

### 9.3.2 Residential uses code

#### 9.3.2.1 Application

This code applies to undertaking development for residential uses, such as:

- Dual occupancy<sup>(21)</sup>
- Multiple dwelling<sup>(49)</sup>
- Relocatable home park<sup>(62)</sup>
- Residential care facility<sup>(65)</sup>
- Retirement facility<sup>(67)</sup>
- Rooming accommodation<sup>(69)</sup>
- Short-term accommodation<sup>(77)</sup>
- Tourist park<sup>(84)</sup>

If:

1. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

For accepted development subject to requirements or assessable for this code in Part 5:

1. Part A of the code applies only to accepted development subject to requirements for Dual occupancies<sup>(21)</sup>;
2. Part B of the code applies only to accepted development subject to requirements for Residential uses other than a Dual occupancy;
3. Part C of the code applies only to assessable development.

#### 9.3.2.2 Purpose:

1. The purpose of the Residential uses code is to guide the development of the following range of housing choices to ensure that residential development creates pleasant, safe and attractive living environments that are sympathetic to the precinct character:
  - a. Dual occupancy<sup>(21)</sup>
  - b. Multiple dwelling<sup>(49)</sup>
  - c. Relocatable home park<sup>(62)</sup>
  - d. Residential care facility<sup>(65)</sup>
  - e. Retirement facility<sup>(67)</sup>
  - f. Rooming accommodation<sup>(69)</sup>
  - g. Short-term accommodation<sup>(77)</sup>
  - h. Tourist park<sup>(84)</sup>

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2. The purpose of the code will be achieved through the following overall outcomes:

- a. Residential buildings support housing diversity to meet the needs of existing and future residents within the region.
- b. Residential buildings are of a scale, density and design that respect the character of the zone, precinct and streetscape.  
  
Editor's note - Refer to the relevant precinct, zone or local plan code for further information.
- c. Residential buildings are designed and oriented to the street to provide surveillance to the streetscape.
- d. Residential buildings have a high standard of built form and landscaping, are designed to add visual interest and enhance the local streetscape.
- e. Residential uses are designed to facilitate a high level of residential amenity, privacy and safety to residents, adjoining properties and the wider community.
- f. Residential uses provide safe and clearly defined pedestrian movement and vehicular access to, from and within the premises.
- g. Subtropical design standards are incorporated into the design, siting and orientation of development.
- h. Residential uses provide attractive and useable open space areas, either private open space or communal open space and facilities that meet the needs of residents and users.
- i. Residential buildings are provided with infrastructure and services at a level suitable for the area.
- j. Community residences<sup>(16)</sup>, Rooming accommodation<sup>(69)</sup>, Relocatable home parks<sup>(62)</sup>, Residential care facilities<sup>(65)</sup>, Retirement facilities<sup>(67)</sup>, Short-term accommodation<sup>(77)</sup> and Tourist parks<sup>(84)</sup> are located having good and proximate access to services and facilities required to support the needs of residents' and travellers' and are designed to provide a high standard living environment.
- k. Residential development is responsive to the lot shape, dimensions and topographic features.
- l. Residential uses are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
  - i. minimising overuse of cut and fill to create single flat pads and benching;
  - ii. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;
  - iii. minimising any impact on the landscape character of the Residential zone;
  - iv. protecting the amenity and visual impact of any cut and fill on adjoining properties;
  - v. ensuring short and long-term slope stability;
  - vi. ensuring that all necessary maintenance is achievable.
- m. The built form of townhouse style developments (managed communities including; Retirement facility<sup>(67)</sup>, Residential care facility<sup>(65)</sup>, Relocatable home parks<sup>(62)</sup>) are designed and oriented to integrate with the surrounding neighbourhood.

Note - The various housing typologies anticipated to occur within the Region are defined, described and illustrated in Planning scheme policy - Residential design.

### 9.3.2.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

### 9.3.2.2.1 Dual occupancy<sup>(21)</sup>

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO2
RAD2	PO4
RAD3	PO5
RAD4	PO8
RAD5	PO8
RAD6	PO8
RAD7	PO11
RAD8	PO14
RAD9	PO14
RAD10	PO14
RAD11	PO16
RAD12	PO17
RAD13	PO17
RAD14	PO23, PO24
RAD15	PO27
RAD16	PO27
RAD17	PO28
RAD18	PO29

### 9.3.2.2.2 Residential uses other than a Dual occupancy

Requirements for accepted development (RAD)	Code assessable corresponding PO
RAD1	PO2
RAD2	PO4
RAD3	PO5
RAD4	PO5, PO6
RAD5	PO8
RAD6	PO8
RAD7	PO8

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RAD8	PO10
RAD9	PO10
RAD10	PO11
RAD11	PO14
RAD12	PO14
RAD13	PO16
RAD14	PO17
RAD15	PO17
RAD16	PO23, PO24
RAD17	PO27
RAD18	PO27

### Part A - Requirements for accepted development - Dual Occupancies<sup>(21)</sup>

**Table 9.3.2.1 Requirements for accepted development - Dual occupancies<sup>(21)</sup>**

Requirements for accepted development																			
General requirements																			
Dual occupancy <sup>(21)</sup>																			
Private open space																			
<b>RAD1</b>	<p>Each dwelling has a clearly defined, private outdoor living space that:</p> <p>a. is as per the table below;</p> <table border="1" data-bbox="256 1317 863 1715"> <thead> <tr> <th>Use</th> <th>Minimum Area in 1 location</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom, studio, rooming unit</td> <td>8m<sup>2</sup></td> <td>1.5m</td> </tr> <tr> <td>2 bedrooms or more bedrooms</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table> <p>b. is accessed from a living area;</p> <p>c. if private open space is located at ground level:</p> <ol style="list-style-type: none"> <li>i. it is screened for privacy from adjoining dwellings;</li> <li>ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback;</li> </ol>	Use	Minimum Area in 1 location	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	12m <sup>2</sup>	2.4m	Above ground level dwellings			1 bedroom, studio, rooming unit	8m <sup>2</sup>	1.5m	2 bedrooms or more bedrooms	12m <sup>2</sup>	2.4m
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Ground level dwellings																			
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Above ground level dwellings																			
1 bedroom, studio, rooming unit	8m <sup>2</sup>	1.5m																	
2 bedrooms or more bedrooms	12m <sup>2</sup>	2.4m																	

	<p>d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street;</p> <p>e. minimum open space area and dimensions are clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).</p> <p>Note - Areas for clothes drying are not to be visible from the street.</p> <p>Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>Car parking</b>	
<b>RAD2</b>	<p>Car parking spaces are provided in accordance with:</p> <p>a. Emerging community zone:</p> <p>i. Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'</p> <p>b. General residential zone</p> <p>i. Next generation neighbourhood - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'</p> <p>ii. Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'</p>
<b>RAD3</b>	<p>Garages and car ports have a combined opening no greater than 6m wide per street frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>Access and driveways</b>	
<b>RAD4</b>	<p>Development provides:</p> <p>a. For individual driveways, a maximum crossover width of 4m; or</p> <p style="padding-left: 40px;">For a shared driveway a maximum crossover width of 5m;</p> <p>b. a maximum of one driveway per street frontage; or where more than 1 driveway per street frontage, driveways are to be at least 12m apart to allow for on-street parking and street trees.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>

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	Note - Laneway development provides access from the lane only in accordance with laneway development provisions RAD17-RAD18.
<b>RAD5</b>	Development provides vehicular crossovers complying with Planning scheme policy - Integrated design.
<b>RAD6</b>	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
<b>Screening – fences</b>	
<b>RAD7</b>	Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is: <ul style="list-style-type: none"> <li>i. no less than 0% transparent and does not exceed 1.2 metres in height; or</li> <li>ii. no less than 50% transparent and does not exceed 1.5 metres in height; or</li> <li>iii. no less than 85% transparent and does not exceed 1.8 metres in height</li> </ul> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>Building appearance</b>	
<b>RAD8</b>	Where adjoining a street frontage all garages or car ports are setback a minimum of 1.0m behind the main face of the dwelling. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>RAD9</b>	Private open spaces are screened from the other dwelling with an opaque 1.8m high fence.
<b>RAD10</b>	Domestic outbuildings are located behind the main building line.
<b>Privacy</b>	
<b>RAD11</b>	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot are screened or have a sill height of 1.5m or greater or opaque glazing is used.
<b>Casual surveillance</b>	
<b>RAD12</b>	Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m <sup>2</sup> or multiple habitable room windows having a combined area of at least 2.5m <sup>2</sup> overlooking each adjoining public space (street, public open space or laneway).
<b>RAD13</b>	Where the lot is a corner lot, each dwelling is oriented to address a separate street frontage. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>Waste</b>	
<b>RAD14</b>	Each dwelling includes a garbage bin utility area that: <ul style="list-style-type: none"> <li>a. is not visible from public areas or is screened from public areas;</li> <li>b. is not located in primary frontage setback;</li> </ul>

	<ul style="list-style-type: none"> <li>c. is not located in an enclosed garage;</li> <li>d. has a minimum area of 1m x 2m;</li> <li>e. has easy and direct access to the collection point without going through a dwelling (excluding garages).</li> </ul> <p>Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples.</p>
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**Earthworks**

<b>RAD15</b>	<p>Building and lot design on slopes between 10% and 15% must:</p> <ul style="list-style-type: none"> <li>a. use split-level, multiple-slab, pier or pole construction;</li> <li>b. avoid single-plane slabs and benching;</li> <li>c. have built to boundary walls on the low side of the lot to avoid drainage issues; and</li> <li>d. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.</li> </ul> <p style="text-align: center;"><b>Figure - Cut and fill</b></p>
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<b>RAD16</b>	Building and lot design on slopes greater than 15% do not include slab on ground.
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**Development on a laneway**

<b>RAD17</b>	<p>At least one dwelling of the Dual occupancy<sup>(21)</sup>:</p> <ul style="list-style-type: none"> <li>a. faces the non-laneway frontage;</li> <li>b. has its main pedestrian entrance (front door) from the non-laneway frontage.</li> </ul>
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<b>RAD18</b>	All vehicle access must be via the laneway.
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**Part B - Requirements for accepted development - Residential uses other than a Dual occupancy**

**Table 9.3.2.2 Requirements for accepted development - Residential uses other than a Dual occupancy**

<b>Requirements for accepted development</b>
<b>General requirements</b>
<b>Multiple Dwelling<sup>(49)</sup> (Terrace or Row housing, Low rise apartment or Plex)</b>

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Private open space																			
<b>RAD1</b>	<p>Each dwelling has a clearly defined, private outdoor living space that:</p> <p>a. is as per the table below:</p> <table border="1" data-bbox="255 403 1460 728"> <thead> <tr> <th>Use</th> <th>Minimum area in 1 location</th> <th>Minimum dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom, studio, rooming unit</td> <td>8m<sup>2</sup></td> <td>1.5m</td> </tr> <tr> <td>2 bedrooms or more</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table> <p>b. is accessed from a living area;</p> <p>c. if private open space is located at ground level:</p> <p>i. it is screened for privacy from adjoining dwellings;</p> <p>ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback;</p> <p>d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street;</p> <p>e. minimum open space area and dimensions are clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).</p> <p>Note - Areas for clothes drying are not to be visible from the street.</p> <p>Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. Patios).</p>	Use	Minimum area in 1 location	Minimum dimension in all directions	Ground level dwellings			All dwelling types	12m <sup>2</sup>	2.4m	Above ground level dwellings			1 bedroom, studio, rooming unit	8m <sup>2</sup>	1.5m	2 bedrooms or more	12m <sup>2</sup>	2.4m
Use	Minimum area in 1 location	Minimum dimension in all directions																	
Ground level dwellings																			
All dwelling types	12m <sup>2</sup>	2.4m																	
Above ground level dwellings																			
1 bedroom, studio, rooming unit	8m <sup>2</sup>	1.5m																	
2 bedrooms or more	12m <sup>2</sup>	2.4m																	
Car parking																			
<b>RAD2</b>	<p>Car parking spaces are provided in accordance with:</p> <p>a. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)';</p> <p>b. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';</p> <p>c. Emerging community zone - Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)';</p>																		

	<p>d. Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';</p> <p>e. Centre zone - Caboolture, Morayfield and Strathpine precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)';</p> <p>f. Redcliffe local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)';</p> <p>g. Caboolture west local plan - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)';</p> <p>h. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'.</p>
<b>RAD3</b>	<p>Where fronting a street (not an internal driveway) garage and carport openings are no greater than:</p> <p>a. 3m wide for every 7.5m of primary road frontage; or</p> <p>b. every 6m wide garage or carport opening is separated by at least 6m.</p> <p>Note - For a laneway lot, vehicle access and parking must be provided via the laneway.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>RAD4</b>	Development does not include basement car parking.
<b>Access and driveways</b>	
<b>RAD5</b>	<p>For a shared driveway development provides a maximum crossover width of 5.5m;</p> <p>OR</p> <p>For individual driveways:</p> <p>a. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage.</p> <p>b. 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.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>RAD6</b>	<p>Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary.</p> <p>OR</p> <p>Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.</p>
<b>RAD7</b>	Development gains access from a laneway, access street or collector, whichever is the lowest order road.
<b>Landscaping</b>	

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<b>RAD8</b>	Development incorporates a landscaping strip along the full width of all street frontages (other than laneway frontages), excluding any pedestrian or vehicular access points, with an average depth of:	
	<b>Zone, precinct, sub-precinct</b>	<b>Average depth</b>
	General residential zone: i. Next generation neighbourhood precinct,  Emerging community zone: i. Transition precinct (developed lot)	2.0 metres
	General residential zone: i. Urban neighbourhood precinct	1.0 metre
Note - Refer to Planning scheme policy - Integrated design for details and examples.		
<b>RAD9</b>	Where multiple dwellings have a shared driveway within 3m of a side boundary, provide a landscaped strip between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1m for at least 80% of the length of the driveway including at least the first 10m from the street frontage.	
Note - Refer to Planning scheme policy - Residential design for details and examples.		
<b>Screening – fences</b>		
<b>RAD10</b>	Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is: i. no less than 0% transparent and does not exceed 1.2 metres in height; or ii. no less than 50% transparent and does not exceed 1.5 metres in height; or iii. no less than 85% transparent and does not exceed 1.8 metres in height	
Note - Refer to Planning scheme policy - Residential design for details and examples.		
<b>Building appearance</b>		
<b>RAD11</b>	Where adjoining a street frontage, all garages or carports are setback a minimum of 1.0m behind the main face of the dwelling.  Note - Refer to Planning scheme policy - Residential design for details and examples.	
<b>RAD12</b>	Domestic outbuildings are located behind the main building line.	
<b>Privacy</b>		
<b>RAD13</b>	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot or an adjoining lot are screened or have a sill height of 1.5m or greater or obscure glazing is used.	

<b>Casual surveillance</b>	
<b>RAD14</b>	Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m <sup>2</sup> or multiple habitable room windows having a combined area of at least 2.5m <sup>2</sup> overlooking each adjoining public space (street, public open space or laneway).
<b>RAD15</b>	All dwellings adjoining or adjacent to a street frontage or public open space (e.g. park) are orientated to address that street frontage or public open space as follows: <ol style="list-style-type: none"> <li>a. for ground floor dwellings - a clearly identifiable pedestrian entry (front door) from that street frontage or public open space, pedestrian gate in fencing and window(s); or</li> <li>b. for above ground dwellings - a balcony and window(s).</li> </ol>
<b>Waste</b>	
<b>RAD16</b>	Each dwelling includes a garbage bin utility area that: <ol style="list-style-type: none"> <li>a. is not visible from public areas or is screened from public areas;</li> <li>b. is not located in the primary frontage setback;</li> <li>c. is not located in an enclosed garage;</li> <li>d. has a minimum area of 1m x 2m;</li> <li>e. has easy and direct access to the collection point without going through a dwelling (excluding garages).</li> <li>f. where a common bin storage area is required (in lieu of individual bins at each dwelling), the bin enclosure must comply with the requirements of Planning scheme policy - Waste which includes a bin wash facility connected to sewer.</li> </ol> <p style="margin-top: 10px;">Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>Earthworks</b>	
<b>RAD17</b>	Building and lot design on slopes between 10% and 15% must: <ol style="list-style-type: none"> <li>a. use split-level, multiple-slab, pier or pole construction;</li> <li>b. avoid single-plane slabs and benching;</li> <li>c. have built to boundary walls on the low side of the lot to avoid drainage issues; and</li> <li>d. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.</li> </ol>
<b>RAD18</b>	Building and lot design on slopes greater than 15% do not include slab on ground.

### Part C - Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part C, Table 9.3.2.3 as well as the purpose statement and overall outcomes of this code.

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Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

**Table 9.3.2.3 Criteria for assessable development**

Performance outcomes	Examples that achieve aspects of the Performance Outcomes																		
<b>Site area</b>																			
<p><b>PO1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. vehicle access, parking and manoeuvring areas;</li> <li>b. efficient and useable communal (for Rooming accommodation<sup>(69)</sup> or Retirement facility<sup>(67)</sup> with dependant living) and private open space areas;</li> <li>c. deep planting zones and landscaping;</li> <li>d. adequate buffering to adjacent properties.</li> </ul> <p>Note - Refer to Planning Scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p>																		
<b>Private open space</b>																			
<p><b>PO2</b></p> <p>Dwellings are provided with private open space that is:</p> <ul style="list-style-type: none"> <li>a. of a size and dimension that is useable and functional relative to the residential use (e.g. permanent or non-permanent);</li> <li>b. directly accessible from the dwelling;</li> <li>c. located to ensure residents of dwellings and neighbouring dwellings experience a high level of residential amenity;</li> <li>d. free of objects or structures that reduce or limit functionality (e.g. air conditioning units, hot water systems etc);</li> <li>e. where on the ground level , private and physically located away from and not adjacent to a road unless: <ul style="list-style-type: none"> <li>i. adjoining a laneway or other public spaces;</li> </ul> </li> </ul>	<p><b>E2</b></p> <p>Dwellings have a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"> <li>a. as per table-</li> </ul> <table border="1" data-bbox="815 1464 1466 1942"> <thead> <tr> <th data-bbox="815 1464 1093 1570">Use</th> <th data-bbox="1093 1464 1273 1570">Minimum area in 1 location</th> <th data-bbox="1273 1464 1466 1570">Minimum dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="815 1570 1466 1626">Ground level dwellings</td> </tr> <tr> <td data-bbox="815 1626 1093 1756">Rooming accommodation<sup>(69)</sup>, Short-term accommodation<sup>(77)</sup></td> <td data-bbox="1093 1626 1273 1756">9m<sup>2</sup></td> <td data-bbox="1273 1626 1466 1756">3m</td> </tr> <tr> <td data-bbox="815 1756 1093 1812">All other dwelling types</td> <td data-bbox="1093 1756 1273 1812">12m<sup>2</sup></td> <td data-bbox="1273 1756 1466 1812">2.4m</td> </tr> <tr> <td colspan="3" data-bbox="815 1812 1466 1868">Above ground level dwellings (all dwelling types)</td> </tr> <tr> <td data-bbox="815 1868 1093 1942">1 bedroom , studio, rooming unit</td> <td data-bbox="1093 1868 1273 1942">8m<sup>2</sup></td> <td data-bbox="1273 1868 1466 1942">1.5m</td> </tr> </tbody> </table>	Use	Minimum area in 1 location	Minimum dimension in all directions	Ground level dwellings			Rooming accommodation <sup>(69)</sup> , Short-term accommodation <sup>(77)</sup>	9m <sup>2</sup>	3m	All other dwelling types	12m <sup>2</sup>	2.4m	Above ground level dwellings (all dwelling types)			1 bedroom , studio, rooming unit	8m <sup>2</sup>	1.5m
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<p>OR</p> <p>ii. for the purpose of solar optimisation (orientated to maximise the northerly aspect), adjoining an access street or an unconstructed road that is not intended to be constructed as a road; and</p> <p>A. is designed to form part of the building (not an appendage to the building); and</p> <p>B. is screened for privacy. Screening must:</p> <ol style="list-style-type: none"> <li>1. be of a high architectural standard and design;</li> <li>2. not dominate the majority of the street frontage;</li> <li>3. not reduce or inhibit the activation of the street frontage by blocking or restricting overlooking from habitable room windows, front doors and pedestrian access points to each dwelling; and</li> <li>4. be setback behind landscaping (streetscape enhancement landscaping, not simple solid screen landscaping).</li> </ol> <p>Note - Landscaping is not an acceptable form of screening for privacy. Landscaping is to be used to reduce the impact screening of private open space has on the streetscape. Screening for privacy must be solid to a minimum height of 1.2m with a transparency of 50% between 1.2m and a maximum height of 1.5m.</p> <p>Note - For further details and examples refer to Planning scheme policy - Residential design.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">2 bedrooms or more</td> <td style="width: 33%;">12m<sup>2</sup></td> <td style="width: 33%;">2.4m</td> </tr> </table> <p>b. accessed from a living area;</p> <p>c. if private open space is located at ground level:</p> <ol style="list-style-type: none"> <li>i. it is screened for privacy from adjoining dwellings;</li> <li>ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback.</li> </ol> <p>d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street, or for dwellings that do not adjoin the street, balconies face north or east;</p> <p>e. minimum open space area and dimensions are 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).</p> <p>Note - Areas for clothes drying are not to be visible from the street.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio).</p> <p>Note - Retirement facilities<sup>(67)</sup> for dependant (high care) living and Rooming accommodations<sup>(69)</sup> are not required to provide private open space.</p> <p>Note - A loft located above a garage is considered to be an above ground level dwelling. Private open space can be provided in a balcony or at ground floor.</p>	2 bedrooms or more	12m <sup>2</sup>	2.4m
2 bedrooms or more	12m <sup>2</sup>	2.4m		

**Communal facilities (Rooming accommodation<sup>(69)</sup>, Retirement facility<sup>(67)</sup> with dependant living only, Tourist park<sup>(84)</sup>)**

<p><b>PO3</b></p> <p>Rooming accommodations<sup>(69)</sup>, Retirement facilities<sup>(67)</sup> with dependant living and Tourist parks<sup>(84)</sup> 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.</p>	<p><b>E3.1</b></p> <p>Communal space including any landscaped area and indoor recreation areas (e.g. community meeting room, gymnasium etc) is provided at the following rates:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Use</th> <th style="width: 50%;">Minimum communal open space</th> </tr> </thead> <tbody> <tr> <td>Rooming accommodation<sup>(69)</sup>, Retirement facility<sup>(67)</sup> (with dependent) and Tourist park<sup>(84)</sup></td> <td>20% of the lot Minimum dimension of 5m.</td> </tr> </tbody> </table>	Use	Minimum communal open space	Rooming accommodation <sup>(69)</sup> , Retirement facility <sup>(67)</sup> (with dependent) and Tourist park <sup>(84)</sup>	20% of the lot Minimum dimension of 5m.
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	<p>Note - Retirement facilities<sup>(67)</sup> with independent living provide private open space areas as stated above.</p> <p><b>E3.2</b></p> <p>Communal open space for Rooming accommodations<sup>(69)</sup> and Retirement facilities<sup>(67)</sup> with dependant living:</p> <ol style="list-style-type: none"> <li>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;</li> <li>is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas;</li> <li>is safe, readily accessible and convenient to residents;</li> <li>is designed and located so that it is subject to casual surveillance;</li> <li>utilises hard and soft landscape treatments;</li> <li>is clearly separated from any private areas on the lot.</li> </ol>
<b>Car parking</b>	
<p><b>PO4</b></p> <p>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.</p>	<p><b>E4</b></p> <p>Car parking spaces are provided in accordance with:</p> <ol style="list-style-type: none"> <li>Emerging community zone – Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'</li> <li>General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)';</li> <li>General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';</li> <li>Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';</li> </ol>

	<p>e. Centre zone - Caboolture and Strathpine centre precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)';</p> <p>f. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code';</p> <p>g. Redcliffe Kippa-Ring local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code';</p> <p>h. Caboolture West local plan - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'.</p> <p>i. all other areas- Schedule 7.</p> <p>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.</p>						
<p><b>PO5</b></p> <p>Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:</p> <ol style="list-style-type: none"> <li>a. not dominate the street frontage;</li> <li>b. maintain active frontages;</li> <li>c. contribute to the intended character of the streetscape;</li> <li>d. not compromise on-site landscaping.</li> </ol> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>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.</p>	<p><b>E5.1</b></p> <p>Garage and carport openings are no greater than:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Primary lot frontage</th> <th style="width: 75%;">Covered car space opening(s) per street frontage and location of car parking areas</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">15m or greater</td> <td style="vertical-align: top;"> <ol style="list-style-type: none"> <li>a. 3m for every 7.5m of street frontage;</li> <li>b. every 6m of opening is separated by a minimum of 6m</li> </ol> </td> </tr> <tr> <td style="vertical-align: top;">Less than 15m</td> <td style="vertical-align: top;"> <ol style="list-style-type: none"> <li>a. Single level: 3.0m wide;</li> <li>b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.</li> </ol> <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> <li>a. For a laneway lot (Single or double level): 6m wide</li> </ol> </td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	Primary lot frontage	Covered car space opening(s) per street frontage and location of car parking areas	15m or greater	<ol style="list-style-type: none"> <li>a. 3m for every 7.5m of street frontage;</li> <li>b. every 6m of opening is separated by a minimum of 6m</li> </ol>	Less than 15m	<ol style="list-style-type: none"> <li>a. Single level: 3.0m wide;</li> <li>b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.</li> </ol> <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> <li>a. For a laneway lot (Single or double level): 6m wide</li> </ol>
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	<p><b>E5.2</b></p> <p>For townhouses:</p>						

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	<p>a. parking spaces gain access via internal driveways; or</p> <p>b. car parking areas are located behind the front of the building.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>				
	<p><b>E5.3</b></p> <p>For low, medium and high rise apartment buildings:</p> <p>a. parking spaces are located in basements or semi-basements; or</p> <p>b. are located behind dwellings and not adjoining the frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>				
	<p><b>E5.4</b></p> <p>Basement car parking does not extend to within deep planting zones.</p>				
<p><b>PO6</b></p> <p>Car parking areas and structures are designed and located to reduce noise and lighting impacts on dwellings within the lot and adjoining properties.</p>	<p>No example provided.</p>				
<p><b>Bicycle parking and end of trip facilities</b></p> <p>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.</p>					
<p><b>PO7</b></p> <p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <p>i. adequate bicycle parking and storage facilities; and</p>	<p><b>E7.1</b></p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="815 1709 1469 1821"> <thead> <tr> <th data-bbox="815 1709 1118 1760">Use</th> <th data-bbox="1118 1709 1469 1760">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 1760 1118 1821">Dwellings</td> <td data-bbox="1118 1760 1469 1821">Minimum 1 space per dwelling</td> </tr> </tbody> </table>	Use	Minimum Bicycle Parking	Dwellings	Minimum 1 space per dwelling
Use	Minimum Bicycle Parking				
Dwellings	Minimum 1 space per dwelling				

<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. 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</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p><small>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.</small></p> <p><small>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.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">All other residential uses</td> <td style="width: 50%; padding: 5px;">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> </table> <p><small>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.</small></p> <p><b>E7.2</b></p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p><small>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</small></p> <p><small>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.</small></p> <p><small>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.</small></p>	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking		
<b>Access and driveways</b>			
<p><b>PO8</b></p> <p>Driveways, pedestrian entries and internal access ways are located and designed to:</p> <p>a. provide lawful access;</p> <p>b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character;</p>	<p><b>E8.1</b></p> <p>Dual occupancies<sup>(21)</sup> provide:</p> <p>a. For individual driveways, a maximum crossover width of 4m or For a shared driveway a maximum crossover width of 5m;</p> <p>b. a maximum of one crossover per street frontage; or</p>		

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<p>c. not negatively impact adjoining uses;</p> <p>d. provide a safe pedestrian environment;</p> <p>e. not result in excessive crossovers and hardstand areas;</p> <p>f. provide safe access onto an appropriate order road;</p> <p>g. not interfere with infrastructure owned by Council or a utility provider;</p> <p>h. allow adequate space for on-street parking;</p> <p>i. allow adequate space for street planting and street trees;</p> <p>j. allow for garbage collection and street infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>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.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Laneway development provides access from the lane only in accordance with laneway development provisions AO27-AO29.</p>
	<p><b>E8.2</b></p> <p>For a shared driveway development provides a maximum crossover width of 5.5m;</p> <p>OR</p> <p>For individual driveways:</p> <p>a. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage;</p> <p>b. 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.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions.</p>
	<p><b>E8.3</b></p> <p>Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary.</p> <p>OR</p> <p>Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>
	<p><b>E8.4</b></p> <p>Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design.</p>
	<p><b>E8.5</b></p>

	<p>Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.</p>										
<p><b>PO9</b></p> <p>Dwellings are identifiable from the street by way of:</p> <ol style="list-style-type: none"> <li>a. street numbers;</li> <li>b. 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.</li> </ol>	<p>No example provided.</p>										
<b>Landscaping</b>											
<p><b>PO10</b></p> <p>Development includes landscaping that:</p> <ol style="list-style-type: none"> <li>a. provides unobstructed deep planting zones;</li> <li>b. enhances the character of the streetscape;</li> <li>c. enhances the quality of buildings, communal areas (for Rooming accommodation<sup>(69)</sup>, Retirement facility<sup>(67)</sup> with dependant living or Tourist park<sup>(84)</sup>) and private open space areas;</li> <li>d. contributes to a pleasant and safe environment;</li> <li>e. complies with crime prevention through environmental design (CPTED) principles;</li> <li>f. contributes to reducing the urban heat island effect and improve micro-climate conditions;</li> <li>g. emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces;</li> <li>h. retains mature trees wherever possible.</li> </ol>	<p><b>E10.1</b></p> <p>Development that is setback from the street incorporates:</p> <ol style="list-style-type: none"> <li>a. landscaped strip along the entire length of frontage (excluding those areas required for site access purposes) with a minimum dimension of:</li> </ol> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left;">Zone, precinct, sub-precinct</th> <th style="text-align: left;">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>                     Emerging community zone:                     <ul style="list-style-type: none"> <li>• Transition precinct (developed lot)</li> </ul> </td> <td rowspan="3" style="vertical-align: top;">2.0 metres</td> </tr> <tr> <td>                     General residential zone:                     <ul style="list-style-type: none"> <li>• Next generation neighbourhood precinct,</li> </ul> </td> </tr> <tr> <td>                     Township zone:                     <ul style="list-style-type: none"> <li>• Residential precinct</li> </ul> </td> </tr> <tr> <td>                     Caboolture West local plan:                     <ul style="list-style-type: none"> <li>• Urban living precinct - Next generation neighbourhood sub precinct</li> <li>• Town centre precinct - Residential south sub-precinct</li> </ul> </td> <td rowspan="3" style="vertical-align: top;">1.0 metre</td> </tr> <tr> <td>                     General residential zone:                     <ul style="list-style-type: none"> <li>• Urban neighbourhood precinct</li> </ul> </td> </tr> <tr> <td>                     Caboolture West local plan:                     <ul style="list-style-type: none"> <li>• Town centre precinct - Residential north sub-precinct</li> </ul> </td> </tr> </tbody> </table>	Zone, precinct, sub-precinct	Minimum dimension	Emerging community zone: <ul style="list-style-type: none"> <li>• Transition precinct (developed lot)</li> </ul>	2.0 metres	General residential zone: <ul style="list-style-type: none"> <li>• Next generation neighbourhood precinct,</li> </ul>	Township zone: <ul style="list-style-type: none"> <li>• Residential precinct</li> </ul>	Caboolture West local plan: <ul style="list-style-type: none"> <li>• Urban living precinct - Next generation neighbourhood sub precinct</li> <li>• Town centre precinct - Residential south sub-precinct</li> </ul>	1.0 metre	General residential zone: <ul style="list-style-type: none"> <li>• Urban neighbourhood precinct</li> </ul>	Caboolture West local plan: <ul style="list-style-type: none"> <li>• Town centre precinct - Residential north sub-precinct</li> </ul>
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Zone, precinct, sub-precinct	Minimum dimension
All other zones, precincts and sub-precincts	2.0 metres
<p>Note - The landscaping strip is not for screening purposes. This strip is to enhance the streetscape and character of the area, soften buildings and other areas within the development, and contribute to a pleasant and safe environment, while maintaining CPTED principles.</p> <p>b. shade and canopy trees consistent with Planning scheme policy - Integrated design.</p>	
<p><b>E10.2</b></p> <p>Multiple dwellings with a shared driveway within 3m of a side boundary provide a landscaped strip between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1.0m for at least 80% of the length of the driveway including at least the first 10m from the street frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p><b>E10.3</b></p> <p>Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for selection of suitable species.</p> <p>Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s).</p>	
<p><b>E10.4</b></p> <p>Development contributes to the greening of the streetscape through the provision of:</p> <p>a. street trees, planter boxes, green walls or roof tops etc for buildings that are built to the boundary; or</p> <p>b. landscaped strip for buildings that are setback from the street.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	
<p><b>E10.5</b></p> <p>Basement car parks that protrude above ground level are setback behind screen landscaping.</p>	

	<p>Note - Landscaping can be provided in a planter box.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<b>Screening – fences</b>	
<p><b>PO11</b></p> <p>Fencing and screening complements the streetscape character, active frontages, clearly defines public and private domains, while maintaining surveillance between buildings and public spaces.</p> <p>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.</p>	<p><b>E11.1</b></p> <p>Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:</p> <ol style="list-style-type: none"> <li>a. no less than 0% transparent and does not exceed 1.2 metres in height; or</li> <li>b. no less than 50% transparent and does not exceed 1.5 metres in height; or</li> <li>c. no less than 85% transparent and does not exceed 1.8 metres in height</li> </ol> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
	<p><b>E11.2</b></p> <p>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.</p>
<b>Integrated development</b>	
<p><b>PO12</b></p> <p>Development is designed to:</p> <ol style="list-style-type: none"> <li>a. 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;</li> <li>b. ensure dwellings address public spaces external to the lot;</li> <li>c. not include high perimeter fences or walls adjoining roads and public spaces that cause the development to:             <ol style="list-style-type: none"> <li>i. be segregated or visually disconnected from adjoining properties; or</li> </ol> </li> </ol>	<p><b>E12.1</b></p> <p>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.</p>
	<p><b>E12.2</b></p> <p>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.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
	<p><b>E12.3</b></p> <p>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.</p>

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<ul style="list-style-type: none"> <li>ii. detract from or constrain the delivery of a clear and open, visually attractive streetscape; or</li> <li>iii. potentially reduce personal safety and casual surveillance of adjoining public spaces.</li> </ul> <p>Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs.</p>	<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
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<p><b>PO13</b></p> <p>Development for large scale residential developments where the site area is more than 6,000m<sup>2</sup> result in neighbourhoods that:</p> <ul style="list-style-type: none"> <li>a. are interconnected by safe, legible and permeable movement networks, this may include the establishment or extension of public streets and pathways;</li> <li>b. are integrated with surrounding existing and approved developments;</li> <li>c. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner;</li> <li>d. provide or have convenient access to centrally located local parks and a network of open space;</li> <li>e. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities.</li> </ul>	<p><b>E13</b></p> <p>On a lot of 6000m<sup>2</sup> or greater, prepare an integration plan in accordance with Planning scheme policy - Neighbourhood design.</p>
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<b>Building appearance</b>	
<p><b>PO14</b></p> <p>Buildings are designed to:</p> <ul style="list-style-type: none"> <li>a. incorporate architectural features into the building façade at street level to create human scale;</li> <li>b. promote identity and diversity between adjacent dwellings;</li> <li>c. enable individual dwellings to be identified and directly accessible from public streets and communal areas;</li> <li>d. visually integrate with the intended character of the precinct through appropriate design and materials;</li> <li>e. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest;</li> </ul>	<p>No example provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>

<p>f. 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;</p> <p>g. provide a design that enables permeability between buildings;</p> <p>h. create attractive backs and sides of buildings where visible from public spaces;</p> <p>i. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character;</p> <p>j. where for tall buildings, provide architectural variation through a distinct top, middle and base section.</p>	
<p><b>PO15</b></p> <p>Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.</p>	<p><b>E15</b></p> <p>The maximum length of any wall is 15m.</p> <p>Walls or parts of walls that include a change in direction of 1m or more are measured separately.</p>
<p><b>Privacy</b></p>	
<p><b>PO16</b></p> <p>Dwellings are provided with private open space areas and habitable rooms with a reasonable level of privacy from adjoining residential uses.</p>	<p><b>E16</b></p> <p>Minimise views into habitable room windows, and private open space from adjoining residential uses by:</p> <p>a. offsetting adjacent habitable room windows and balconies; or</p> <p>b. use high quality screening, obscured glazing or separation.</p> <p>Note - In addition to the above the outlook from stairs, landings<sup>(41)</sup>, and communal or public areas is minimised where direct views are available into private open space of an existing dwelling.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p><b>Casual surveillance</b></p>	
<p><b>PO17</b></p> <p>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:</p> <p>a. incorporating habitable room windows, balconies and foyers that overlook public spaces;</p>	<p>No example provided.</p>

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<p>b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage;</p> <p>c. if located on a street corner, the building addresses and overlooks both frontages.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Ground floor dwellings adjoining a street or public open space have individual access points to the street.</p>	
<b>Subtropical design</b>	
<p><b>PO18</b></p> <p>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.</p>	<p><b>E18</b></p> <p>Buildings are sited and designed to:</p> <ol style="list-style-type: none"> <li>a. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance;</li> <li>b. screen undesirable western sun;</li> <li>c. maximise the use of prevailing breezes for natural ventilation;</li> <li>d. have living areas adjoining open space;</li> <li>e. 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.</li> </ol> <p>Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers.</p>
<b>Utility areas</b>	
<p><b>PO19</b></p> <p>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.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Utilities include but are not limited to electrical transformers.</p>	<p>No example provided.</p>

<p><b>PO20</b></p> <p>Clothes drying, storage and mail collection facilities:</p> <ul style="list-style-type: none"> <li>a. are provided for site users;</li> <li>b. are integrated within the development;</li> <li>c. 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).</li> </ul> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p>
<p><b>Lighting</b></p>	
<p><b>PO21</b></p> <p>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.</p>	<p><b>E21.1</b></p> <p>In all areas accessible to the public lighting is provided in accordance with Section 3 of AS 1158.3.1 <i>Pedestrian Area (Category P) Lighting -Performance and installation design requirements.</i></p>
	<p><b>E21.2</b></p> <p>Lighting of appropriate intensities is provided which satisfies the requirements of <i>AS1158 – Lighting for Roads and Public Spaces.</i></p>
<p><b>PO22</b></p> <p>Artificial lighting does not cause unreasonable disturbance to any person on adjacent land or on land within the general vicinity of the lot.</p>	<p><b>E22</b></p> <p>Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of Australian Standard <i>AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</i></p> <p>Note - For purposes of that table, “curfew hours” are taken to be those hours between 10pm and 7am on the following day.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p><b>Waste</b></p>	
<p><b>PO23</b></p> <p>Bins and bin storage areas are provided, designed and managed so as to:</p> <ul style="list-style-type: none"> <li>a. be accessible for collection;</li> </ul>	<p><b>E23</b></p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>

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<p>b. be maintained (including cleaning);</p> <p>c. not have a negative impact on the amenity of the streetscape or adjoining properties.</p> <p>Note - Refer to Planning scheme policy - Waste for storage, design and management methods.</p>	
<p><b>PO24</b></p> <p>Waste storage areas are:</p> <p>a. not located in front of the main building line; or</p> <p>b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p>
<p><b>Storage</b></p>	
<p><b>PO25</b></p> <p>Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas and bicycle storage. Storage is to be located on site so as to not be visible from the street or public spaces.</p>	<p><b>E25.1</b></p> <p>Each dwelling is provided with a storage area having a minimum size of 8m<sup>3</sup> with minimum dimension of 0.5m in all directions.</p> <p>Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area excludes parts of the dwelling used in conjunction with a habitable room (e.g. wardrobes in bedrooms) or where performing an integral part in the rooms use (e.g. cupboards in the kitchen or laundry).</p> <p>Note - Refer to Planning scheme policy- Residential design for details and examples.</p> <p><b>E25.2</b></p> <p>Storage areas are located behind the main building line and not within the primary or secondary frontage setbacks.</p>
<p><b>Adaptable development</b></p>	
<p><b>PO26</b></p> <p>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.</p>	<p><b>E26</b></p> <p>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 floor.</p>
<p><b>Earthworks</b></p>	

<p><b>PO27</b></p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> <li>a. minimising overuse of cut and fill to create single flat pads and benching;</li> <li>b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;</li> <li>c. minimising any impact on the landscape character of the zone;</li> <li>d. protecting the amenity of adjoining properties.</li> </ol> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</p>	<p><b>E27.1</b></p> <p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> <li>a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction;</li> <li>b. have built to boundary walls on the low side of the lot to avoid drainage issues.</li> </ol> <p>Note - For development on slopes of 15% or greater refer to the constraint provisions contained in the relevant zone code.</p> <hr/> <p><b>E27.2</b></p> <p>New buildings on land with a slope greater than 15% do not have slab on ground construction.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</p> <p>Note - There is no height specified for fill or excavation wholly contained within the dwelling footprint (i.e. the area within the outer structural extremities of the dwelling).</p>
<b>Development on a laneway</b>	
<p><b>PO28</b></p> <p>At least one dwelling (preferably the primary dwelling if for a Dual occupancy<sup>(21)</sup>):</p> <ol style="list-style-type: none"> <li>a. face the non-laneway frontage;</li> <li>b. have the main entrance from the non-laneway frontage.</li> </ol>	<p>No example provided.</p>
<p><b>PO29</b></p> <p>All vehicle access must be via the laneway.</p>	<p>No example provided.</p>
<p><b>PO30</b></p> <p>Development on laneways contributes to the streetscape established in a laneway by:</p> <ol style="list-style-type: none"> <li>a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane;</li> <li>b. maximising security and amenity.</li> </ol>	<p><b>E30.1</b></p> <p>A screened garbage bin utility area is provided that:</p> <ol style="list-style-type: none"> <li>a. is not located in the garage;</li> <li>b. has a minimum area of 1m x 2m;</li> <li>c. has access to the laneway and not via the garage.</li> </ol> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>

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	<p><b>E30.2</b></p> <p>Fencing adjacent to a laneway does not exceed 1.8m in height.</p>
<b>Dual occupancies<sup>(21)</sup> (Loft) on laneway lots</b>	
<p><b>PO31</b></p> <p>Dual occupancies<sup>(21)</sup> (lofts):</p> <p>a. are designed to:</p> <ol style="list-style-type: none"> <li>i. have the appearance, bulk and scale of a single dwelling from the street;</li> <li>ii. positively contribute to the laneway;</li> <li>iii. do not negatively impact the expected amenity of adjoining properties;</li> <li>iv. 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.</li> </ol> <p>b. support affordable living by means of:</p> <ol style="list-style-type: none"> <li>i. economical dwelling size and construction;</li> <li>ii. efficient use of land;</li> <li>iii. low maintenance costs;</li> <li>iv. access to natural light, ventilation and heating;</li> <li>v. provide high quality living and private open space areas.</li> </ol> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p><b>E31.1</b></p> <p>The siting and design of dwellings ensures that the loft is:</p> <ol style="list-style-type: none"> <li>a. not located in front of the primary dwelling (for the primary frontage);</li> <li>b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).</li> </ol>
	<p><b>E31.2</b></p> <p>On lots less than 450m<sup>2</sup>, a Dual occupancy<sup>(21)</sup> (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway.</p>
	<p><b>E31.3</b></p> <p>The loft has a clearly identifiable front door and under cover point of entry.</p>
	<p><b>E31.4</b></p> <p>Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling:</p> <ol style="list-style-type: none"> <li>a. windows with a minimum sill height of 1500mm or privacy screening;</li> <li>b. low maintenance building materials and non-reflective finishes;</li> <li>c. no external drainage or other pipes.</li> </ol>
	<p><b>E31.5</b></p> <p>The private open space for a loft can be located adjoining the lane at ground floor or on a balcony.</p>

**Table 9.3.2.4 Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)**

Site Proximity	Land use	Maximum number of car spaces to be provided	Minimum number of carspaces to be provided
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<b>Within 800m walking distance of a higher order centre</b>	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
<b>Other (Wider catchment)</b>	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces

**Table 9.3.2.5 Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone**

Use	Minimum number of car spaces to be provided
Dwelling house <sup>(22)</sup>	3 per dwelling house <sup>(22)</sup>  Note - The provision of the third car parking space may be provided in tandem on the site.
Dual occupancy <sup>(21)</sup>	2 per dwelling
Multiple dwelling <sup>(49)</sup>	1.75 per dwelling

**Table 9.3.2.6 Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)**

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Centre zone:	Residential - permanent/long term	N/A	2 per 5 dwellings
<ul style="list-style-type: none"> <li>• Caboolture centre precinct;</li> <li>• Strathpine centre precinct.</li> </ul>	Residential - serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings + staff spaces

**Table 9.3.2.7 Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code**

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Centre zone:	Residential - permanent/long term	N/A	1 per dwelling
<ul style="list-style-type: none"> <li>• District centre precinct</li> <li>• Local centre precinct</li> </ul>	Residential - serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff space
Redcliffe local plan code:			
<ul style="list-style-type: none"> <li>• Redcliffe seaside village precinct;</li> <li>• Kippa-Ring village precinct;</li> <li>• Health precinct.</li> </ul>			
Cab west local plan code:			
<ul style="list-style-type: none"> <li>• Urban living precinct:</li> </ul>			

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<ul style="list-style-type: none"> <li>• Next generation neighbourhood sub-precinct</li> <li>• Local centre sub-precinct</li> <li>• Town centre precinct:             <ul style="list-style-type: none"> <li>• Centre core sub-precinct</li> <li>• Mixed business sub-precinct</li> <li>• Teaching and learning sub-precinct</li> <li>• Civic space sub-precinct</li> <li>• Residential north sub-precinct</li> <li>• Residential south sub-precinct</li> </ul> </li> </ul>			
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Note - For development in a site location other than those listed in the tables above, refer to Schedule 7 for applicable car parking rates.

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<sup>(49)</sup>, Relocatable home park<sup>(62)</sup>, Residential care facility<sup>(65)</sup>, Retirement facility<sup>(67)</sup>.

Note - Residential - Services/short term includes: Rooming accommodation<sup>(69)</sup> or Short-term accommodation<sup>(77)</sup>.