

## Division 12 – Assessment Criteria for the Residential B Zone

### 5.29 Residential B Zone

The provisions in this division comprise the assessment criteria for the Residential B Zone. They are:

- Overall outcomes for the Residential B Zone (section 5.30);
- Specific outcomes and probable solutions for the Residential B Zone (section 5.31).

### 5.30 Overall Outcomes for the Residential B Zone

- The overall outcomes for the Residential B Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- The overall outcomes sought for the Residential B Zone are the following:
  - A diverse range of medium to high densities and residential types are consolidated at locations that can sustain increased residential densities, having regard to the proximity of higher order commercial and community facilities, areas of useable public open space and public transport nodes;
  - Residential amenity is maintained through appropriate built form, with the height and design of buildings in keeping with the preferred character of the locality;
  - Commercial uses of a size and scale that provides only for the convenience of the local residents are appropriately located within the local catchment;
  - Building design responds to the South East Queensland climate and optimises the use of indoor and outdoor private space;
  - Sufficient buffers are provided to protect residential development from the adverse effects of non-residential uses.

### 5.31 Specific Outcomes and Probable Solutions for the Residential B Zone

The specific outcomes sought for the Residential B Zone are included in column 1 of table 5.10. Probable solutions for code assessable development are included in column 2 of table 5.10.

**Note:** Where development is proposed on land identified as being within an Emerging Area on mapping in Schedule 4, Council intends to request the provision of an emerging community plan prepared in accordance with the Planning Scheme Policy 20 Emerging Community Plans to satisfactorily demonstrate compliance with the following specific outcomes and probable solutions.

Table 5.10	
Residential B Zone (Part 5 Division 12)	
Column 1 Specific outcomes	Column 2 Probable solutions
<b>Consistent Uses</b>	
<b>SO1</b> The following defined uses are consistent uses and are located within the Residential B Zone:  Accommodation Building Caravan Park Child Care Centre Dependent Person's Accommodation Display Home Dual Occupancy Dwelling House Educational Establishment Estate Sales Office Home Based Business Local Utility Major Utility Marina where in Sandstone Point Multiple Dwellings Park	<b>S1.1</b> No solution provided.

Table 5.10 Residential B Zone (Part 5 Division 12)	
Column 1 Specific outcomes	Column 2 Probable solutions
Place of Worship Relocatable Home Park Restaurant where: <ul style="list-style-type: none"> <li>On a lot having frontage to North Street, Woorim between First and Third Avenues; or</li> <li>In Sandstone Point; or</li> <li>On a lot having frontage to Morayfield Road, Caboolture South between Church Street and Torrens Road; or</li> <li>On a lot having frontage to Main Street Beachmere; or</li> <li>On a lot having frontage to Lower King Street Caboolture; or</li> <li>On a lot having frontage to Elliott Street Caboolture; or</li> <li>On a lot having frontage to Main Street Narangba.</li> </ul> Retirement Village Shop Special Care Facility Surgery Take Away Food Outlet Telecommunication Facility	
<b>Inconsistent Uses</b>	
<b>S02</b> The following defined uses are inconsistent uses and are not located within the Residential B Zone:  Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture Car Parking Facility Car Wash Caretaker's Residence Cemetery Corrective Institution Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors) Extractive Industry Forest Practice Fuel Depot Funeral Parlour General Industry Hospital Hotel Landscape Supply Centre Landscape Supply Production Marina except where in Sandstone Point Market Medical Centre	<b>S2.1</b> No solution provided.

<b>Table 5.10</b> <b>Residential B Zone (Part 5 Division 12)</b>	
<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Probable solutions</b>
Motor Vehicle Repair Station Office Recycling Yard Retail Showroom Restaurant where not: <ul style="list-style-type: none"> <li>On a lot having frontage to North Street, Woorim between First and Third Avenues; or</li> <li>In Sandstone Point; or</li> <li>On a lot having frontage to Morayfield Road, Caboolture South between Church Street and Torrens Road.</li> <li>On a lot having frontage to Main Street Beachmere; or</li> <li>On a lot having frontage to Lower King Street Caboolture; or</li> <li>On a lot having frontage to Elliott Street Caboolture; or</li> <li>On a lot having frontage to Main Street Narangba.</li> </ul> Roadside Stall Rural Service Industry Rural Worker's Dwelling Sales or Hire Yard Service Industry Service Station Special Industry Storage Facility Transport Depot Vehicle Sales and Service Veterinary Establishment Warehouse Winery	
<b>Affordable Housing</b>	
<b>SO3</b> Low cost housing is encouraged through development bonuses but only if it does not compromise local amenity.	<b>S3.1</b> If accommodation provides lodging for permanent residents or is administered by a housing cooperative, a Government or Council agency or charitable organisation to provide low cost, special needs housing or aged care accommodation for at least 10 years and height limits and setbacks are complied with: <ul style="list-style-type: none"> <li>(a) the site cover of low cost and special needs housing may exceed the site cover applicable to multiple dwelling units in the area;</li> <li>(b) on-site parking may be less than otherwise states provided it meets expected requirements.</li> </ul>
<b>Building Accessibility</b>	
<b>SO4</b> All parts of buildings can be easily accessed by all persons.	<b>S4.1</b> Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance by all persons.  <b>S4.2</b> One (1) lift is installed for each building which exceeds 8.5 metres above ground level and two (2) lifts are installed for each building which exceeds 32.5 metres above ground level.

Table 5.10	
Residential B Zone (Part 5 Division 12)	
Column 1 Specific outcomes	Column 2 Probable solutions
	<b>S4.3</b> Where a building contains a lift, access by means of the lifts is provided to all levels.
<b>Building Design</b>	
<b>SO5</b> Building form, scale and bulk positively contributes to the amenity of the surrounding landscape, in particular that of adjoining streetscapes and lots, and incorporates traditional design elements.	<b>S5.1</b> Site cover does not exceed 40% of the total site area.  <b>S5.2</b> (a) Length of wall, irrespective of recesses or projections, do not exceed 15.0 metres  Or  (b) Building bulk is reduced through: (i) Significant recesses and projections in the horizontal and vertical planes; and (ii) Elements of a finer scale than the main structural framing of the building.  <b>S5.3</b> Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building.  <b>S5.4</b> Exterior elements of the building are rendered or painted in a range of compatible colours.  <b>S5.5</b> Buildings are constructed from high quality materials.  <b>S5.6</b> Buildings incorporate large decks, sun shading devices and other building features traditionally used in the design of Queensland houses.  <b>S5.7</b> The main face of the building directly addresses the street.  <b>S5.8</b> Buildings are orientated to be parallel to the alignment of the street or streets that they abut.  <b>S5.9</b> Glass does not exceed a maximum degree of reflection of both heat and light of 20%.
<b>Building Height</b>	
<b>Bribie Island (Banksia Beach, Bellara, Bongaree, Woorim), Ningi and Sandstone Point Only</b>	
<b>SO6A</b> Building Height does not exceed 15.0 meters and four storeys above ground level unless otherwise indicated on Figure 5.14 and 5.16.	<b>S6.1A</b> Building Height does not exceed 15.0 meters and four storeys above ground level unless otherwise indicated on Figure 5.14 and 5.16.
<b>All Other Localities</b>	
<b>SO6B</b> Building heights do not result in the use appearing out of character with the surrounding built landscape nor detract from the amenity of adjoining or surrounding existing or future residential	<b>S6.1B</b> Maximum building heights above ground level do not exceed 15.0 metres and four storeys unless otherwise indicated in Figures 5.12, 5.13 and 5.15.

Table 5.10 Residential B Zone (Part 5 Division 12)	
Column 1 Specific outcomes	Column 2 Probable solutions
uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.	
<b>Environmental Nuisance</b>	
<b>S07</b> The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	<b>S7.1</b> No solution provided.
<b>Landscaped Open Space</b>	
<b>S08</b> Large areas of landscaped open space are provided in prominent locations within sites to reduce the impact of the built form within the landscape.	<b>S8.1</b> Landscaped open space free of buildings and structures and having a minimum width of 1.5 metres is provided along all site boundaries.
<b>Personal and Property Safety</b>	
<b>S09</b> Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED):  (a) Facilitation of casual surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings.	<b>S9.1</b> Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance.  <b>S9.2</b> Clear sightlines are created between public and high use private areas.  <b>S9.3</b> Lighting is provided in all areas, including paths, accessible to the public.  <b>S9.4</b> Entries to buildings are: (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment.  <b>S9.5</b> Parking and loading areas are: (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and (d) capable of being locked after hours.
<b>Screening and Fences</b>	
<b>S010</b> Screening and fences:  (a) are constructed from materials compatible with the buildings and site facilities;  (b) assist in highlighting entrances and provide visual interest to the streetscape; and	<b>S10.1</b> Fencing abutting public areas has a height of no greater than 1.2 metres.  <b>S10.2</b> For fencing that abuts a road where the control of environmental nuisances such as noise is important, fences have a height of no greater than 1.8 metres.

<b>Table 5.10</b> <b>Residential B Zone (Part 5 Division 12)</b>	
<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Probable solutions</b>
(c) enabling outlook from buildings to the street for safety and surveillance purposes.	<b>S10.3</b> For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.
<b>Shops</b>	
<b>SO11</b> Limited, small scale local shopping facilities are established at accessible locations only where the use clearly satisfies a demonstrated community need.	<b>S11.1</b> At least 75% of the target population catchment is located within 500.0 metres of the Shop.  <b>S11.2</b> The Shop has a maximum gross floor area of 250m <sup>2</sup> .  <b>S11.3</b> The Shop is located on a corner site that has at least one boundary abutting a residential collector or higher order road.  <b>S11.4</b> The Shop is located within 100.00 metres walking distance of a public transport stop.
<b>Site Area and Dimensions</b>	
<b>SO12</b> The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	<b>S12.1</b> No solution provided.
<b>Site Configuration</b>	
<b>SO13</b> Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.	<b>S13.1</b> Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment.  <b>S13.2</b> For Rickman Parade, Woorim, buildings are setback at least 15.0 metres from the road alignment.  <b>S13.3</b> Unless specified otherwise in the applicable use Code, buildings are setback 4.5 metres from rear boundaries.  <b>S13.4</b> Unless specified otherwise in the applicable use Code, buildings are setback from side boundaries as follows: (a) 1.5 metres for a building up to two (2) storeys (and 8.5 metres in height); (b) for each 3.0 metres above 8.5 metres, the setbacks are increased by a further 0.5 metres.  <b>S13.5</b> Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.

Table 5.10

## Residential B Zone (Part 5 Division 12)

## Waste Management

**S014**

Refuse collection and recycling bins and storage facilities are:

- (a) provided for site users; and
- (b) integrated with the surrounding development and do not impact upon the residential amenity of the site.

**Note:** Recycling bins are not compulsory for industrial and commercial premises

**S14.1**

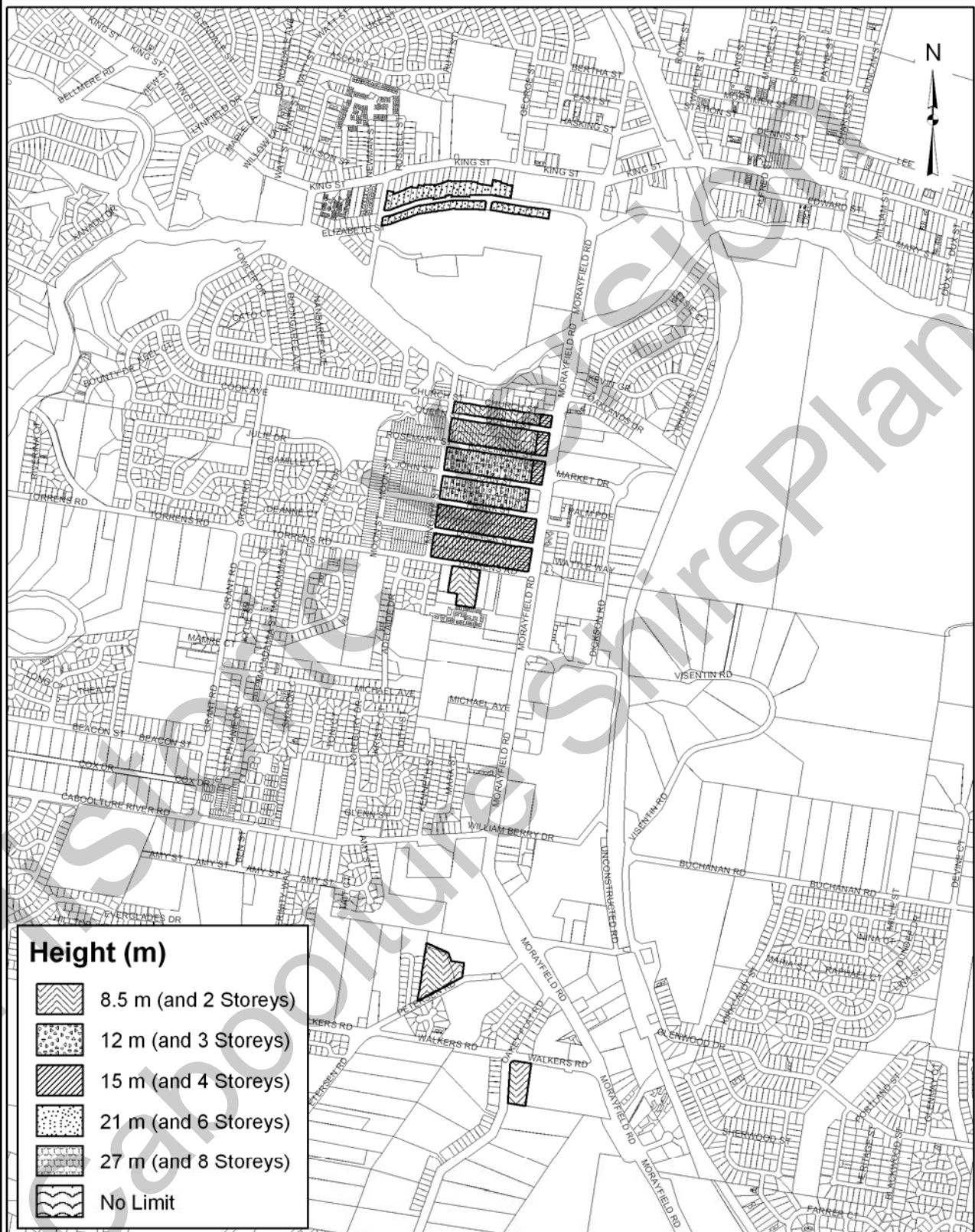
No solution provided.

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Historic Version  
Caboolture ShirePlan



**Figure 5.12: Height Limits for the Residential B Zone  
Caboolture, Caboolture South and Morayfield**



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Scale: 1:20,000

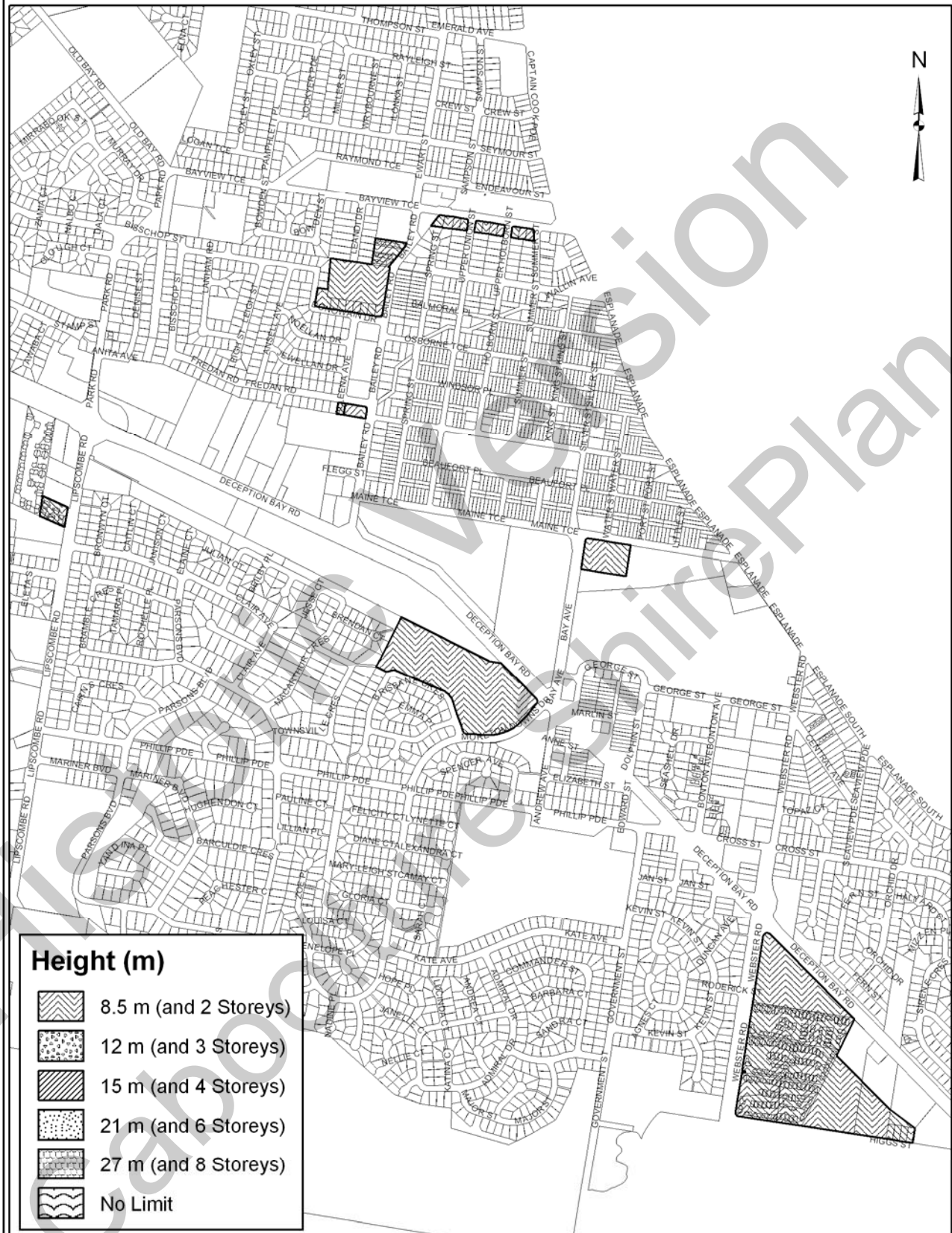
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Metres

Datum: Geocentric Datum of Australia  
Projection: Map Grid of Australia, Zone 56

Caboolture ShirePlan  
Effective 12 December 2005



**Figure 5.13: Height Limits for the Residential B Zone - Deception Bay**

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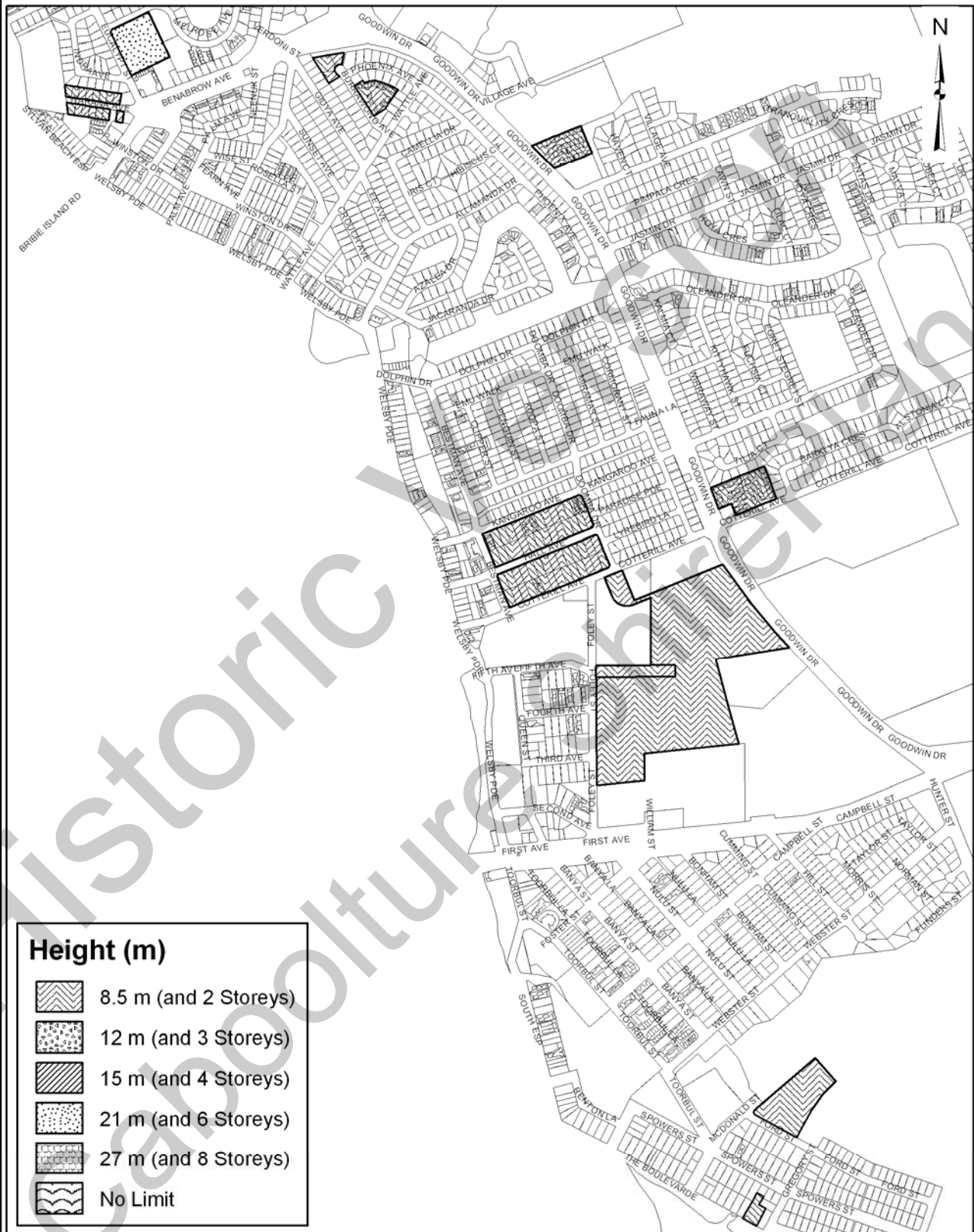
0 150 300 600

Metres

Datum: Geocentric Datum of Australia  
Projection: Map Grid of Australia, Zone 56

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Effective 12 December 2005

**Figure 5.14: Height Limits for the Residential B Zone  
Bellara and Bongaree**



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Scale: 1:15,000

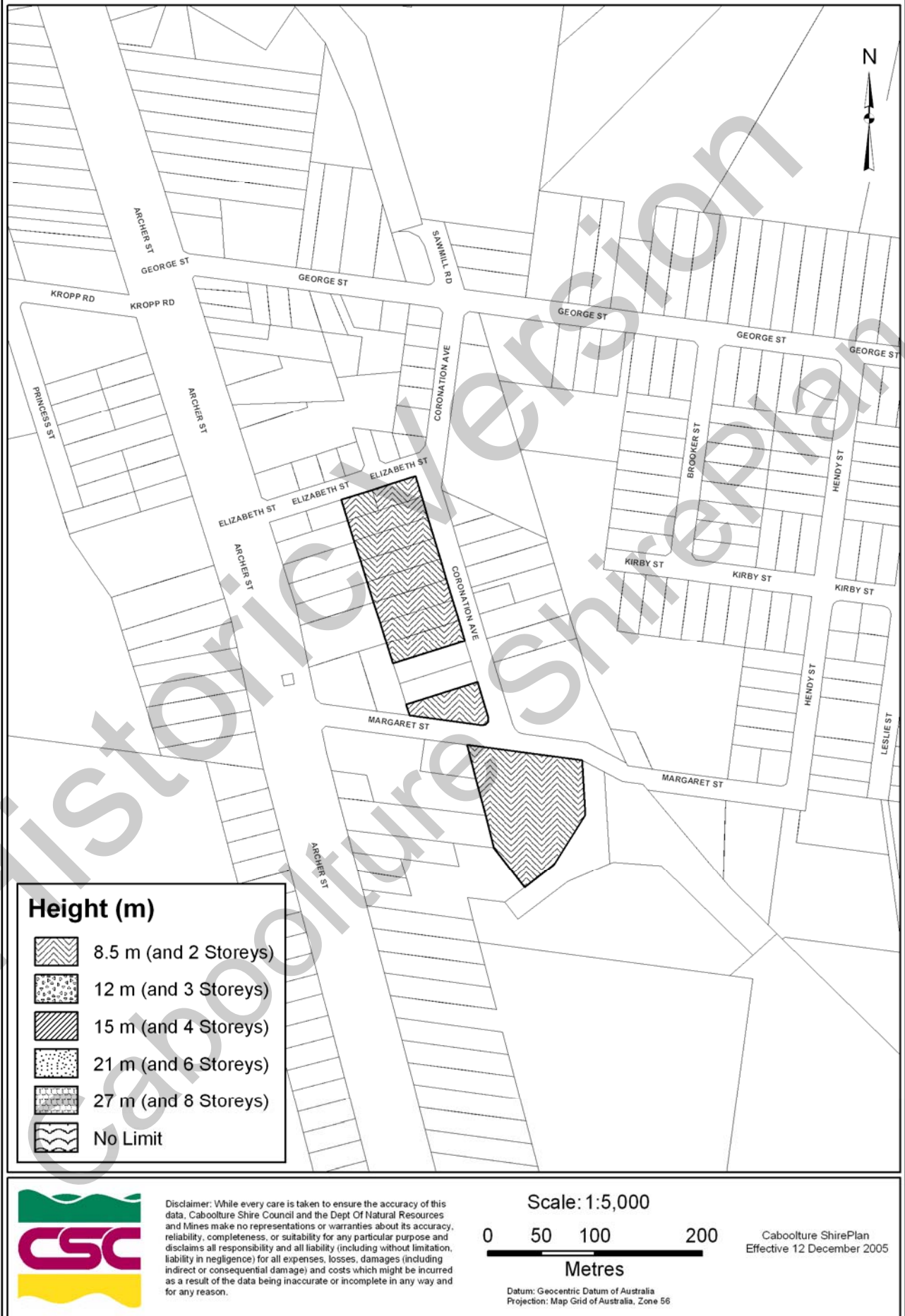
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Metres

Datum: Geocentric Datum of Australia  
Projection: Map Grid of Australia, Zone 56

Caboorture ShirePlan  
Effective 12 December 2005



**Figure 5.15: Height Limits for the Residential B Zone - Woodford**

**Figure 5.16: Height Limits for the Residential B Zone - Woorim**