



Information Sheet

1. General residential zone

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate primarily to development in residential zoned areas. They cover matters such as the level of assessment for certain types of development and assessment matters for development where an application is required.

The proposed changes encourage certain additional types of non-residential development within walking distance of centres and train stations. The proposed amendment also includes minor changes for clarity which are not described in detail below.

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Proposed key changes include the following:

Density in Next Generation Neighbourhoods (and similar)

Next Generation Neighbourhoods are intended to provide a variety of housing choice. The current planning scheme specifies minimum (15 dwellings per hectare) and maximum (75 dwellings per hectare) housing densities. It is proposed to remove the maximum density in these areas and allow the setbacks, site cover and building height requirements to determine the maximum density. It is important to note that the building height requirements in Next Generation Neighbourhoods typically equate to three storey development and this is not proposed to change.

These proposed changes occur in Part 3 and Part 6 of the planning scheme.

Dispersal of Dual occupancies in Next Generation Neighbourhoods

Dual occupancies (often referred to as duplexes) add to housing variety, choice and affordability in residential areas. The planning scheme currently requires dual occupancies to be dispersed along a street with no more than 20% of the blocks containing an existing, approved or proposed (i.e. the subject of an application) dual occupancy. Changes are proposed to ensure that the 20% of lots for dual occupancies are separated by at least one lot not containing a dual occupancy.

These proposed changes occur in Part 6 and Part 7 of the Planning Scheme.

Density in Urban Neighbourhoods

Urban Neighbourhoods typically adjoin higher order or district centres which typically contain services, facilities and public transport, or areas with a seaside amenity (like Redcliffe). Urban Neighbourhoods have high densities to support the role and function of these centres and maximise the use of their established infrastructure and services or to maximise amenity and lifestyle opportunities. There are several changes proposed for these areas to help maximise the use of established infrastructure and services. The planning scheme currently identifies a minimum site density of 45 dwellings per hectare for these areas. Proposed changes clarify the existing site density requirement only applies to the development of dwellings (for example multiple dwellings), rather than residential uses that create rooms (for example short-term accommodation, residential care facility or resort complex).

These proposed changes occur in Part 6 of the planning scheme.

Building setback alternatives in Urban Neighbourhoods

In the higher density Urban Neighbourhoods additional considerations are being added to ensure that residential buildings are set back to avoid dominating the street and adjoining land.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

Mixed use buildings in Urban Neighbourhoods

Urban Neighbourhoods are higher density areas as discussed above. The changes include a streamlined assessment process for:

- Community land uses, such as child care centres, schools, churches, clubs, emergency services and the like where in a mixed-use building.
- Retail and commercial activities, such as food and drink outlets, shops and health care services where within an existing tenancy in a mixed-use building.
- Retail and commercial activities (such as food and drink outlets, shops and health care services) in a corner store or mixed-use building; where uses are established on the ground floor of the mixed-use building; and have a combined area of no more than 1000m².
- Office uses, that are within 800m walking distance of a train station, that comply with maximum building height, and are located on a lot with appropriate land area and road frontage.

These proposed changes occur in Part 5 and Part 6 of the planning scheme.

Walking distance

The planning scheme currently maps walking distances (400m and 800m) from higher order and district centres. This mapping is used to allow for alternative levels of assessment and car parking requirements in locations close to commercial centres as these areas contain services, facilities and public transport. It is proposed to also map the walking distances (400m and 800m) from train stations for similar purposes.

These proposed changes occur throughout the planning scheme (Part 1, Part 3, Part 5, Part 6, Part 7).

Activity group - Retail and commercial activities

In all residential areas and the rural residential zone, shopping centres and indoor sport and recreation (for a gymnasium) are proposed to be subject to the same levels of assessment as other retail and commercial activities such as food and drink outlets, health care services, shops, offices and veterinary services.

These proposed changes occur in Part 5 of the planning scheme.

Vehicle access and car parking location

The design and location of drive through facilities, car parking and access for commercial and retail uses can have an impact on residential streets. It is proposed that development involving a drive through facility in a residential area will require an application to council and the drive through facility will be required to be located behind or under buildings. Also, car parking and access for non-residential uses in residential areas should not restrict movement and interactivity between the footpath and the retail or commercial activity.

These proposed changes occur in Part 6 of the planning scheme.

Building height assessment

The height of a new building can impact the surrounding streetscape and adjoining properties. There are several design aspects that affect how building height and bulk is perceived i.e. street or neighbouring property setbacks, how much of the site is covered by the building, and roof design. To assist council in assessing the appropriateness of a proposed building in a residential area, changes are proposed that may require developers to submit a visual impact assessment addressing design aspects affecting height as part of a development application. This will assist council to ensure the building contributes positively to the surrounding area.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

Side and rear building setbacks

The requirements for building setbacks for side and (in some cases) rear boundaries in residential areas are proposed to be clarified. The proposed clarification is to consider how tall (in metres and now also in storeys) the building is that is being set back from the boundary. The taller the building (over 8.5m in height) the further it is required to be set back. It is important to note that the existing building height requirements remain the same.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

Built to boundary walls

Generally built to boundary walls are used for dwelling houses in higher density areas. It is proposed that built to boundary walls for other residential uses (e.g. Multiple Dwellings) on wider lots (street frontage greater than 18m) will not be recommended.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

Movement network diagrams

Current and future transport routes and connections are set out in 'Movement network diagrams' for certain localities in the region. Changes are proposed to some existing diagrams and some new diagrams are included. The diagrams are also proposed to be moved to Planning Scheme Policy - Neighbourhood design (except for those associated with development in the Emerging community zone) and the planning scheme is to be amended to refer to these diagrams for assessable development.

These proposed changes occur in Part 6, Part 9 and Schedule 6 of the planning scheme.

Exclusions for Home based businesses in residential areas

Home based businesses that are considered to have low or no impact on the surrounding residential uses are supported in residential areas and this is reflected in the existing provisions of the planning scheme. Changes are proposed for each zone to clarify that the scale and intensity of Home based businesses should not detrimentally impact the character and amenity of residential areas. For example, the sale or restoration of more than four (4) vehicles in any calendar year and the undertaking of mechanical repairs or panel beating associated with a business is not a Home based business.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

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