|  |
| --- |
| **Table 9.3.2.3 Criteria for assessable development** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Performance outcomes** | **Examples that achieve aspects of the Performance Outcomes** | **E Compliance**   * **Yes** * **No See PO or** * **NA** | **Justification for compliance** |
| **Site area** | |  |  |
| **PO1**  The development is located on a lot which has an area and dimensions capable of accommodating a well-designed and integrated building and associated facilities incorporating:   1. vehicle access, parking and manoeuvring areas; 2. efficient and useable communal (for Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)) or Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) with dependant living) and private open space areas; 3. deep planting zones and landscaping; 4. adequate buffering to adjacent properties.  |  | | --- | | Note - Refer to Planning Scheme policy - Residential design for details and examples. | | No example provided. |  |  |
| **Private open space** | |  |  |
| **PO2**  Dwellings are provided with private open space that is:   1. of a size and dimension that is useable and functional relative to the residential use (e.g. permanent or non-permanent); 2. directly accessible from the dwelling; 3. located so that residents and neighbouring properties experience a suitable level of residential amenity; 4. free of objects or structure that reduce or limit functionality; 5. physically located away from road traffic noise. | **E2**  Dwellings have a clearly defined, private outdoor living space that is:   1. as per table-  |  |  |  | | --- | --- | --- | | **Use** | **Minimum area in 1 location** | **Minimum dimension in all directions** | | Ground level dwellings | | | | Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)), Short-term accommodation([77](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448936)) | 9m2 | 3m | | All other dwelling types | 12m2 | 2.4m | | Above ground level dwellings (all dwelling types) | | | | 1 bedroom , studio, rooming unit | 8m² | 1.5m | | 2 bedrooms or more | 12m² | 2.4m |  1. 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, or for dwellings that do not adjoin the street, balconies face north or east; 4. clear of any utility and non-recreational structure (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).  |  | | --- | | Note - Areas for clothes drying are not to be visible from the street. | | Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). |  |  | | --- | | Note - Retirement facilitates([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) for dependant (high care) living and Rooming accommodations([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)) are not required to provide private open space. | | Note - A loft located above a garage is considered to be an aboveground level dwelling. Private open space can be provided in a balcony or at ground level. | |  |  |
| **Communal facilities (Rooming accommodation(**[69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)**), Retirement facility(**[67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)**) with dependant living only, Tourist park(**[84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196)**))** | | | |
| **PO3**  Rooming accommodations([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)), Retirement facilities([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) with dependant living and Tourist parks([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196)) include open space and recreational facilities for the recreational needs of the users of the lot.  Facilities are to be useable and located to minimise internal and external impacts on the amenity of residents and neighbouring properties. | **E3.1**  Communal space including any landscaped area and indoor recreation areas (e.g. community meeting room, gymnasium etc) is provided at the following rates:   |  |  | | --- | --- | | **Use** | **Minimum communal open space** | | Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)), Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) (with dependent) and Tourist park([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196)) | 20% of the lot  Minimum dimension of 5m. | | Note - Retirement facilities([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) with independent living provide private open space areas as stated above. | | | | |  |  |
| **E3.2**  Communal open space for Rooming accommodations([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)) and Retirement facilities([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) with dependant living:   1. includes at least 50% of the minimum open space requirement in one area with a length to breadth ratio of no greater than 2:1; 2. is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas; 3. is safe, readily accessible and convenient to residents; 4. is designed and located so that it is subject to casual surveillance; 5. utilises hard and soft landscape treatments; 6. is clearly separated from any private areas on the lot. |  |  |
| **Car parking** | |  |  |
| **PO4**  Car parking is provided on-site that provides for the number and type of vehicles anticipated to access the lot, ensuring a surplus of car parking is avoided. | **E4**  Car parking spaces are provided in accordance with:   1. Emerging community zone – Transition precinct (developed lot) - Table 9.3.2.4 2. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 3. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 4. Township zone Table 9.3.2.5 5. Centre zone - Caboolture and Strathpine centre precincts - Table 9.3.2.6 6. Centre zone - District and Local centre precincts - Table 9.3.2.7 7. Redcliffe Kippa-Ring local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.7 8. Caboolture West local plan - Table 9.3.2.7  |  | | --- | | Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards. | |  |  |
| **PO5**  Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:   1. not dominate the street frontage; 2. maintain active frontages; 3. contribute to the intended character of the streetscape; 4. not compromise on-site landscaping.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples.  Note - Where screening of car parking areas is proposed as an alternative, screening is to be in the form of an architectural feature of the building, not simply a screen and landscaping. | | **E5.1**  Garage and carport openings are no greater than:   |  |  | | --- | --- | | **Primary lot frontage** | **Covered car space opening(s) per street frontage and location of car parking areas** | | 15m or greater | 1. 3m for every 7.5m of street frontage; 2. every 6m of opening is separated by a minimum of 6m | | Less than 15m | 1. Single level: 3.0m wide; 2. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.   OR   1. For a laneway lot (Single or double level): 6m wide | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | | | |  |  |
| **E5.2**  For townhouses:   1. parking spaces gain access via internal driveways; or 2. car parking areas are located behind the front of the building.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **E5.3**  For low, medium and high rise apartment buildings:   1. parking spaces are located in basements or semi-basements; or 2. are located behind dwellings and not adjoining the frontage.  |  | | --- | | Note -  Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **E5.4**  Basement car parking does not extend to within deep planting zones. |  |  |
| **PO6**  Car parking areas and structures are designed and located to reduce noise and lighting impacts on dwellings within the lot and adjoining properties. | No example provided. |  |  |
| **Bicycle parking and end of trip facilities**   |  | | --- | | Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1. | | | | |
| **PO7**   1. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:    1. adequate bicycle parking and storage facilities; and    2. adequate provision for securing belongings; and    3. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. 2. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:    1. the projected population growth and forward planning for road upgrading and development of cycle paths; or    2. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or    3. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.  |  | | --- | | Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances.  For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc. | | Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council’s assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code. | | **E7.1**  Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).   |  |  | | --- | --- | | **Use** | **Minimum Bicycle Parking** | | Dwellings | Minimum 1 space per dwelling | | All other residential uses | Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | | | | |  |  |
| **E7.2**  Bicycle parking is:   1. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; 2. protected from the weather by its location or a dedicated roof structure; 3. located within the building or in a dedicated, secure structure for residents and staff; 4. adjacent to building entrances or in public areas for customers and visitors.  |  | | --- | | Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. | | Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. |  |  | | --- | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  |  |
| **E7.3**  For non-residential uses, storage lockers:   1. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); 2. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).  |  | | --- | | Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities. | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  |  |
| **E7.4**  For non-residential uses, changing rooms:   1. are provided at a rate of 1 per 10 bicycle parking spaces; 2. are fitted with a lockable door or otherwise screened from public view; 3. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | **Bicycle spaces provided** | **Male/ Female** | **Change rooms required** | **Showers required** | **Sanitary compartments required** | **Washbasins required** | | 1-5 | Male and female | 1 unisex change room | 1 | 1 closet pan | 1 | | 6-19 | Female | 1 | 1 | 1 closet pan | 1 | | 20 or more | Male | 1 | 1 | 1 closet pan | 1 | | Female | 1 | 2, plus 1 for every 20 bicycle spaces provided thereafter | 2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter | 1, plus 1 for every 60 bicycle parking spaces provided thereafter | | Male | 1 | 2, plus 1 for every 20 bicycle spaces provided thereafter | 1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter | 1, plus 1 for every 60 bicycle parking spaces provided thereafter | | Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.    Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1). | | | | | | | |  1. are provided with:    1. a mirror located above each wash basin;    2. a hook and bench seating within each shower compartment;    3. a socket-outlet located adjacent to each wash basin.  |  | | --- | | Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  |  |
| **Access and driveways** | |  |  |
| **PO8**  Driveways, pedestrian entries and internal access ways are located and designed to:   1. provide lawful access; 2. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; 3. not negatively impact adjoining uses; 4. provide a safe pedestrian environment; 5. not result in excessive crossovers and hardstand areas; 6. provide safe access onto an appropriate order road; 7. not interfere with infrastructure owned by Council or a utility provider; 8. allow adequate space for on-street parking; 9. allow adequate space for street planting and street trees; 10. allow for garbage collection and street infrastructure.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | | **E8.1**  Dual occupancies([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)) provide:   1. a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m; 2. a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they 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 AO27-AO29. | |  |  |
| **E8.2**  Development provides crossovers with:   1. a maximum width of 5.5m for a shared driveway; or 2. 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. | | Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions. | |  |  |
| **E8.3**  Where more than two driveway crossovers are provided per street frontage, crossovers are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees. |  |  |
| **E8.4**  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.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | |  |  |
| **E8.5**  Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design. |  |  |
| **E8.6**  Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. |  |  |
| **PO9**  Dwellings are identifiable from the street by way of:   1. street numbers; 2. for development with internal roads, a site plan of on-site dwellings and facilities is provided at all vehicular entry points to the lot to facilitate the effective operation of emergency services personnel in carrying out their designated duties and to aid in the direction of other visitors around the site. | No example provided. |  |  |
| **Landscaping** | |  |  |
| **PO10**  Development includes landscaping that:   1. provides unobstructed deep planting zones; 2. enhances the character of the streetscape; 3. enhances the quality of buildings, communal areas (for Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448729)), Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448657)) with dependant living or Tourist park([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449196))) and private open space areas; 4. contributes to a pleasant and safe environment; 5. complies with crime prevention through environmental design (CPTED) principles; 6. contributes to reducing the urban heat island effect and improve micro-climate conditions; 7. emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces; 8. retains mature trees wherever possible. | **E10.1**  Development that is setback from the street incorporates:   1. landscaped strip with a minimum dimension of:  |  |  | | --- | --- | | **Zone, precinct, sub-precinct** | **Minimum dimension** | | Emerging community zone:   * + Transition precinct (developed lot)   General residential zone:   * + Next generation neighbourhood precinct,   Township zone:   * + Residential precinct   Caboolture West local plan:   * + Urban living precinct - Next generation neighbourhood sub precinct   + Town centre precinct - Residential south sub-precinct | 2.0 metres | | General residential zone:   * + Urban neighbourhood precinct   Caboolture West local plan:   * + Town centre precinct - Residential north sub-precinct | 1.0 metre |  1. shade and canopy trees consistent with Planning scheme policy - Integrated design. |  |  |
| **E10.2**  Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for selection of suitable species. | | Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s). | |  |  |
| **E10.3**  Development contributes to the greening of the streetscape through the provision of:   1. street trees, planter boxes, green walls or roof tops etc for buildings that are built to the boundary; or 2. landscaped strip for buildings that are setback from the street.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | |  |  |
| **E10.4**  Basement car parks that protrude above natural ground level are setback behind screen landscaping.   |  | | --- | | Note - Landscaping can be provided in a planter box. | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **Screening – fences** | |  |  |
| **PO11**  Fencing and screening complements the streetscape character, active frontages, clearly defines public and private domains, while maintaining surveillance between buildings and public spaces.   |  | | --- | | Note - The objective of providing surveillance of the street and active frontages takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design. | | **E11.1**  Where provided, fencing within a front setback (primary or secondary frontage excluding a laneway or public open space) is:   1. 0% transparent and does not exceed 1.2 metres in height; or 2. minimum 50% transparent and does not exceed 1.5 metres in height; or 3. minimum 85% transparent and does not exceed 1.8 metres in height  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **E11.2**  Side and rear fencing and fencing between ground floor private open space areas must be solid (0% transparent) with a maximum height of 1.8m. |  |  |
| **Integrated development** | |  |  |
| **PO12**  Development is designed to:   1. connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space; 2. ensure dwellings address public spaces both external and within the lot; 3. avoid high perimeter fences or walls adjoining streets and public spaces that segregate the development from adjoining properties, detract from the streetscape or reduce personal safety on adjoining public spaces.  |  | | --- | | Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs. | | **E12.1**  Developments provide pedestrian pathways and connections from the lot via the most direct route to nearby centres, neighbourhood hubs, community facilities, public transport stops and open space. |  |  |
| **E12.2**  Where the end of a road or a pedestrian and cycle pathway adjoin the lot, extensions to the road or pathway through the lot are to be provided.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **E12.3**  Dwellings that adjoin the external road network or public open space address that frontage with a pedestrian entry, front door, windows, and fencing with a maximum height of 1.2m if any.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **Building appearance** | |  |  |
| **PO13**  Buildings are designed to:   1. incorporate architectural features into the building façade at street level to create human scale; 2. promote identity and diversity between adjacent dwellings; 3. enable individual dwellings to be identified and directly accessible from public streets and communal areas; 4. visually integrate with the intended character of the precinct through appropriate design and materials; 5. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest; 6. include roof forms that provide visual interest to both the building and the skyline and effectively screen service structure, plant and equipment from view of the street and adjoining buildings; 7. provide a design that enables permeability between buildings; 8. create attractive backs and sides of buildings where visible from public spaces; 9. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character; 10. where for tall buildings, provide architectural variation through a distinct top, middle and base section. | No example provided.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **Privacy** | |  |  |
| **PO14**  Dwellings are provided with private open space areas and habitable rooms with a reasonable level of privacy from adjoining residential uses. | **E14**  Minimise views into habitable room windows, and private open space from adjoining residential uses by:   1. offsetting adjacent habitable room windows and balconies; or 2. use high quality screening, obscured glazing or separation.  |  | | --- | | Note - In addition to the above the outlook from stairs, landings([41](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447942)), and communal or public areas is minimised where direct views are available into private open space of an existing dwelling. | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **Casual surveillance** | |  |  |
| **PO15**  Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space, pedestrian paths and car parking areas) through:   1. incorporating habitable room windows, balconies and foyers that overlook public spaces; 2. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage; 3. if located on a street corner, the building addresses and overlooks both frontages.  |  | | --- | | Note - Refer to State Government standards for CPTED. | | Note - Refer to Planning scheme policy - Residential design for details and examples. |  |  | | --- | | Note - Ground level dwellings adjoining a street or public open space have individual access points to the street. | | No example provided. |  |  |
| **Subtropical design** | |  |  |
| **PO16**  Development incorporates subtropical design principles that respond to Moreton Bay’s climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living. | **E16**  Buildings are sited and designed to:   1. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance; 2. screen undesirable western sun; 3. maximise the use of prevailing breezes for natural ventilation; 4. have living areas adjoining open space; 5. incorporate architectural features such as extended eaves, awnings, pergolas and verandah’s to protect windows and doorways from summer sun, glare, rain and prevailing winds and to provide shelter for outdoor living areas.  |  | | --- | | Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers. | |  |  |
| **Utility areas** | |  |  |
| **PO17**  Utility areas, services and mechanical plant are visually integrated into the design of the building or are at least screened from view from adjacent dwellings and the streetscape.   |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | Note - Utilities include but are not limited to electrical transformers. | | No example provided. |  |  |
| **PO18**  Clothes drying, storage and mail collection facilities:   1. are provided for site users; 2. are integrated within the development; 3. do not impact on the residential amenity of the lot, adjoining properties or the streetscape (clothes drying and storage areas are not visible from public spaces; mail collection facilities are visible and accessible for residents).  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | No example provided*.* |  |  |
| **Lighting** | |  |  |
| **PO19**  Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residents and neighbours. | **E19.1**  In all areas accessible to the public lighting is provided in accordance with Section 3 of AS 1158.3.1 *Pedestrian Area (Category P) Lighting -* *Performance and installation design requirements*. |  |  |
| **E19.2**  Lighting of appropriate intensities is provided which satisfies the requirements of *AS1158 – Lighting for Roads and Public Spaces*. |  |  |
| **PO20**  Artificial lighting does not cause unreasonable disturbance to any person on adjacent land or on land within the general vicinity of the lot. | **E20**  Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of Australian Standard *AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*.   |  | | --- | | Note - For purposes of that table, “curfew hours” are taken to be those hours between 10pm and 7am on the following day. | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **Waste** | |  |  |
| **PO21**  Bins and bin storage areas are provided, designed and managed so as to:   1. be accessible for collection; 2. be maintained (including cleaning); 3. not have a negative impact on the amenity of the streetscape or adjoining properties.  |  | | --- | | Note - Refer to Planning scheme policy - Waste for storage, design and management methods. | | **E21**  Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste. |  |  |
| **PO22**  Waste storage areas are:   1. not located in front of the main building line; or 2. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | No example provided. |  |  |
| **Storage** | |  |  |
| **PO23**  Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas. | **E23**  Storage area of 8m3 per dwelling is provided.   |  | | --- | | Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area is not located within the dwelling. | |  |  |
| **Adaptable development** | |  |  |
| **PO24**  Development in locations that are in proximity to high frequency public transport services or within centres support adaptable building use (mixed use) over time particularly on the ground floor. | **E24**  New residential buildings in the Centre zone or Township zone - Centre precinct include a minimum floor to ceiling height of 4.2m for the ground level. |  |  |
| **Sloping land** | |  |  |
| **PO25**  Development is designed to respond to sloping topography in the sitting, design and form of buildings and structures by:   1. minimising overuse of cut and fill to create single flat pads and benching; 2. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; 3. minimising any impact on the landscape character of the zone; 4. protecting the amenity of adjoining properties. | **E25.1**  Building and lot design on slopes between 10% and 15% must:   1. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; 2. have built to boundary walls on the low side of the lot to avoid drainage issues.  |  | | --- | | Note - For Development on slopes of 15% or greater refer to the Constraint provisions contained in the relevant zone code. | |  |  |
| **E25.2**  New buildings on land with a slope greater than 15% do not have slab on ground construction. |  |  |
| **Development on a laneway** | |  |  |
| **PO26**  At least one dwelling (preferably the primary dwelling if for a Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482))):   1. face the non-laneway frontage; 2. have the main entrance from the non-laneway frontage. | No example provided. |  |  |
| **PO27**  All vehicle access must be via the laneway. | No example provided. |  |  |
| **PO28**  Development on laneways contributes to the streetscape established in a laneway by:   1. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; 2. maximising security and amenity. | **E28.1**  A screened garbage bin utility area is provided that:   1. is not located in the garage; 2. has a minimum area of 1m x 2m; 3. has access to the laneway and not via the garage.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | |  |  |
| **E28.2**  Fencing adjacent to a laneway does not exceed 1.8m in height. |  |  |
| **Dual occupancies(**[21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)**) (Loft) on laneway lots** | |  |  |
| **PO29**  Dual occupancies([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)) (lofts):   1. are designed to:    1. have the appearance, bulk and scale of a single dwelling from the street;    2. positively contribute to the laneway;    3. do not negatively impact the expected amenity of adjoining properties;    4. have sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the number of occupants anticipated to occur on-site. 2. support affordable living by means of:    1. economical dwelling size and construction;    2. efficient use of land;    3. low maintenance costs;    4. access to natural light, ventilation and heating;    5. provide high quality living and private open space areas.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | **E29.1**  The siting and design of dwellings ensures that the loft is:   1. not located in front of the primary dwelling (for the primary frontage); 2. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). |  |  |
| **E29.2**  On lots less than 450m2, a Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)) (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway. |  |  |
| **E29.3**  The loft has a clearly identifiable front door and under cover point of entry. |  |  |
| **E29.4**  Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling:   1. windows with a minimum sill height of 1500mm or privacy screening; 2. low maintenance building materials and non-reflective finishes; 3. no external drainage or other pipes. |  |  |
| **E29.5**  The private open space for a loft can be located adjoining the lane at ground level or on a balcony. |  |  |