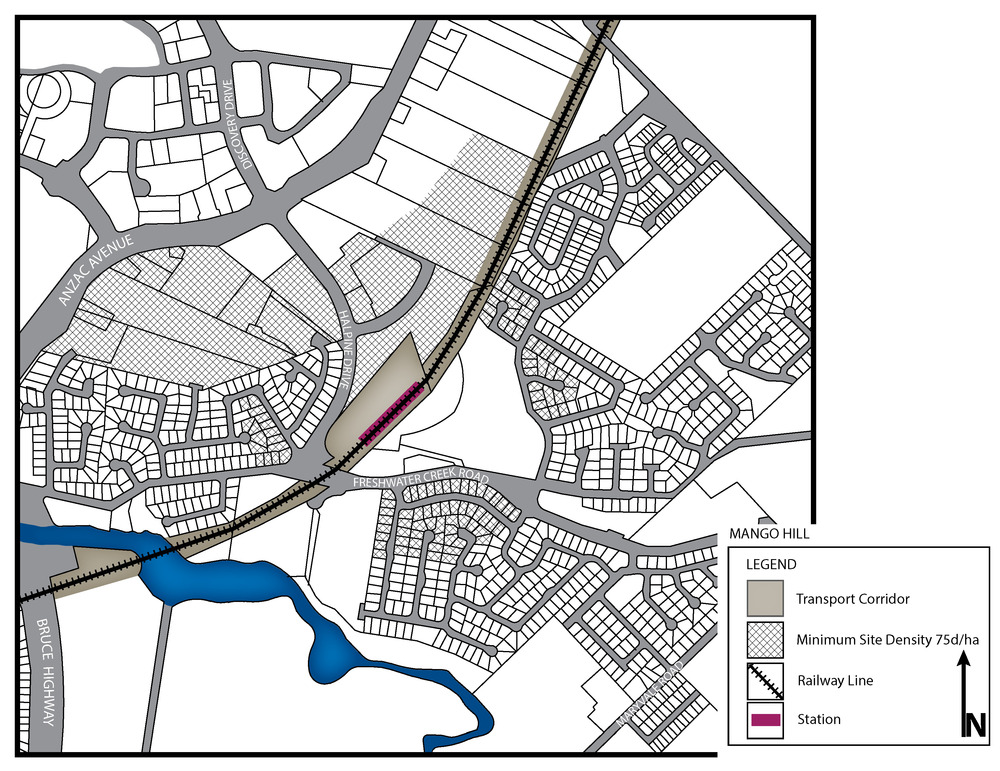
|  |
| --- |
| Note - Car parking rates are to be rounded up to the nearest whole number.  Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.  Note - Residential - Permanent/long term includes: Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163)), Relocatable home park([62](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448511)), Residential care facility([65](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448576)), Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)).  Note - Residential - Services/short term includes: Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)) or Short-term accommodation([77](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448936)). |

**Density Figures**

**Figure 6.2.6.4.1 - Kallangur**



**Figure 6.2.6.4.2 - Mango Hill**



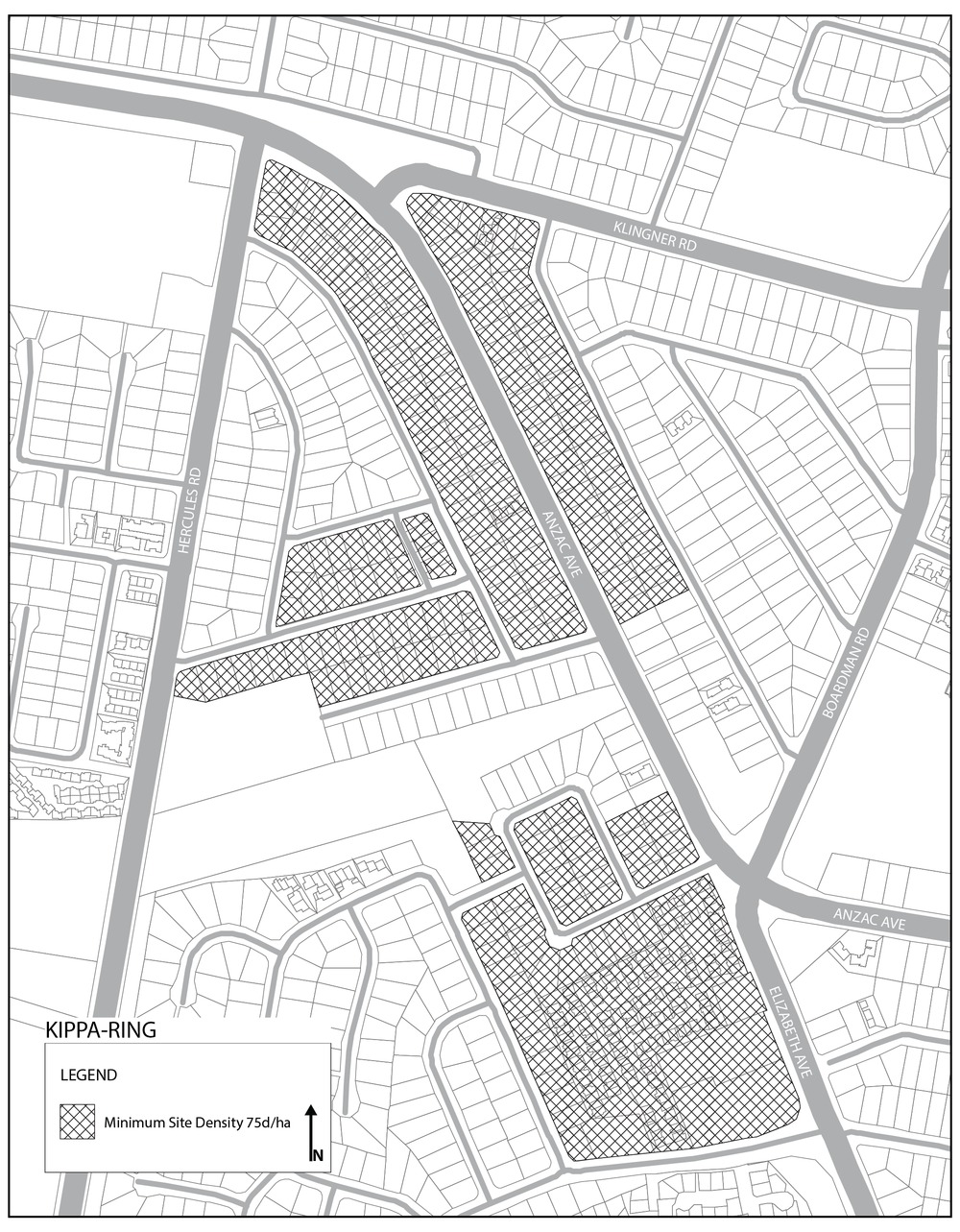
**Figure 6.2.6.4.3 - Mango Hill East**



**Figure 6.2.6.4.4 - Murrumba Downs**

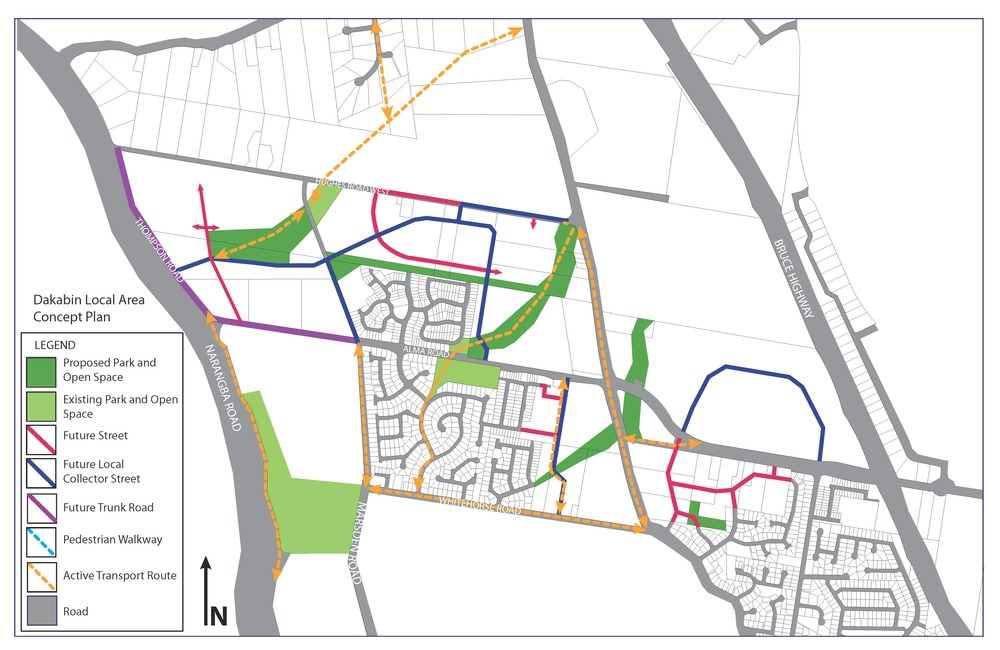


**Figure 6.2.6.4.5 Kippa-Ring**

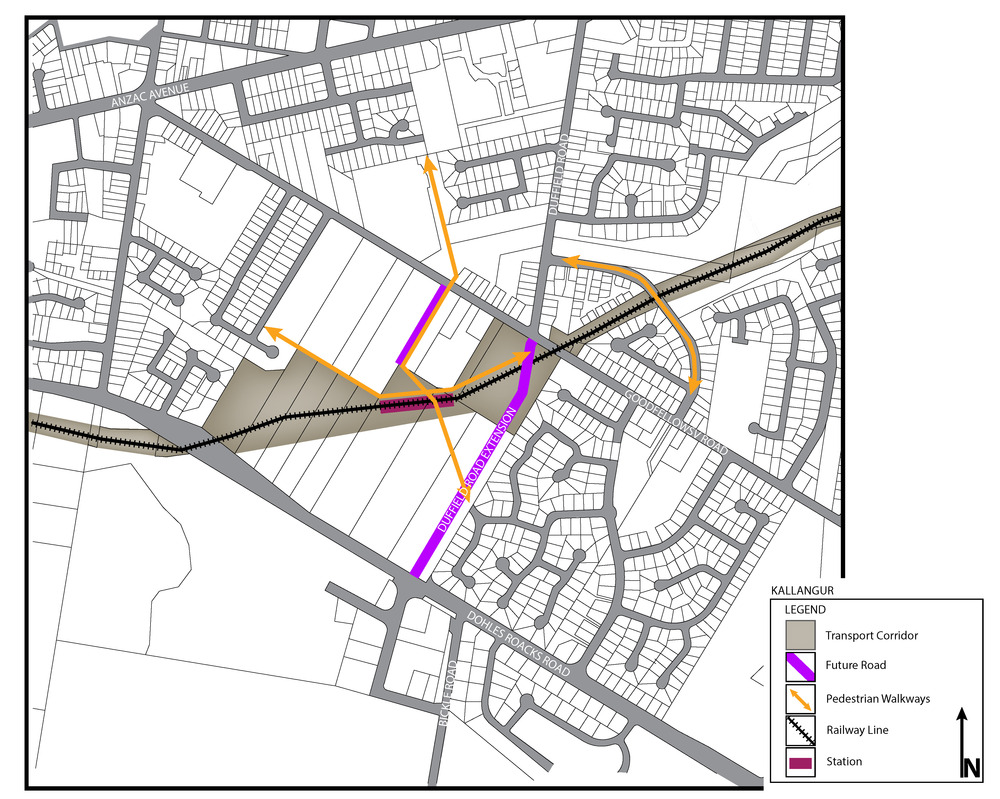


**Movement network figures**

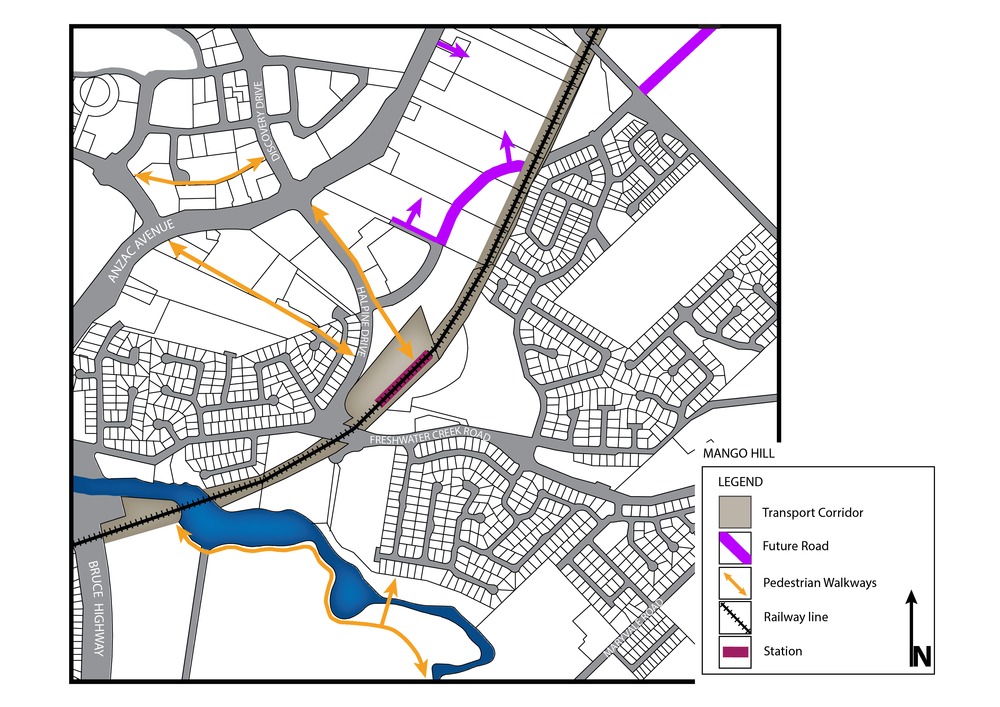
**Figure 6.2.6.4.6 - Dakabin**



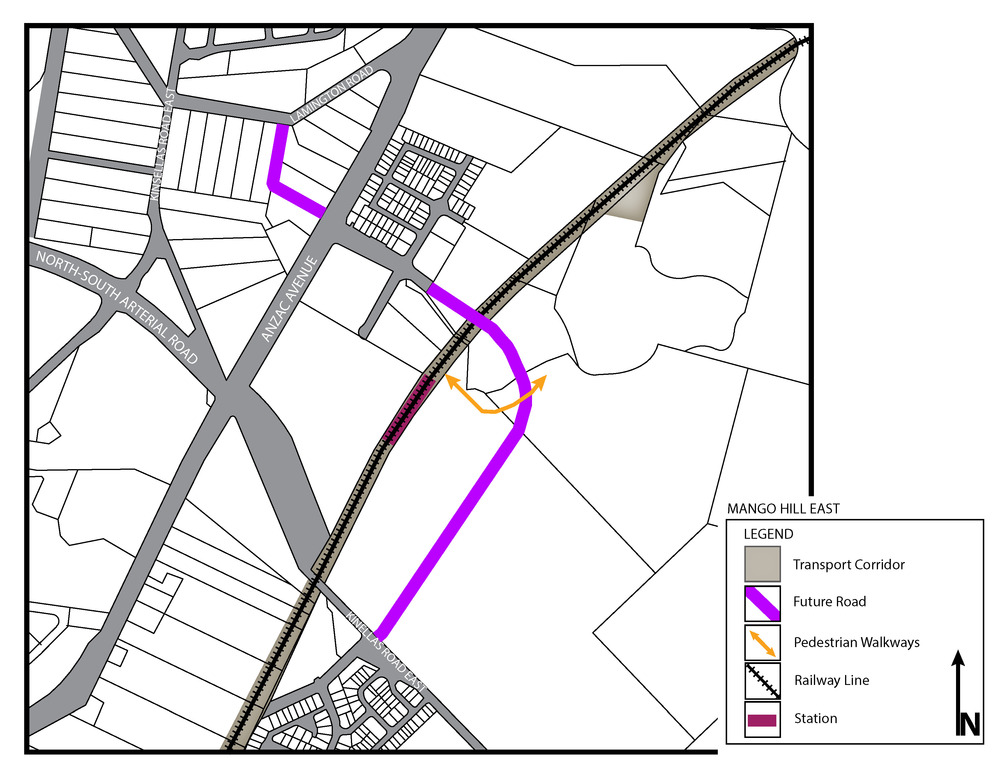
**Figure 6.2.6.4.7 - Kallangur**



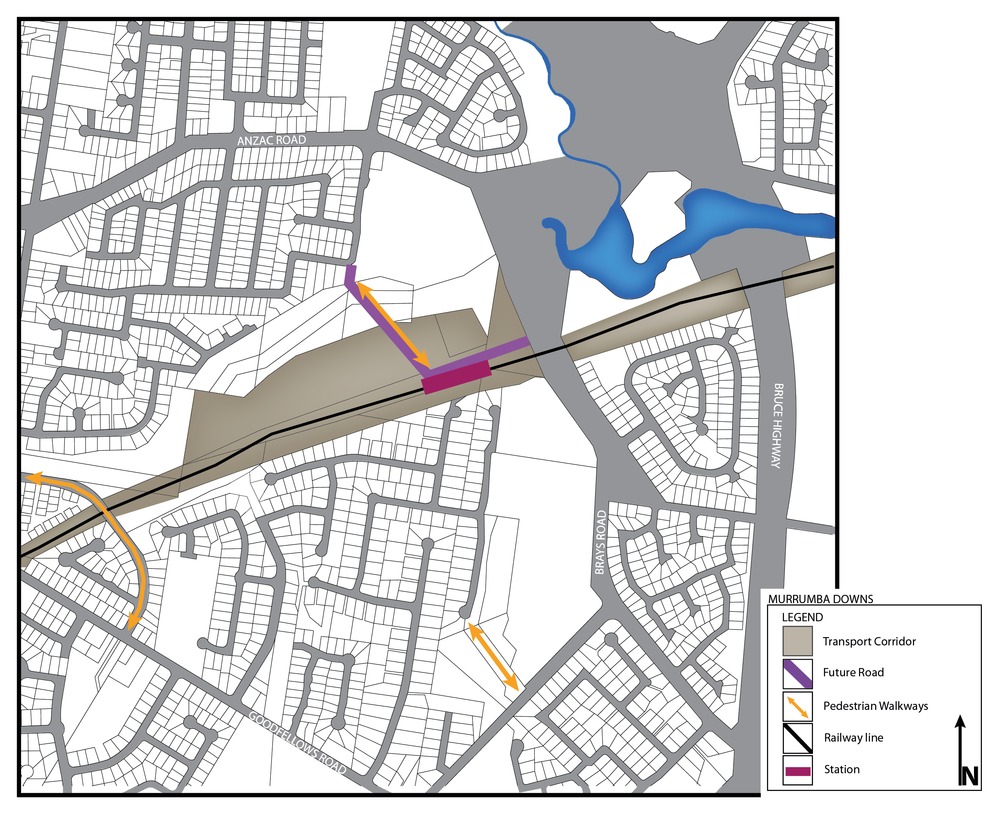
**Figure 6.2.6.4.8 - Mango Hill**



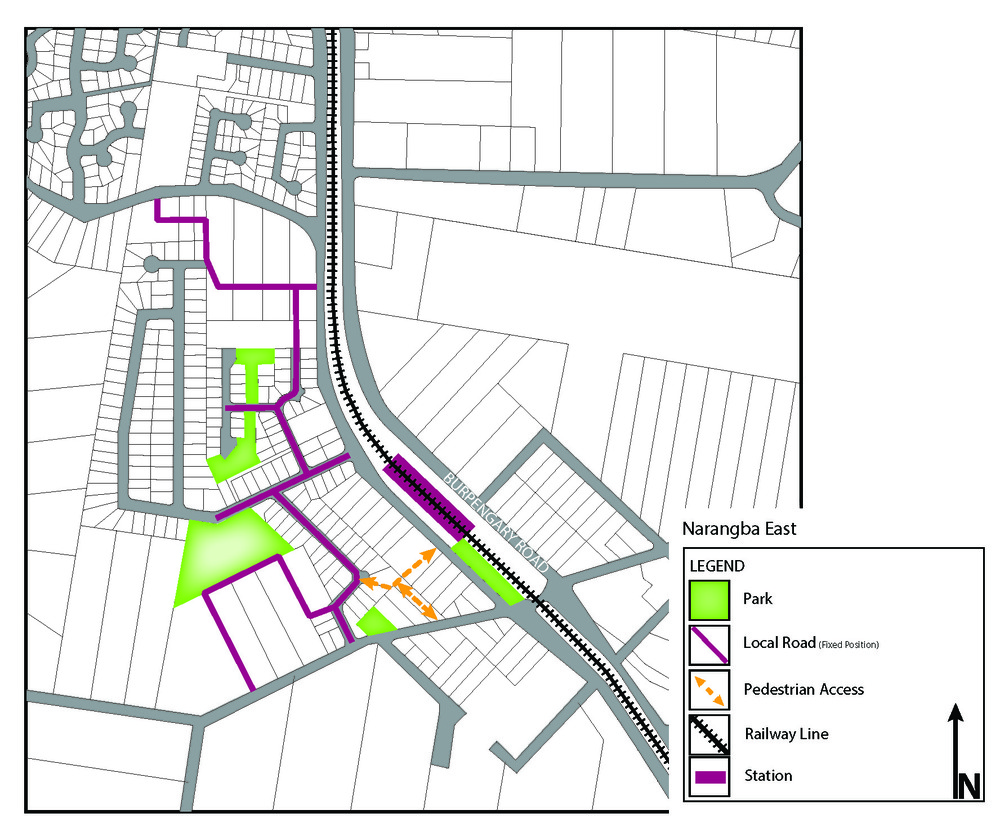
**Figure 6.2.6.4.9 - Mango Hill East**



**Figure 6.2.6.4.10 - Murrumba Downs**



**Figure 6.2.6.4.11 - Narangba east**



**Figure 6.2.6.4.12 - Petrie**

