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| **Table 9.3.2.1 Requirements for accepted development - Dual occupancies** |
| **Requirements for accepted development** | **E Compliance*** **Yes**
* **No**
 | **Council confirmation** |
| **General requirements** |
| **Dual occupancy** |  |  |
| **Private open space** |  |  |
| **RAD1** | Each dwelling has a clearly defined, private outdoor living space that:1. is as per the table below;

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| **Use** | **Minimum Area in 1 location** | **Minimum Dimension in all directions** |
| Ground level dwellings |
| All dwelling types | 12m2 | 2.4m |
| Above ground level dwellings |
| 1 bedroom, studio, rooming unit | 8m² | 1.5m |
| 2 bedrooms or more bedrooms | 12m² | 2.4m |

1. is accessed from a living area;
2. if private open space is located at ground level:
	1. it is screened for privacy from adjoining dwellings;
	2. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback;
3. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street;
4. 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).

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| Note - Areas for clothes drying are not to be visible from the street. |
| 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. |

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| 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. |

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| **Car parking** |  |  |
| **RAD2** | Car parking spaces are provided in accordance with:1. Emerging community zone:
	1. 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)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.4)
2. General residential zone
	1. 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)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.4)
	2. 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)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.4)
 |  |  |
| **RAD3** | Garages and car ports have a combined opening no greater than 6m wide per street frontage.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **Access and driveways** |  |  |
| **RAD4** | Development provides:1. For individual driveways, a maximum crossover width of 4m; or

For a shared driveway a maximum crossover width of 5m;1. a maximum of one driveway per street frontage; orwhere more than 1 driveway per street frontage, driveways are to be at least 12m apart to allow for on-street parking and street trees.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |
| Note - Laneway development provides access from the lane only in accordance with laneway development provisions RAD17-RAD18. |

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| **RAD5** | Development provides vehicular crossovers complying with Planning scheme policy - Integrated design. |  |  |
| **RAD6** | Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. |  |  |
| **Screening – fences** |  |  |
| **RAD7** | Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:1. no less than 0% transparent and does not exceed 1.2 metres in height; or
2. no less than 50% transparent and does not exceed 1.5 metres in height; or
3. no less than 85% transparent and does not exceed 1.8 metres in height

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **Building appearance** |  |  |
| **RAD8** | Where adjoining a street frontage all garages or car ports are setback a minimum of 1.0m behind the main face of the dwelling.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **RAD9** | Private open spaces are screened from the other dwelling with an opaque 1.8m high fence. |  |  |
| **RAD10** | Domestic outbuildings are located behind the main building line. |  |  |
| **Privacy** |  |  |
| **RAD11** | 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. |  |  |
| **Casual surveillance** |  |  |
| **RAD12** | 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 1m2 or multiple habitable room windows having a combined area of at least 2.5m2 overlooking each adjoining public space (street, public open space or laneway). |  |  |
| **RAD13** | Where the lot is a corner lot, each dwelling is oriented to address a separate street frontage.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **Waste** |  |  |
| **RAD14** | Each dwelling includes a garbage bin utility area that:1. is not visible from public areas or is screened from public areas;
2. is not located in primary frontage setback;
3. is not located in an enclosed garage;
4. has a minimum area of 1m x 2m;
5. has easy and direct access to the collection point without going through a dwelling (excluding garages).

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| Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples. |

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| **Earthworks** |  |  |
| **RAD15** | Building and lot design on slopes between 10% and 15% must:1. use split-level, multiple-slab, pier or pole construction;
2. avoid single-plane slabs and benching;
3. have built to boundary walls on the low side of the lot to avoid drainage issues; and
4. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.

**Figure - Cut and fill**Cut and fill image |  |  |
| **RAD16** | Building and lot design on slopes greater than 15% do not include slab on ground. |  |  |
| **Development on a laneway** |  |  |
| **RAD17** | At least one dwelling of the Dual occupancy([21](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e570870)):1. faces the non-laneway frontage;
2. has its main pedestrian entrance (front door) from the non-laneway frontage.
 |  |  |
| **RAD18** | All vehicle access must be via the laneway. |  |  |

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| **Table 9.3.2.2 Requirements for accepted development - Residential uses other than a Dual occupancy** |
| **Requirements for accepted development** | **E Compliance*** **Yes**
* **No**
 | **Council confirmation** |
| **General requirements** |
| **Multiple Dwelling (Terrace or Row housing, Low rise apartment or Plex)** |  |  |
| **Private open space** |  |  |
| **RAD1** | Each dwelling has a clearly defined, private outdoor living space that:1. is as per the table below:

|  |  |  |
| --- | --- | --- |
| **Use** | **Minimum area in 1 location** | **Minimum dimension in all directions** |
| Ground level dwellings |
| All dwelling types | 12m2 | 2.4m |
| Above ground level dwellings |
| 1 bedroom, studio, rooming unit | 8m² | 1.5m |
| 2 bedrooms or more | 12m² | 2.4m |

1. is accessed from a living area;
2. if private open space is located at ground level:
	1. it is screened for privacy from adjoining dwellings;
	2. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback;
3. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street;
4. 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).

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| Note - Areas for clothes drying are not to be visible from the street. |
| 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. |

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| Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. Patios). |

 |  |  |
| **Car parking** |  |  |
| **RAD2** | Car parking spaces are provided in accordance with:1. 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)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.4);
2. 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’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.5);
3. 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)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.4);
4. Township zone - [Table 9.3.2.5 ‘Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.5);
5. Centre zone - Caboolture, Morayfield and Strathpine precincts - [Table 9.3.2.6 ‘Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.6);
6. 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)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.6);
7. Caboolture west local plan - [Table 9.3.2.6 ‘Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.6);
8. 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’](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1309829826592.html#ID-2859416-TABLE-9.3.2.7).
 |  |  |
| **RAD3** | Where fronting a street (not an internal driveway) garage and carport openings are no greater than:1. 3m wide for every 7.5m of primary road frontage; or
2. every 6m wide garage or carport opening is separated by at least 6m.

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| Note - For a laneway lot, vehicle access and parking must be provided via the laneway. |
| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **RAD4** | Development does not include basement car parking. |  |  |
| **Access and driveways** |  |  |
| **RAD5** | For a shared driveway development provides a maximum crossover width of 5.5m;ORFor individual driveways:1. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage.
2. 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.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **RAD6** | Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary.ORWhere the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary. |  |  |
| **RAD7** | Development gains access from a laneway, access street or collector, whichever is the lowest order road. |  |  |
| **Landscaping** |  |  |
| **RAD8** | 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:

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| **Zone, precinct, sub-precinct** | **Average depth** |
| General residential zone:1. Next generation neighbourhood precinct,

Emerging community zone:1. Transition precinct (developed lot)
 | 2.0 metres |
| General residential zone:1. Urban neighbourhood precinct
 | 1.0 metre |
| Note - Refer to Planning scheme policy - Integrated design for details and examples. |

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| **RAD9** | 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.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **Screening – fences** |  |  |
| **RAD10** | Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:1. no less than 0% transparent and does not exceed 1.2 metres in height; or
2. no less than 50% transparent and does not exceed 1.5 metres in height; or
3. no less than 85% transparent and does not exceed 1.8 metres in height

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

 |  |  |
| **Building appearance** |  |  |
| **RAD11** | Where adjoining a street frontage, all garages or carports are setback a minimum of 1.0m behind the main face of the dwelling.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

 |  |  |
| **RAD12** | Domestic outbuildings are located behind the main building line. |  |  |
| **Privacy** |  |  |
| **RAD13** | 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. |  |  |
| **Casual surveillance** |  |  |
| **RAD14** | 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 1m2 or multiple habitable room windows having a combined area of at least 2.5m2 overlooking each adjoining public space (street, public open space or laneway). |  |  |
| **RAD15** | 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:1. 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
2. for above ground dwellings - a balcony and window(s).
 |  |  |
| **Waste** |  |  |
| **RAD16** | Each dwelling includes a garbage bin utility area that:1. is not visible from public areas or is screened from public areas;
2. is not located in the primary frontage setback;
3. is not located in an enclosed garage;
4. has a minimum area of 1m x 2m;
5. has easy and direct access to the collection point without going through a dwelling (excluding garages).
6. 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.

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| Note - Refer to Planning scheme policy - Residential design for details and examples. |

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| **Earthworks** |  |  |
| **RAD17** | Building and lot design on slopes between 10% and 15% must:1. use split-level, multiple-slab, pier or pole construction;
2. avoid single-plane slabs and benching;
3. have built to boundary walls on the low side of the lot to avoid drainage issues; and
4. follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.
 |  |  |
| **RAD18** | Building and lot design on slopes greater than 15% do not include slab on ground. |  |  |

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| **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** |
| **Within 800m walking distance of a higher order centre** | Residential – permanent/long term | N/A | 1 per dwelling |
| Residential – serviced/short term  | 3 per 4 dwellings + staff spaces | 1 per 5 dwellings + staff spaces |
| **Other (Wider catchment)** | Residential – permanent/long term  | N/A | 1 per dwelling |
| Residential – serviced/short term | 1 per dwelling + staff spaces | 1 per 5 dwellings + staff spaces |

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| **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([22](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e570900)) | 3 per dwelling house([22](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e570900))

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| Note - The provision of the third car parking space may be provided in tandem on the site. |

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| Dual occupancy([21](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e570870)) | 2 per dwelling |
| Multiple dwelling([49](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e571524)) | 1.75 per dwelling |

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| **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:* Caboolture centre precinct;
* Strathpine centre precinct.
 | Residential - permanent/long term | N/A | 2 per  5 dwellings |
| Residential - serviced/short term | 1 per 4 dwellings + staff spaces | 1 per 10 dwellings + staff spaces |

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| **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:* District centre precinct
* Local centre precinct

Redcliffe local plan code:* Redcliffe seaside village precinct;
* Kippa-Ring village precinct;
* Health precinct.

Cab west local plan code:* Urban living precinct:
	+ Next generation neighbourhood sub-precinct
	+ Local centre sub-precinct
* Town centre precinct:
	+ Centre core sub-precinct
	+ Mixed business sub-precinct
	+ Teaching and learning sub-precinct
	+ Civic space sub-precinct
	+ Residential north sub-precinct
	+ Residential south sub-precinct
 | Residential - permanent/long term | N/A | 1 per dwelling |
| Residential - serviced/short term | 3 per 4 dwellings + staff spaces | 1 per 5 dwellings + staff space |

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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. |

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| Note - Car parking rates are to be rounded up to the nearest whole number.Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.Note - Residential - Permanent/long term includes: Multiple dwelling([49](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e571524)), Relocatable home park([62](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e571857)), Residential care facility([65](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e571918)), Retirement facility([67](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e571997)).Note - Residential - Services/short term includes: Rooming accommodation([69](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e572066)) or Short-term accommodation([77](file:///C%3A%5CUsers%5Cseang%5COneDrive%20-%20Objective%20Corp%5CDesktop%5CHTML-Export%5Csection_s1332743627723.html#target-d768251e572265)). |